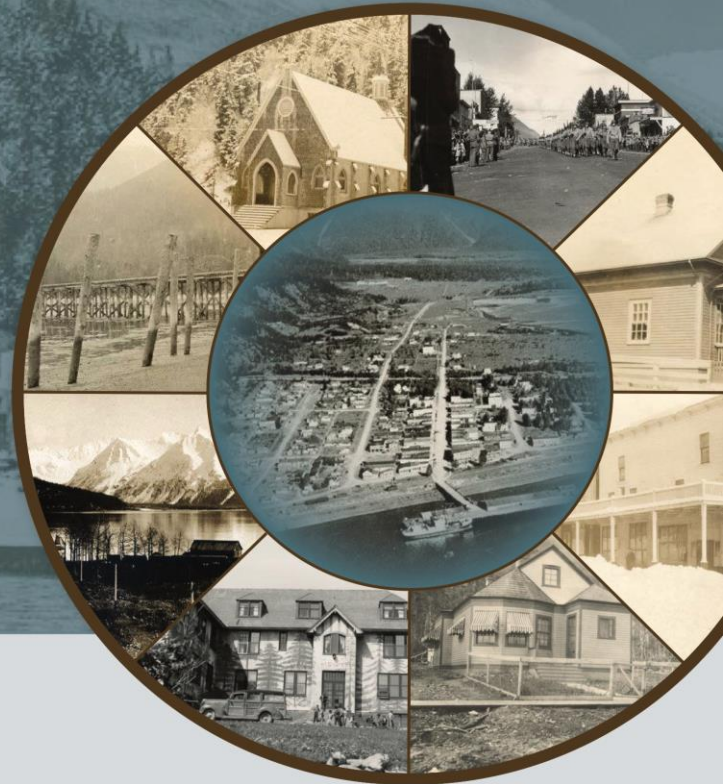


# 2017 SEWARD Historic Preservation Plan

*City of Seward*



***Final, May 26, 2017***

*City of Seward*

*City Council*

David L. Squires, Mayor

James Hunt, City Manager

Recommended by:

Seward Historic Preservation Commission Resolution 2017-003

Seward Planning and Zoning Commission Resolution **TBD**

Adopted by:

Seward City Council Resolution 2017-090

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**The Alaska Office of History and Archeology**

*Community Development Department*

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## 1. Introduction

In 1995, the City of Seward became a Certified Local Government (CLG) under the National Historic Preservation Act administered by the Alaska Office of History and Archeology. The city established the Seward Historic Preservation Commission (SHPC) by Ordinance 95-10. The Commission developed the first Seward Historic Preservation Plan in 1996, which was adopted by Seward City Council Resolution 96-133.

The 2017 Plan is the first major plan update. The SHPC initiated the review and revision of the 1996 Historic Preservation Plan after consultation with the City Council and community to reflect the changes in the community and refocus and reenergize local historic preservation activities. The Commission's intent is to use this plan as a guide for their continued advocacy for historic and cultural preservation awareness and action in the City of Seward.

The State Guidelines for the Alaska CLG Historic Preservation Program are included in this plan as Appendix G.

The plan update was conducted under a Federal Historic Preservation Fund matching grant. This grant was administered by the Alaska Office of History and Archeology and is intended for communities with CLG status.



RBHS 51.1.7 Fourth Avenue 1906



## 2. Scope and Purpose of Historic Preservation Planning

Section 2 describes the origin of the SHPC and its role in the City of Seward.

### 2.1 Authorities

As required by Certified Local Government (CLG) status, the Seward Historic Preservation Plan (SHPP) must be compatible with the Alaska Historic Preservation Plan. In keeping with this mandate, the SHPP seeks to work within the six goals listed below, framed by “Saving Our Past: Alaska’s Historic Preservation Plan, 2011-2017.”

1. Foster respect and understanding of Alaska’s archaeological and historic resources, and promote a preservation ethic.
2. Continue existing partnerships and seek new ones to expand and strengthen the historic preservation community.
3. Expand efforts to identify, study, designate, interpret, and protect or treat significant archaeological and historic resources.
4. Encourage consideration of archaeological and historic resources in the planning and decision-making processes of the public and private sectors.
5. Promote historic preservation as an economic development tool, and provide incentives to encourage it.
6. Encourage appropriate treatment of historic resources.

Upon annual review, these needs and goals have been reaffirmed. The Office of History and Archaeology within the Alaska Department of Natural Resources, is completing an update to the Alaska Historic Preservation Plan. The update will assess what has been accomplished thus far, address current challenges, and identify new opportunities for preservation to guide Alaska through 2023.

The State and National Historic Preservation Acts focus on sites eligible for listing on the National Register of Historic Places. The four criteria for the National Register have also been considered. These include buildings and sites:

1. That are associated with events that have made a significant contribution to the broad patterns of our history;
2. That are associated with the lives of significant persons in our past;
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded, or may be likely to yield, information important in prehistory or history.

As these criteria serve as guidelines only, the City of Seward can (and has) adopted its own criteria for designation of local historic places and districts, or recommended such Borough or State designation.

## 2.2 Seward Historic Preservation Commission

Consistent with its mandates as a CLG, the City of Seward established the Seward Historic Preservation Commission in 1992 with the following duties and responsibilities:

1. Surveying and taking inventory of community historic resources.
2. Review proposed nominations to the National Register of Historic Places and Seward Register of Historic Places.
3. Provide advice and information regarding the identification and protection of local historic and archeological resources.
4. Support the enforcement of state and local historic preservation laws.
5. Review and make recommendations concerning local projects.
6. Develop a local historic preservation plan.
7. Periodically update the City Council on historic preservation issues for Seward.

The Seward Historic Preservation Commission was established to advise the City of Seward on historic preservation issues. Other boards and commissions that serve in similar capacities include the Planning & Zoning Commission and the Port & Commerce Advisory Board (Seward Historic Preservation Commission).

## 2.3 Purpose of the Plan

In the 1990 Seward Comprehensive Plan, the residents of Seward identified Seward's natural beauty and its small-town nature as the elements they cherished most in their community. The original Historic Preservation Plan was adopted in 1996 to ensure that these characteristics of the community were preserved and enhanced for all to enjoy.

The updated plan is intended to refocus the community of Seward and the Commission on preservation issues at a time when technology and modern development have become strong forces even in remote and largely independent communities. Developing the plan has required extensive discussion among the Commissioners and engagement with the public through an online survey and public forum. By continuing to serve in an advisory capacity to local government and advocate for a historic conscience, the Commission can pursue its goal of incorporating resources into current and projected growth patterns. An influx of tourism, seasonal residents, and economic changes for local businesses have all affected the community and culture of this 2,700-resident town since the development of the 1996 plan.

While accepting that all communities evolve over time, the Commission seeks to retain the sense of place that enticed people to make Seward their home throughout the community's long history. The updated plan will be incorporated into the Seward Comprehensive Plan and continue to represent the preservation goals and considerations within city planning.



### 3. The Historic Preservation Plan

Section 3 identifies the meaning of historic preservation and, more specifically, the role historic preservation has played in Seward. It also outlines the overarching goals of the Seward Historic Preservation Commission as refined through the Historic Preservation Plan update process.



RBHS 41.1.32 Seward December 30, 1903

#### 3.1 Defining Historic Preservation

The introduction of the Alaska Historic Preservation Plan addresses historic preservation as follows:

*Alaska's historic preservation community seeks to record and interpret human history through the physical evidence of the past. This is accomplished through a*

*variety of activities. One is to preserve the sites, structures, buildings and objects - the real estate - of the past. Another is through the acquisition and preservation of a record of the past that encompasses programs in oral history and moving images along with books, documents, and photographs. Yet another activity is to enhance knowledge of the past through research, ranging from archaeological excavations to archival investigations, and appreciation of the past through interpretation and education. These written, oral, and material records of times past are public wealth. With care and attention, Alaska's heritage can promote the general welfare of all of the State's people.*

The historic preservation movement came to prominence in the United States in the 1960s and has since been used to revitalize communities by bringing in tourism and economic success through community investment (Briney). The SHPC recognizes success in other prominent American cities and towns in

reconciling old and new while creating a unified vision for their city.

There are many reasons why communities seek to preserve elements of their past, despite the inevitable changes that the future brings. Economically, the preservation of downtown and historic areas increases foot traffic and tourism, which enhances the patronage of local businesses. Potential tax breaks on historic properties can be sought through federal, state, or local regulation. In addition, preserving traditions and landmarks creates a unique sense of place that encourages community building and allows all residents – old, new, or seasonal – to engage locally and create a connection with their surroundings. Benefits to preservation are numerous and have the potential to complement a wide range of resident and business interests in a community.

### **3.2 Goals for Historic Preservation**

The SHPC's primary goals are to:

- Encourage community engagement in preservation and community appreciation for Seward's history. Economically, the preservation of downtown and historic areas increases foot traffic and tourism, which enhances the patronage of local businesses.
- Focus on preserving Seward's history while coordinating the SHPC's mission with other organizations working towards similar goals. Potential tax breaks on historic properties can be sought through federal, state, or local government.

- Promote preservation in key areas through designation and promotion of historic districts. Preserving traditions and landmarks creates a unique sense of place that encourages community building and allows all residents – old, new, or seasonal – to engage locally and create a connection with their surroundings.
- Clarify and affirm the advisory role of the Commission in preservation within the community of Seward. In saving relics of the past, communities can also ensure that future generations will understand their local legacy and unique foundation.
- Encourage adoption of local, borough, and state historic preservation incentives.

### **3.3 Goals for Historic Preservation**

The commission's efforts to update the community preservation plan and local interest generated through participation in both a survey and public comment period demonstrate that preservation is important to many in the Seward area. Some consider historic preservation important because it enhances the character of their community, while others seek to preserve certain aspects of their community for the next generation. Physical preservation, maintaining traditions, and retaining an intangible "sense of place" were identified as important to the citizens of Seward. Communities that prioritize historic preservation can create a linkage to the past that engages and inspires people in Seward's historic prominence, unique location, and accessibility make it one of the few Alaskan communities with potential to achieve these goals. During the plan update process, the SHPC reevaluated its existing goals for the plan's ultimate purpose in contemporary Seward.

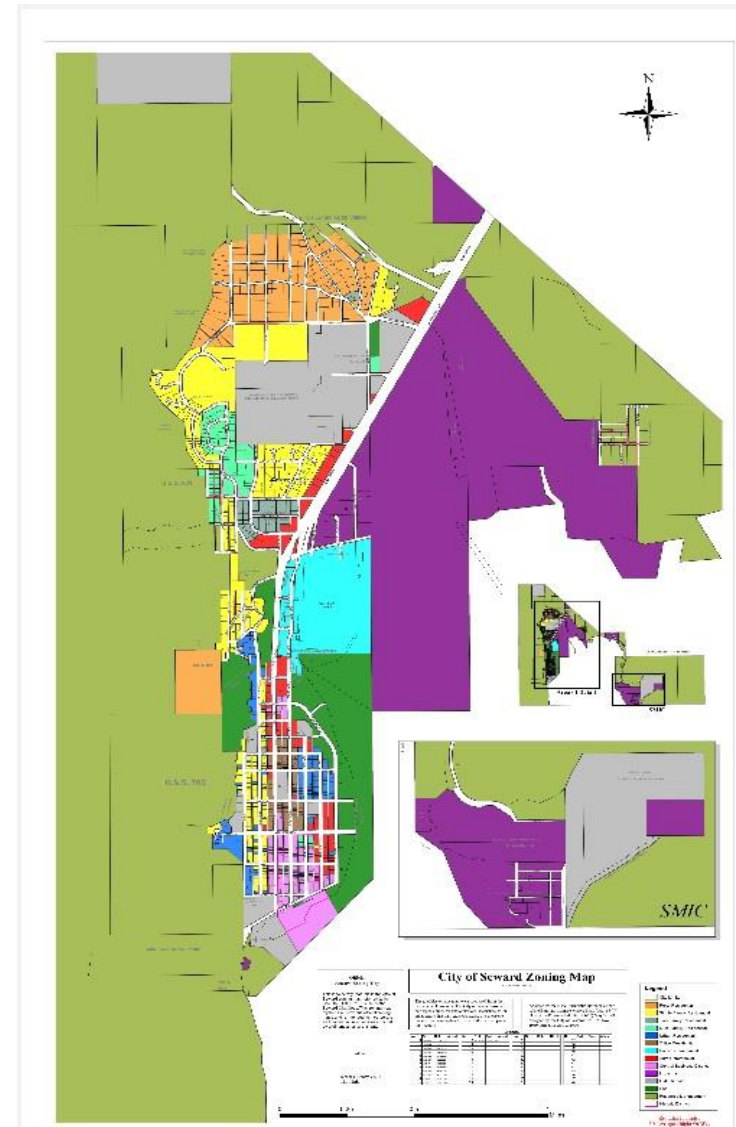
### 3.3.1 Historic Districts

In 1984, a member of the City Council championed the designation of historic districts after an owner attempted to remodel a historic building (the Brosius Noon Building, now the Seaview Plaza building) with the intent of taking advantage of state and federal historic preservation grants. The alteration to the building made it no longer eligible for historic preservation consideration. As a result of this incident, a City Council resolution established the Downtown and Jesse Lee Home Historic Districts. In 1988, the Downtown District was expanded to encompass a larger area.

The effort to create historic districts stemmed from individuals' efforts to have local properties added to the National Register of Historic Places. Ordinance No. 95-10 created a chapter focused on historic preservation under Title 15, Planning and Land Use Regulations of the Seward City Code. This chapter includes provisions for a local historic register, criteria for eligibility, involvement of the Historic Preservation Commission, and establishes historic district overlays. All historic districts are classified as Overlay District H - Historic District on the city's official zoning maps.

According to the Seward Zoning Code, a historic district is defined as:

*“An area containing buildings or places in which historic events occurred or having special public value because of notable architectural or other features relating to cultural or artistic heritage of the community of such significance to warrant conservation and preservation.”*



City of Seward Zoning Map.

- Resolution No. 84-84 City of Seward Establishing Criteria and Procedures for the establishment of Historic Districts 7/23/1984
- Resolution No. 84-85 Defining and Designating the Downtown Historic District 7/23/1984
- Resolution No. 84-86 Defining and Designation Jesse Lee Home Historical District 7/23/1984
- Resolution No. 88-011 the Downtown Historic District 1/25/1988
- Ordinance No. 95-10 Establishing Chapter 15.15, Historic Preservation 5/22/1995

### 3.3.2 Role of SHPC in Land Use and Preservation Coordination

Article 2.30.400 of the City Code establishing the SHPC directs the Commission to:

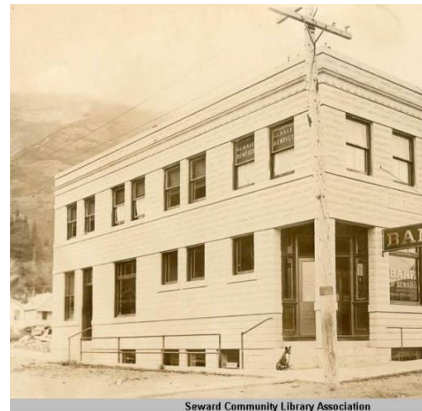
*“... act in advisory role to other officials and departments of local government regarding identification and protection of local historic and archaeological resources (2.30.425, A.4) and review local projects and recommendations about the effect on properties identified in the local historic preservation inventory.”*

Issues and concerns regarding preservation can be presented to the Commission through private owners, administrative reports, or the public sector. Involvement in public works depends on public vigilance, cooperation, and collaboration from City Council and City Administration. Federally funded projects that fall under Section 106 review are required to be approved by the Seward Historic Preservation

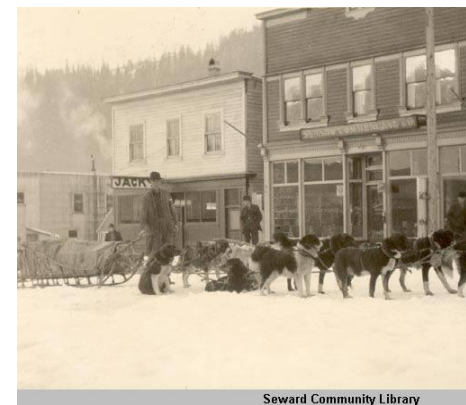
Commission. Most currently. Section 106 reviews submitted included Alaska Dept. of Transportation - Tunnel Review; Alaska Dept. of Transportation - Road Improvement.

### 3.3.3 Advisory Role for Local Government

Through administrative reports and citizen participation, the SHPC recommends and promotes historic and cultural preservation to the City of Seward Planning and Zoning Commission and City Council. The SHPC can review and recommend projects, attend Planning and Zoning Commission and City Council meetings to highlight preservation concerns in an advisory capacity.



Bank of Seward, 1910. Photo property of Seward Community Library and



Dog Team on Fourth Avenue, 1910. Photo property of Seward Community Library

## 4. Plan Development Method & Public Involvement

In 2013, at the direction of the SHPC, Library Museum Director Patricia Linville placed the SHPC application for a grant from the Alaska Department of Natural Resources Office of History and Archeology to acquire funding for a historic plan update. This funding, as described in the Scope of Work in the grant application, was for a consulting firm to perform the bulk of the revisions. Nuka Research and Planning Group, LLC, headquartered in Seldovia, Alaska, was awarded the contract. The project began with an initial teleconference in October 2013 to review the project and the expectations of the commissioners for the updated historic preservation plan. From this meeting, it was discerned that the concept of what people value and what people remember about their community would be central to the Commission's vision of their updated plan.

### 4.1 Public Forum

Through a series of meetings, the SHPC discussed plan goals, public input solicitation, and plan draft sections. Representatives from Nuka Research visited Seward in April 2014 to facilitate a public forum. Organized by the SHPC, the forum included commissioners and interested citizens. Prior to this meeting, commissioners visited the local high school and the senior center to discuss the preservation plan update. They extended to these groups, representing the younger and elder citizens of the Seward community, a personal invitation to attend the public forum. On April 22, 2014, a productive session was held at the Seward Community Library and Museum. Nuka Research recorded Seward citizens' plans and visions of the type of community in

which they would like to build businesses, raise children, and leave historical plans for the future. Some information gathered was incorporated throughout this plan and can be found within Appendix H.

### 4.2 Public Survey

The SHPC reviewed a draft survey prepared by Nuka Research and submitted their comments. After being reviewed by the liaison from the City of Seward and the Library Museum Director, the survey was officially released on April 14, 2014 and closed for public comment on May 15, 2014 (see Appendix I for survey questions). In total, 22 survey responses were received, which was considered sufficient by the project contractors. The results of this survey were incorporated into the subsequent sections of this plan (see Appendix J).

### 4.3 Public Review

Nuka Research presented an outline of the revised plan to the Commission in June 2014 and delivered a draft version in early August. The contractor's final plan was submitted to the SHPC for a 30-day public comment period on August 5, 2014. The commissioners seated at that time made a decision to incorporate the public comments and continue the revision of the plan. The final plan submittal by Nuka Research did not meet the goals and ideas needed for a historical preservation plan and was not accepted nor submitted for review to the Seward City Council.

#### 4.4 2017 Plan Development

The Seward Historical Preservation Plan was brought to completion in May 2017 by the seated commission members. Through multitudes of public noticed work sessions, numerous Saturdays and late nights, extensive research, re-reading of previous public input documents, local historian suggestions, the work was concluded. It represents the spirit of volunteerism that embraces Seward's history, to retain through historic preservation a proud historical community.



RBHS 51.1.7 Fourth Avenue 1906

## 5. Community History and Character

The character of Seward’s physical setting, modern settlement, and other historical and cultural elements contributing to the community’s evolution is necessary to highlight the importance of preservation efforts. The following is not a comprehensive history of the City of Seward, but rather highlights of its first native population, through its Russian history into the modern era.

### 5.1 Physical Setting and Geography

Resurrection Bay is located on the heavily glaciated southern coast of Alaska’s Kenai Peninsula. It is comprised of a bay and land mass on a break between the very large Harding Icefield stretching west to Kachemak Bay and the smaller Sargent Icefield to the east. Together these ice fields have played a dominant role in shaping the area’s geology, which in turn has also shaped its history. These ice fields feed the many tidewater and valley glaciers, which make up what is now Kenai Fjords National Park (KFNP). These glaciers are a principle factor in supporting the abundant marine mammal populations of the area. Today, Kenai Fjords National Park has become a focal point of the growing ecotourism industry out of Seward.

The mountains and glaciers create what have been described as a “stern and rock-bound coast” (Cook & Norris) characterized by very few streams or lakes long enough to support large populations of salmon or other anadromous fish. Although they are hidden beneath the waves, the Alaska Gyre and the Alaska Coastal Current bring abundant deep ocean nutrients to the continental shelf of the northern Gulf of Alaska. These nutrients

feed plankton blooms, which in turn feed the thriving marine fisheries found off the Kenai Peninsula coast. These support the plentiful halibut, black cod, and salmon fisheries, an important part of Seward’s commercial and sport fishing industry, providing an economic benefit to the community.



*Overhead View of Seward and Resurrection Bay, 1906. Photo property of Seward Community Library Museum Collection.*

## 5.2. Early Alaska Native Influence

There is physical evidence of human use of marine resources along the Kenai Peninsula coast from at least 3,000 years ago. Recent genetic and paleo-botany studies suggest there may have been coastal “Eskimo-Aleut” migrations along this coast starting as long as 17,000 years ago.

At the time of European contact in the 18<sup>th</sup> century, this area was inhabited by Alutiiq-speaking people known as Unegkurmiut. These were the ancestors of Alaska Native people now living in the communities of Port Graham and Nanwalek. The territory of the Unegkurmiut embraced the entire south coast of the Kenai Peninsula, including Resurrection Bay. According to the anthropologist Frederica de Laguna, (35) oral history reports identify three villages that existed in the vicinity of Seward. The village, called the Qutatluq in Alutiiq, was located at or near the present town of Seward, while a second village, located somewhere in the same vicinity, was called Kani lik or “Two Boys.” In the Alutiiq language, the site of Seward is known as Qutekcaq, or “Big Beach.” The village of Kangiaq was located at Day Harbor and belonged to a local group known as the Kaniaymiut or “Bay People.”

Most settlements were abandoned, according to the 1880 census, with the exception of a community named Yalik, thought to have inhabited Yalik Bay, south of Seward, though recent evidence suggested they settled in Aialik Bay. However, by 1890, the entire area that makes up Kenai Fjords National Park today was abandoned, according to Alaska Commercial Company records and the 1890 census (Barry, Vol. I). Sites of previous indigenous camps and settlements continued to be uncovered into the 20<sup>th</sup> century (National Park Service, Front County Development).

Recently published evidence indicates that most of the sites studied had been in use for at least 800 years (Cook & Norris; de Laguna 34).

The need for protection from the influx of Russian fur traders, the resulting concomitant small pox epidemic of 1830s, and the influenza epidemic of the 1880s, resulted in the consolidation and untimely decimation of many villages. This left many of the smaller villages along exposed parts of the coast vacant.

## 5.3 Russian and Early Settlement Activities

The Russians arrived in Alaska with the intent to explore and establish claims to the land through permanent settlements. In 1792, Grigor Shelikhov hired Alexander Baranov to be the Alaska manager of the Shelikhov-Golikov Company, later the Russian American Company, to build new ships for the colony. Baranov arrived in “Voskresenskaya Gavan,” or Resurrection Bay, in 1793. A Russian fort and shipyard was built within the original town site of Seward and is thought to be located within a few blocks of Railroad and Third Avenue, though it has not been definitively identified (National Park Service, “News”). During that same period, there were farms stretching north from the original town site. The first ship, the “Phoenix,” was built and launched in 1794 (Barry, Vol. 1).

Fur trader Frank G. Lowell and his Russian/Native wife Mary Forgal Lowell are known as the first homesteaders to settle in Seward in 1883. Their move from English Bay to Resurrection Bay in 1884 was due to the decline in fur prices, the eruption of Mount Augustine, and economic conditions in the villages along Cook Inlet. Frank prospered, establishing trading posts with Alaska Commercial Company, buying furs from Alutiiq native



hunters of sea otters, black bear, martens, mink, and river otter in what is now Kenai Fjords National Park. His crews set up winter camps along the coast from English Bay to Resurrection Bay, including Aialik and Nuka Bay. They owned a cabin at Lowell Point, their home on the waterfront near the current Alaska SeaLife Center, including several out-buildings as far inland as Bear Lake. (USDOI NPS, "News") Lowell Point, Lowell Canyon, Lowell Creek, Mount Alice (daughter) and Mount Eva (youngest daughter) were named in honor of the family. (Brue)

In part because the gap between the Harding and Sargent Icefields provided relatively clear access into the interior without having to cross a glacier, the head of Resurrection Bay became a favorite access point for surveys into the Interior. After gold was discovered in the Sunrise/Hope District in 1895, a rough trail was established from Resurrection Bay to the District to avoid the long distances and treacherous tides going up Cook Inlet and Turnagain Arm.

The southern reaches of this trail would later become the start of the Iditarod Trail. These beginnings prompted a significant survey expedition in 1898-1899 (Cook and Norris) which would help define Seward's future. Maps developed from these surveys influenced the development of the railroad route from Resurrection Bay to the head of the Turnagain Arm and also the world-famous Iditarod Trail. These reports also purported agricultural and mining opportunities, which further spurred the development of a railroad into the Seward area (Barry).

## 5.4 Early Days of Seward

The Town of Seward was founded on August 28, 1903 when the Ballaine brothers, founders of the Alaska Central Railway, arrived with their landing party. The first attempt to make Seward a city was during an election in May 1911, but the vote failed to get the required two-thirds majority. The city incorporation passed in May 1912 with 160 votes for and 31 against (Barry).



RBHS F. G. Hale Collection - "Potato Race July 4, 1905 Seward"

Seward's layout was determined by a survey designed by C.M. Anderson, a civil engineer, for John Ballaine. The plan specified city blocks divided by wide streets and bisected by alleyways. The original town site went from the waterfront to seven lots beyond Monroe Street and from First Avenue at the foot of Mount Marathon and Bear Mountain along to the waterfront. There were 40 blocks and 1,211 lots in total, with some placed along the

shorelines itself. Each lot was 30 feet wide and 100 feet long. The street at the most southern point of town was named Railway Avenue and the other east-west streets were named for the first Presidents: Washington, Adams, Jefferson, Madison, and Monroe. The north-south avenues were numerically named: First through Seventh. Seventh Avenue was renamed Ballaine Boulevard in 1980. The streets were public, although Frank Ballaine reserved the right to construct and operate railways, telegraph and telephone lines, gas and water mains, and tunnels or other evacuations. The final plat was recorded on June 7, 1905 (Barry).

At the time of the plat development, some earlier residents were already living in Seward and thriving. By 1905, Millionaires Row sprang up along Third Avenue, with most of the large homes occupied by Alaskan Central Railway officials. These buildings, which are still standing today, include: Ballaine House, Hale House, Cameron House, Holland House, Winter House, Stewart House, and Williams House. The Eide-Stotko Home at 420 Third Ave. across from Millionaire Row was construction between 1905 and 1910).

The meticulous town planning from Seward's earliest days remains evident. The centralized downtown is unique to Alaska and more closely resembles turn-of-the-century towns elsewhere in the country, making historic preservation efforts in Seward absolutely crucial for maintaining its unique features. Most citizens cite this central focus of their city as one of the most attractive aspects of their community.



RBHS Winter Collection "Fourth Av. Seward, Alaska Taken in June 1905"

### ***5.5 Iditarod National Historic Trail (1923)***

Trails in Alaska have always been vital for the transport of supplies between villages and towns. Before 1904, various winter trails carried mail from Resurrection Bay to the gold mines in Hope, Sunrise, and the Kenai Peninsula. As gold camps were developed in the interior, the U.S. Congress established the Alaska Road Commission in 1905 to organize and establish roads and trails, hiring Walter Goodwin to survey winter mail routes from Seward to Nome between 1910-1911.

With the discovery of gold in Iditarod on Christmas Day 1908, the Seward businessmen took fast action. In January 1909, the Seward Commercial Club hired Fujiro Wada, an immigrant from Japan, who was legendary for his mushing skills and long trips into the wilderness, to “demonstrate to an absolute certainty that the Seward route to the Iditarod was a feasible one.” Alfred Lowell, of the Frank Lowell family, was hired to accompany Wada.

They followed the Seward-to-Nome trail, but where it could be improved, they blazed new routes and flagged the trail for others to follow. This significant contribution resulted in a trail that was used by thousands of people and for shipments of tons of mail, supplies, and gold from 1910 until 1923. In 1915, a shipment of gold weighing 2,410 pounds - worth \$37 million today - was transported through Seward to Seattle.

With the completion of the Alaska Railroad in 1923, use of the southern part of the trail decreased dramatically. People and freight went to Nenana by rail and then across to the Iditarod area by dog sled. The Iditarod Trail was established as a National Historic Trail by the U.S. Congress in 1978. Maps and routes of the trail can be viewed [www.iditarod.com](http://www.iditarod.com).

## ***5.6 World War I (1914-1918), Prohibition (1920-1923), Great Depression (1929 - 1939), Red Light District (1912 - 1954)***

After the headquarters of the Alaska Railroad, created through a merger with the Alaska Northern Railway after being purchased by the federal government, moved to Anchorage in 1917, Seward experienced difficult economic times.

### ***5.6.1 WORLD WAR I***

The United States was formally engaged in WWI from April 6, 1917 to June 28, 1919, although hostilities were terminated on November 11, 1918. More broadly, the period is defined as starting in 1914. During that time, Alaska - as a territory - saw no less patriotic fervor and experienced some of the nationalistic tensions that arose in the melting pot of American life at the time.

Seward saw little visible direct impact from the First World War in terms of construction or expansion. There were no major fortifications or weapons emplacements, and a patrol of 20 infantrymen and an officer was the extent of military investment around Resurrection Bay. Visiting naval patrols used existing docks and shore side services.

The largest impact to the local economy was due to wartime rationing, contributions to war bonds, and the interruption of construction and mining activity on the Kenai Peninsula and in the historic Iditarod mining district due to the exodus of workers of age and ability to serve in the United States military.

Immediately following the outbreak of war in Europe in 1914, the Seward area remained largely concerned with expansion of the growing community through residential and business construction, road building, and homesteading. Some of the homestead claims were reviewed by the U.S. Government to determine whether they would interfere with military projects.

Much of the growth in Seward over that handful of years was in anticipation of railroad construction backed by the Alaska Railroad Bill, signed by President Woodrow Wilson in March 1914. However, the draw of wartime service - first for immigrants still closely tied to their origins, and then for volunteers and

conscripts to the U.S. war effort – took its toll on the railroad boom.

As land claims and routes were settled, railroad construction continued despite labor shortages, and Seward was connected to Anchorage via rail on September 10, 1918.

After WWI, the mining industry on the Kenai Peninsula and in the Iditarod district never recovered its former prominence. Railroad operations and improvements languished for the first couple of years after WWI then regained momentum in 1920.

### 5.6.2 PROHIBITION

Alaska's Bone Dry Law, prohibiting the use of alcohol, went into effect on January 1, 1918, and lasted 16 years. U.S. Marshals tasked with enforcing the law sought out and destroyed liquor caches around Seward, and punishments were frequently severe. After the repeal of Prohibition, some die-hard distillers continued to manufacture their own "mule" in the area between First Avenue south of Washington Street, known as "Homebrew Alley" and elected not to obtain Treasury permits or pay taxes. (Barry, Mary. Vol. II)

### 5.6.3 GREAT DEPRESSION

Like many areas of the nation, the Great Depression impacted the Alaska Territory. The price dropped on the two biggest commodities: copper and fish. The federal relief administration, as part of President Roosevelt's New Deal, proposed a solution to the over-dependence on fish and copper: agricultural development. Simultaneously, a New Deal was made to the Midwestern farmers hit hardest in 1935 – the Matanuska Colony Project, which funded 203 farming families to introduce new

skills to the area. Seward was the gateway of their introduction to Alaska when sailing up from elsewhere in the country.

### 5.6.4 RED LIGHT DISTRICT

Seward's Red-Light district, known as "The Line," was located in an area called Alley B, whose boundaries were established between Second and Third Avenue, with Washington and Railroad Avenues as the north and south borders.

Prostitution was illegal, but many cities designated specific areas for the trade to live and work. The main justification: it contained prostitution in one area, it helped prevent crime, and brought good economic money to the city.

The Line had unwritten rules: the prostitutes were not to socialize with or speak to the local women, they were to make purchases at the bakery and local store after 5 p.m. when the respectable women went home to dinner, etc. Alley B was not just about sex. It was a place to get a drink after hours, food from local establishments, a loan, and charity donations were often given from the generous women of the Line.

In 1954, these areas were shut down throughout Alaska. Organized crime muscled into the industry with demands for "protection money," crime escalated, and the madams that resisted found their businesses burned. The final blow came to Alley B when the conservative U.S. District Attorney for Anchorage stated he was going to "clean up The Line in Seward." Upon arriving in Seward, he found the city fathers had boarded up the houses and closed down Alley B, allowing the prostitutes to "disappear." (Capra and Paulsteiner)

### 5.7 World War II (1940-1944)

In 1940, Congress approved funds for Alaska's defense. Seward's ice-free port with sea-railroad connections became vital to mainland Alaska's protection.

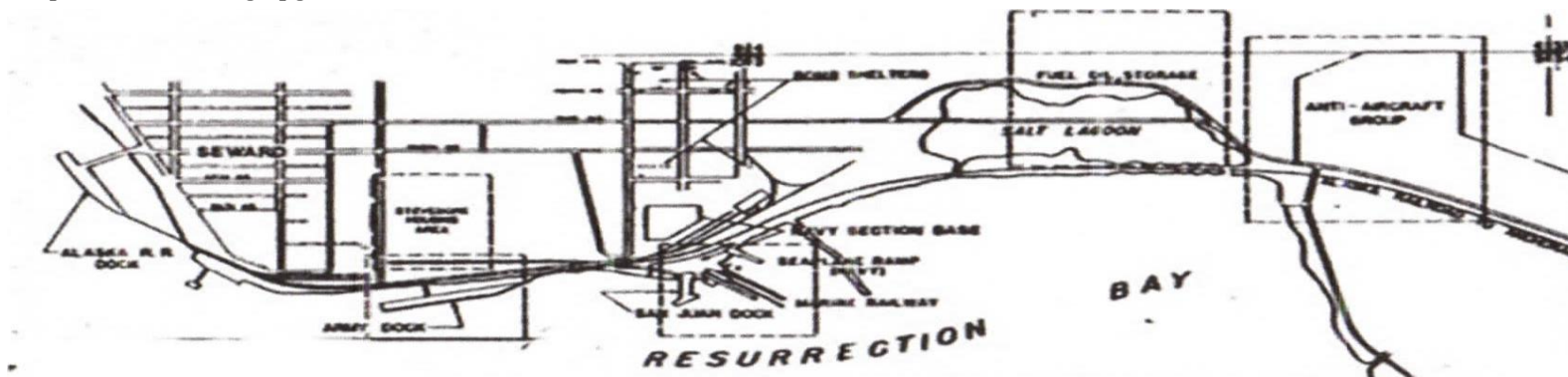
Materials and supplies from military bases in Anchorage and Fairbanks flowed through Seward, establishing an expanded government dock.

Fort Raymond, one mile north of the city docks, was established and acted as a protective garrison for the city, harbor facilities, and the railroad terminus. Provisions were also used for the military areas extending throughout Resurrection Bay.

An electromagnetic cable was laid across the entrance to Resurrection Bay for detection of submarines. Six outer islands held two 60-inch Sea Coast Searchlights and searchlight control stations. Outdated pre-World War I guns and equipment were installed to fortify island bases at South Beach, Rocky Point, Fort McGilvray, and Fort Bulky (Rugged Island). The 1918 equipment was later replaced with six-inch guns taken from war ships that were being upgraded.

The military set up anti-aircraft guns, machine guns, searchlight control stations, and pill boxes along Lowell Point, Fourth of July Creek, and the beaches, islands, and lower mountains of Seward's Resurrection Bay. Docks, a hospital, and radio stations were built, and troops were housed in Quonset huts, tents, and barracks. The Jesse Lee Home was painted with camouflage and used as barracks. The hospital remained in operation into the 1950s and was used as a tuberculosis sanitarium.

With the winding down of military action in the Pacific, orders were issued to dismantle the Harbor Defense of Seward and to close Fort Raymond. This was accomplished in December 1944. Many of Fort Raymond's structures were abandoned. Some were converted into homes and are still occupied today, while others were purchased and moved throughout the city for a variety of uses. Some of these structures still exist in Seward today and have been noted as worthy of more preservation attention.



US Army installations along Seward waterfront. Cropped from USACE report 1944.



RBHS F. G. Hale Collection - Showing Off Their Catch on the Alaska Central Railway Tracks - circa 1907

### ***5.8 Growth and diversification of commercial fisheries***

The northern Gulf of Alaska is rich with marine life. Offshore areas provide an abundant source of halibut, Pacific cod, and other marine whitefish species. Although salmon are plentiful along the Kenai Peninsula's southern coast, the shortness of streams and small number of freshwater lakes limit the habitat for sockeye and chinook salmon.

The waters of the Gulf of Alaska have attracted commercial cod and halibut fishers for more than a century. Commercial fish

processing in Resurrection Bay started during Seward's first decade with a number of small, short-lived salteries.

Commercial halibut harvesting in the Gulf of Alaska may have begun as early as 1911, primarily as a result of overfishing in southeastern Alaskan waters. The first cannery and cold storage was started by the San Juan Fishing and Packing Company in 1917, canning salmon and freezing halibut, salmon, black cod, and red snapper.

In 1922, a year after the San Juan plant de-emphasized canning operations, fisheries interests were forced to conclude that the Resurrection Bay salmon supply, at least the sockeye salmon supply, was insufficient to support a profitable operation. In 1929, a new plant, Seward Fisheries, Inc., opened. This "small, one-line cannery" has undergone several name changes but remains in

Seward today.

The International Pacific Halibut treaty, signed in 1922, intended to enhance conservation measures for the species. The halibut industry, both in the Gulf of Alaska and Seward, grew dramatically during the mid-1920s. In 1927, however, the fishery - and Seward's role in it - took a turn for the worse.

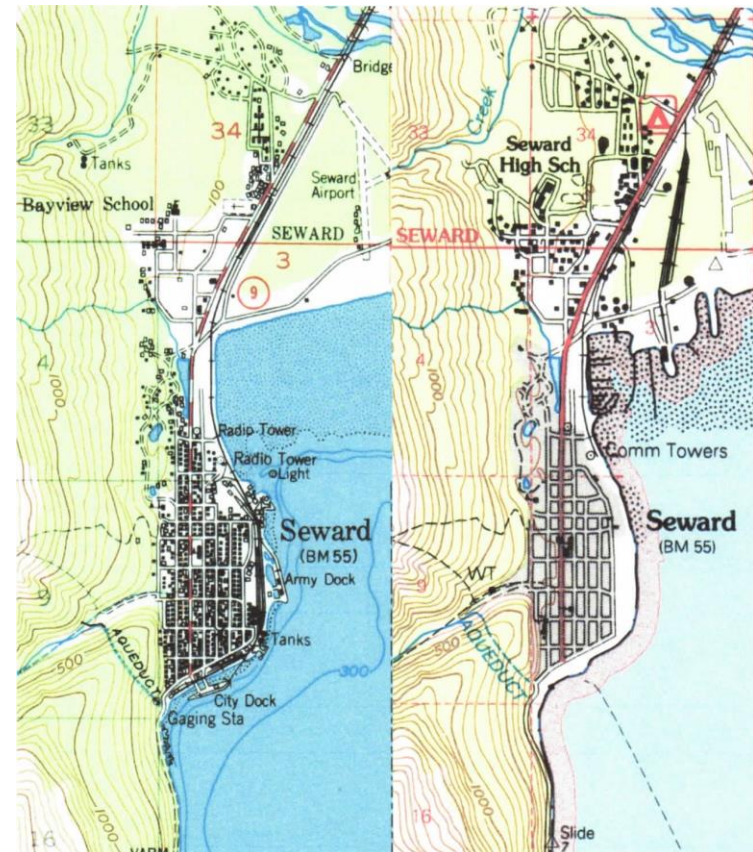
The number of halibut processed at the San Juan plant dropped from 2.5 million pounds in 1927 to 1 million pounds a year later. The deepening depression promised further cutbacks in the halibut harvest, so the plant closed after the 1931 season. For the next 18 years, Seward fish plants played an insignificant role in

halibut processing and shipping. The late 1920s and early 1930s were also declining years for the central Alaska cod industry.

In 1948, the opening of the Seward Fish and Cold Storage Company brought a brief revival of halibut processing. In 1969, it was sold to a Petersburg-based consortium that renamed the business Seward Fisheries, Inc. It remains today as Seward's largest seafood processing plant.

Shrimp was an emerging fishery at the time of Statehood. By the end of 1959, Seward Fisheries had added four shrimp peeling lines. For the next several years, the shrimp industry thrived. In order to sustain operations, the shrimp harvesters had to seek out locations that were increasingly distant from Resurrection Bay. The plant in Seward remained active through the 1963 season. The 1964 earthquake, however, destroyed all of the shrimp processing facilities and killed the industry in Seward.

A few notable mileposts in the recent development of commercial fisheries in Seward include the state's adoption of the limited entry system to manage salmon (passage of the Magnuson Fisheries Conservation Act in 1976), The Community Development Quota Program within the Pollock and cod fisheries (1992), the Halibut & Sablefish (aka Black Cod) Individual Fishing Quota Program (1995), and the Magnuson-Stevens Fisheries Conservation Act amendments and reauthorization (1996). As a result, Seward has reemerged as a leading port for the processing of halibut, sablefish, and salmon.



**1950/1997 Cropped sections of SGS  
Topographic Maps. Seward A-7**

## 5.9 Following the 1964 Earthquake and Tsunami - Resurrection of Seward

The 1964 Good Friday Earthquake and subsequent tsunami changed Seward forever. Despite occurring more than 50 years ago, it is the basis upon which Seward’s recent history has been built. Seward’s industrial waterfront was decimated. What were once docks and industrial waterfront is now the Waterfront Park, which allows both camping and day-use facilities.



Aerial photographs of Seward before and after the 1964 earthquake and tsunami (USGS 1964)

As the southern terminus of the Alaska Railroad, Seward was the leading freight port in south central Alaska until the earthquake destroyed the port facilities. By the time port facilities had been rebuilt, the Port of Whittier had become the principal freight destination; in later years the Port of Anchorage was added. In Seward, the coal terminal, cruise ship dock, large barge, and fuel docks have emerged as major parts of the Alaska Railroad’s business in Seward with an increase each year for freight deliveries.

In the aftermath of the earthquake and tsunami, Seward became a center for marine research and higher education. This includes the establishment of the Seward Marine Center (SMC) (1973) as a marine research station for the University of Alaska Fairbanks-Institute of Marine Science (now the UAF-College of Fisheries and Ocean Sciences [CFOS]). SMC has served as the homeport for NSF/UNOLS research vessels R/V *Acona*, R/V *Alpha Helix*, and the new ice capable arctic research vessel the R/V *Sikuliaq*.

The founding in 1968 of the Alaska Skills Center, now known as the Alaska Institute of Technology (AVTEC) assisted in the revitalization of Seward and was in response to the discovery of oil in Prudhoe Bay and the Alaska Lands Claim Act. Today this facility has become a leader in technology, maritime, and culinary education. Additionally, construction of the Alaska Sea-Life Center and the Alutiiq Pride Shellfish Hatchery has increased the education vitality of the community. The establishment of Kenai Fjords National Park, Caines Head State Recreation Area, and multiple units of the State Marine Parks in Resurrection Bay helped increase awareness of, and some protection for, Fort McGilvery and other World War II historical sites at Caines Head. They have also helped to preserve the heritage, tourism, and eco-tourism opportunities in the Seward area.



The popularity of the Seward Silver Salmon Derby since the mid-1950s and the halibut tournament is indicative of the importance of sports fishing, both charter and individual, as a cornerstone to Seward's tourist economy.

The City of Seward acquired the Fourth of July/Spring Creek land through the State of Alaska. The establishment and construction of the Seward Marine Industrial Complex (SMIC) in this area allowed the development of the shipyard and the Spring Creek Correctional Center.

## 5.10 Economic Highlights

### 5.10.1 Industry

Seward began as a railway town. As the only ice-free port on the railway, it became a hub for trans-shipment of freight into the Interior. In 1910, the rudimentary trail to the gold fields on the Kenai Peninsula was upgraded and extended into a mail and freight route to the gold fields in the entire Iditarod District, and later to Nome. This is the historic Iditarod Trail, which still starts in Seward, and is listed on the National Register, and a highlight of Heritage Tourism.

The establishment of the Alaskan Central Railway was the reason the City of Seward came into existence. Seward's role as a logistics hub has defined the town throughout its history, ebbing and flowing with the economic times. Shortly after its construction in 1917, the historic Alaska Railroad Depot, was moved from what is now Adams Street and Ballaine Boulevard to its present location on Railway Avenue after the Lowell Creek Flooding that year. It was used as a depot until the 1964 Good Friday Earthquake destroyed the railroad. The depot was added to the National Register of Historic Places in 1987 and still stands.



RBHS F. G. Hale Collection - People and Handcart on Railroad Tracks - circa 1907

Halibut, sablefish, and salmon are the most important species for commercial fisheries, and presently there is a diverse commercial fishing fleet present in Seward comprised of long-liners, purse-seiners, and gill-netters. The Seward Boat Harbor, which was established in 1964, has recently added new floats, ramps, and fish cleaning stations that have improved the existing facilities for maximum access (Seward Boat Harbor). Charter boats are numerous in Seward, and tourist and recreational outlets have built up along the waterfront on Fourth Avenue. Halibut and salmon fishing are the most popular species for sport fishing.

### 5.10.2 Tourism

Visitors from all over the world have long been an important part of Seward's economy. Starting with the gold rush, prospectors came through Seward's ice-free port before setting off by horse, dogsled, or foot into the Interior. Located along the waterfront in Seward is Mile 0 of the Iditarod National Historic Trail, marked today with a tripod sign. Nearby stands the impressive Founders Monument and Wada Monument. A bronze statue of William H. Seward is located to the right of First National Bank Alaska (303 Fourth St.). All evoke memory of when Seward was the primary starting point of a transport route into more remote Alaskan communities.

The establishment of Kenai Fjords National Monument by President Jimmy Carter in 1978 marked the start of contemporary tourism in Seward. In 1980, the site was expanded into a national park and receives thousands of visitors each year in addition to engaging with the wider world daily through social media and television programming (National Park Service. News). Opportunities for sports fishing and outdoor recreation attract tourists to the Resurrection Bay area, in addition to the crowds of people coming aboard cruise ships to this once remote valley each year. Activity in Seward is largely centered along the waterfront on

Fourth Avenue, outside of the original town site. Alaska's only public aquarium and ocean wildlife rescue center, the Alaska SeaLife Center, is located in Seward and was completed in 1998. The surrounding areas offer ample opportunities for hiking, biking, rafting, and wildlife viewing, complemented by notable restaurants and unique lodging facilities.



RBHS F. G. Hale Collection - "Seward, Alaska. Apr. 13th 1906"

### 5.10.3 Education

Critical to Seward's culture and economy are its educational institutions, both the public school system and the facilities for higher learning.

Local public schools are William H. Seward Elementary School, Seward Middle School, and Seward High School. ([www.kpbsd.k12.ak.us/](http://www.kpbsd.k12.ak.us/))

- The Alaska Vocational and Technical Center, or AVTEC ([www.avtec.edu](http://www.avtec.edu)), Alaska's Institute of Technology, offers a wide variety of course studies in the areas of culinary institute, Alaska Maritime Training Center, diesel and heavy mechanics, welding, energy building and electrical training, and office and information technology. In addition to being a resource for job training, AVTEC also provides jobs for the community by employing course instructors in a variety of support for diverse staffing roles in local businesses and corporations. Graduates of the training programs work in diverse employment throughout Alaska, the U.S., and internationally.
- The University of Alaska Fairbanks College of Fisheries and Ocean Sciences (CFOS), Seward Marine Center (<http://www.uaf.edu/sfos/about-us/locations/seward>), is an invaluable resource for the local community which provides professors and graduate students with facilities necessary to conduct important research, including crab development. In addition, the center is the home port for the ice capable Arctic Research Vessel *Sikuliaq*, a member of the UNOLS (University-National Oceanographic Laboratory System) fleet

([www.sikuliaq.alaska.edu](http://www.sikuliaq.alaska.edu)). The *Sikuliaq* mission is arctic science, allowing the broad spectrum of instrumentation/equipment on board to advance all future science specialties in research.

This Historic Preservation Plan seeks to not only facilitate the preservation of Seward's past history, but also to lay the groundwork to preserve the historic legacy of more recent events.



RBHS Winter Collection - c1904

## 5.11 Significant Events & Disasters

### 5.11.1 Lowell Creek Flooding

Seward is built on an alluvial plane, causing periodic flooding in many areas of the city. In 1917, Lowell Creek flooded when heavy rains and wind plagued Seward. The creek washed out everything along the current Jefferson Street, including bridges, trees, railroad tracks, houses, and the school house. Additionally,

it washed out a large part of Second Avenue and the downtown area. The flooding left the city without light, telephones, power, and running water. Another flood in 1918 damaged the local Seward General Hospital (Barry). The Army Corps of Engineers built the Lowell Creek Diversion Tunnel in 1939 to divert the creek in the event of another flood. This tunnel is listed on the National Register of Historic Places and its outflow is located at the intersection of Railway Avenue and Lowell Point Road.

### **5.11.2 Fire of 1941**

In 1941, a fire burned 19 businesses from the east side of Fourth Avenue to the corner of Fourth and Railway and continued to the Seward Hotel on Fifth Avenue. The Army provided tents and care for those left displaced. In 1942, there was another fire at the corner of Fourth and Washington Street; more than 100 people were left homeless. These fires destroyed much of Seward's historic business district located downtown.

### **5.11.3 Good Friday Earthquake and Tsunami**

The 1964 Good Friday Earthquake and the tsunami that followed gutted the industrial center of Seward. The San Juan Cannery, Army infrastructure, and railroad docks were destroyed, in addition to the tracks leading to the dock, the oil tank farms, fish processing facilities, warehouses, sawmills, and the small boat harbor. The devastated historical waterfront district changed Seward as a port to rail community, hurting the local economy and natural habitat. Homes throughout the city suffered damage, with some becoming uninhabitable.

The devastation of the historic waterfront district prompted the relocation of rail, port, and fisheries industry to new locations at the head of Resurrection Bay. Some business were moved by the

family of Seward homesteader Hermann Leirer and other property owners to property owned by the Alaska Railroad. Remaining local industry and rail transportation was disrupted during the construction of these new facilities and, as a consequence, some industry was lost to other communities.

Seward was awarded All American City Award in 1965 for its efforts to recover from the disaster.

The City of Seward commemorated the 50<sup>th</sup> anniversary of the 1964 earthquake on March 27, 2014. A community remembrance event is held at the Seward Community Library and Museum with highlights of personal stories accompanied by a short film and '64 Earthquake Exhibit. Every summer in Seward, the Good Friday Earthquake film can be viewed at either the Seward Community Library and Museum or the Kenai Fjords National Park Visitor Center.

### **5.11.4 Exxon Valdez Oil Spill, 1989**

The Exxon Valdez Oil Spill was a massive environmental disaster to the waters and beaches of Kenai Fjords National Park, which affected all communities in the area, whether or not oil had washed up on their shores. The City of Seward was not directly oiled, although large parts of the nearby Kenai Fjords National Park were oiled and detectable "lingering oil" still remains. Like most communities, some people in Seward fared well and others suffered economic and emotional hardship. Approximately 500 people were employed in the cleanup efforts, though not all were Seward residents. Some fishermen chartered boats to assist with oil collection and were compensated for their losses. Others who did not have spill response contracts suffered, affecting the lives of many families. The City of Seward lost approximately \$1

million in taxes after it accepted single billing for services from Veco.

Money from oil spill litigation settlements that followed funded in part the Alaska SeaLife Center and the Alutiiq Pride Shellfish Hatchery. The settlement between the State of Alaska, the federal government, and Exxon Shipping was made before the natural recourse claims went to litigation. The State and Federal Trustee Council manages the remaining funds.



## 6. Community Resources

This section describes the key local historic and cultural preservation resources and information management practice in Seward.

### 6.1 Local Historic and Cultural Clubs and Organizations

Given the depth of the historical and cultural resources in the Resurrection Bay area, multiple organizations have focused on preserving different pieces, resulting in a rich cultural scene and multiple outlets to utilize for community improvement efforts. The Commission seeks to stimulate communication amongst these different groups to create a unified vision for Seward.

#### 6.1.1 Seward Community Library Association

Established in the early 1930s, the Seward Community Library Association served as a repository and curate for all historic and culturally significant items that would normally belong in a museum. When the Resurrection Bay Historical Society was founded in 1962, the Library Association partnered with the Historical Society to raise funds and advocate for construction of the present-day Seward Community Library and Museum, a partnership of the two. Currently, the Library Association retains ownership and responsibility for an extensive art collection, the historic Sylvia Sexton photograph collection, as well as artifacts that are on loan to the Seward Community Library and Museum. ([www.friendsofscla.org/home](http://www.friendsofscla.org/home))

#### 6.1.2 Seward Community Library and Museum

Opened in January 2013, the Seward Community Library and Museum is a public library, historical museum, archive, and community center that serves the City of Seward and the surrounding area. Their archives and historical artifacts are maintained through a partnership with the Resurrection Bay Historical Society and Seward Community Library Association. The museum, which is located on the first floor, currently has 5,000 objects, photographs, and archives. The mission, in collaboration with the Resurrection Bay Historical Society, is to document and interpret the diverse history of Seward and the Resurrection Bay area. (Seward Historic Preservation Commission)

#### 6.1.3 Resurrection Bay Historical Society

The Resurrection Bay Historical Society (RBHS) was founded in 1962, by a group of local citizens interested in preserving Seward's history. After amassing a large collection of Alaska native artifacts, the group created the Seward Community Library and Museum in conjunction with the Seward Community Library Association in the basement of City Hall in 1966. In 2003, RBHS declared support for the building of a new Seward Community Library and Museum facility and were active in the building process and 2013 dedication. Along with the shared use of the building, it was agreed that the city would assume operations of the Seward Community Library and Museum with RBHS in a strong management support role as well as the owner of the artifacts.

Resurrection Bay Historical Society Mission:

1. To collect, preserve and make accessible to the public materials that help establish and illustrate the history of the Seward area,
2. To stimulate interest and disseminate information about the history of the Seward area, and
3. To encourage the preservation of historical buildings, structures and sites in the Seward area. ([www.resbayhistorical.org](http://www.resbayhistorical.org)).

### 6.1.4 Pioneers of Alaska Fraternity

The Pioneers of Alaska Fraternity is an organization dedicated to “the need of helping each other survive” in the brutal elements of the Northern Territory. Founded in Nome in 1907, their mission is to provide food, medical care, legal assistance, recreational opportunities, and social interaction in what can be a harsh and isolating place to make a living. Traditionally, in areas that did not have established forms of government, organizations like these also maintained civic order - essential government, a court system, and basic education. The purpose of the Pioneers of Alaska is *“to preserve the names of all Alaska’s pioneers on its rolls; to collect and preserve the literature and incidents of Alaska’s history; and to promote the best interests of Alaska.”* Today, the Pioneers serve as advocates for various statewide issues, such as transportation infrastructure, education, medical care, and rights and services for the older Alaskan population. The Pioneers were formed in Seward in 1913 and is home to Men’s Igloo No. 9 and Women’s Igloo No. 9. ([www.pioneersofalaska.org](http://www.pioneersofalaska.org))

### 6.1.5 Iditarod Trail Blazers, Seward Chapter

The Iditarod Trail Blazers were founded in 1982 as an organization dedicated to projects including trail routing, construction, and maintenance of the Iditarod National Historic Trail ([www.iditarod100.org](http://www.iditarod100.org)) {Historic Trail Alliance; [IditarodHTA@gmail.com](mailto:IditarodHTA@gmail.com)}. One of their major accomplishments was redirecting a portion of the trail that had been disrupted by the Alaska Railroad and Seward Highway in collaboration with the City of Seward, U.S. Bureau of Land Management, and the U.S. Forest Service (Trail Groups in the Kenai Peninsula). The Seward Chapter of the Iditarod Trail Blazers was incorporated by the State of Alaska and recognized by the IRS in December 1989. (<https://www.ak/seward-iditarod-trail-blazers.html>)

Iditarod Trail Blazers Mission:

1. To promote the establishment of a connected trail from Seward to Nome;
2. To support historical societies and government agencies in the establishment, maintenance, and preservation of historic sites, cabins and other objects related to the Iditarod National Historic Trail System;
3. To oversee the location, construction, and maintenance of the Iditarod Trail segment from Seward to Crow Pass; and
4. To hold regular meetings and other activities for the recreation, instruction, and education of the members as well as the general public.



### **6.1.6 Qutekcak Native Tribe**

The Qutekcak Native Tribe is an organization that welcomes all Alaska native peoples in the Seward area and the Eastern Kenai Peninsula to come together for cultural activities and educational and support programs. As a group of people from multiple native groups, the Qutekcak do not have federal recognition but work with Chugachmiut Tribal Consortium while advocating for recognition. The Qutekcak Native Tribe encourages the passing down of native Alaskan culture and traditions through dance, song, language, food, and athletics, aiming to make the younger generations proud of their heritage and to foster a lasting, vibrant native community in the Resurrection Bay Area (Qutekcak). ([www.sewardaknatives.com](http://www.sewardaknatives.com))

Chugachmiut is the Tribal consortium created to promote self-determination to the seven Native communities of the Chugach Region. They provide health and social services, education and training, and technical assistance to the Chugach Native people in a way that is acceptable to Native cultural values and tradition in order to enhance the well-being of native people by continuing to strengthen the tribes and increase self-determination opportunities for community operated tribal programs. ([www.chugachmiut.org](http://www.chugachmiut.org))

### **6.1.7 Kenai Fjords National Park**

At the edge of the Kenai Peninsula lies a land where the ice age lingers. Nearly 40 glaciers flow from the Harding Icefield, Kenai Fjords' crowning feature. Wildlife thrives in icy waters and lush forests around this vast expanse of ice. Native Alutiiq relied on these resources to nurture a life entwined with the sea. Today, shrinking glaciers bear witness to the effects of our changing climate. The main Visitor Center is located at 1212 4<sup>th</sup> Ave.,

Seward. Telephone 907-422-0500. Google Map Coordinates 60.1165108,-149.4405508. The Exit Glacier Nature Center & Trail Head for Harding Icefield Trail can be found at Google Map Coordinates 60.1782633,-149.6494389. The Administration Office is located at 411 Washington Street, Seward. [www.nps.gov/kefi](http://www.nps.gov/kefi)

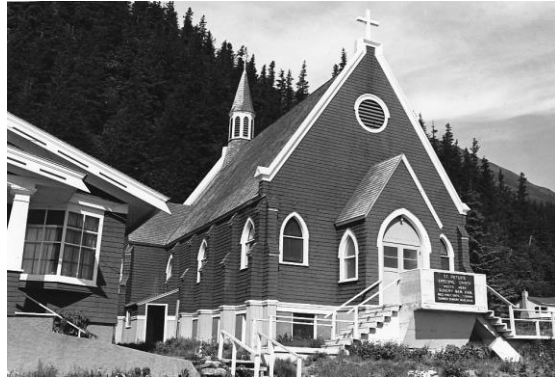
### **6.1.8 Caines Head State Recreation Area, Alaska Department of Natural Resources**

Caines Head State Recreation Area, the scenic site of an abandoned World War II fort, can be reached by boat or tide dependent foot trail from Seward. The massive headland rises 650 feet above Resurrection Bay against a backdrop of rolling alpine meadows and sharp peaks, giving way to a sweeping view of the North Pacific Ocean. By default, other World War II vintage sites on Resurrection Bay are also overseen by the Department of Natural Resources. Alaska State Parks, Kenai/PWS Area Office Soldotna, Alaska telephone 907-262-5581.

<http://dnr.alaska.gov/parks/aspunits/kenai/cainesheadsra.htm>

### **6.1.9 American Legion Post #5**

402 5<sup>th</sup> Ave, Seward Alaska telephone 907-224-5440 [www.americanlegionpost5.com](http://www.americanlegionpost5.com).



*RBHS 303.1.1 St. Peters*



*RBHS 304.2.7*

### 6.1.10 Churches

- Church of Christ, 433 4<sup>th</sup> Ave. 907-491-1327
- Eagles Nest Christian Fellowship, 2nd Ave & Madison Street 907-224-5635
- Moose Pass Community Church, Mile 28.2 Seward Highway 907-288-3138
- New Beginnings Baptist Church, Breeze Inn [sewardnewbeginnings@gmail.com](mailto:sewardnewbeginnings@gmail.com)
- Resurrection Bay Baptist Church, 412 Washington St. 907-224-7777
- Resurrection Lutheran Church, 400 Fourth Ave. 907-224-7368
- St. Peter's Episcopal Church, 2<sup>nd</sup> Ave. & Adams St. 907-224-3975
- Sacred Heart Roman Catholic Church, 5<sup>th</sup> Ave & Jefferson St. 907-224-5414
- Seward Church of Christ, 433 4<sup>th</sup> Ave. 907-41-1170
- Seward Church of the Nazarene, 4<sup>th</sup> Ave & C St. 907-224-5617
- Seward City Church, Nash Road, Mile 1.7 907-301-1046
- Seward Memorial United Methodist Church, 321 Fourth Ave. 907-224-7368

## ***6.2 Information Management***

### ***6.2.1 City Files***

The files of the City of Seward include a wealth of information on Seward's history, including past council minutes, resolutions, ordinances, and tax assessor records maintained by the City Clerk. The Community Development Department serves in a support role to the Planning and Zoning Commission, and thus has historic maps, plans, documents, and knowledge on historic preservation parameters. Additionally, they maintain the community's cemetery records for the City, Legion, Pioneers, Masons, Elks, Jesse Lee, and Woodlawn cemeteries. The Seward Community Library and Museum provides a support role to the Seward Historic Preservation Commission and maintains the agendas, minutes, resolutions and proclamations for the Commission. [www.cityofseward.us](http://www.cityofseward.us)

### ***6.2.2 District Court***

Seward District Court is part of the third judicial district of Alaska. The District Court is a trial court of limited jurisdiction that maintains documents of civil and criminal cases, appeals, land transactions, death records, mining claims, and property titles. Other courts in the Kenai Peninsula Borough are the Homer District Court and the Kenai Superior Court. (907) 224-3075. <http://www.county-courthouse.com/ak/seward/seward-courthouse>



## 7. Preservation Opportunities & Challenges

This section identifies the challenges facing the City of Seward in their efforts to enhance historic and preservation awareness and action while also highlighting opportunities that have been identified to strengthen preservation efforts and capitalize on existing resources.

### 7.1 Opportunities

The Seward community has many opportunities with local resources to create preservation possibilities. The Seward Historic Preservation Commissioners and local citizens have highlighted positive suggestions to enhance local preservation interest and action. Suggestions of opportunities in Seward include:

- Educate citizens on historic preservation and the benefits to our community.
- Historic sites should be identified and labeled.
- Increase community involvement in historic preservation.
- Broaden educational resources, including public schools, University of Alaska Fairbanks College of Fisheries and Ocean Sciences, and Alaska Institute of Technology.
- Enhance heritage tourism opportunities.
- Explore ways to protect historic resources.

- Better utilize available economic incentives for historical preservation.
- Develop a sense of history among the populous by recognizing local culture.

### 7.2 Challenges

The development of the original Historic Preservation Plan in 1996 was spurred by concern over progressive loss of local historical character, especially within the downtown area. As a dynamic community with strong fishing, outdoor recreational activities, and tourism industries, it is a place that brings out different points of view, particularly in defining and preserving its history. Decreasing opportunities for historic preservation have continued to make this a concern, resulting in a continuing commitment to updating the historical plan.

Seward continues to develop and transform, primarily driven by economic concerns, with a diverse, often partitioned, mix of lifelong citizens, short term residents, and new families. These diverse stakeholders and their independent interests contribute to limited community awareness of the challenges to retaining local character and history.

The following concerns identified during the plan rewrite may not represent all concerns and necessarily have an obvious immediate solution. Considering them and starting a dialogue for what can be done in the future is the Commission's intent.

Recent challenges to Seward's local cultural and historic vitality include:

- Challenge to define and identify ways to refurbish historic value to broaden the Historic Districts.

**Possible Solutions**

- Increase civic engagement.
  - Returning buildings back to their historic appearance is encouraged.
  - Establish the historic and economic value of the buildings within the Historic Districts.
- Lack of local education on Seward's history and what historic preservation means.

**Possible Solutions**

- Improve interpretive materials and signage at high public use areas.
  - Develop educational presentations/programs at the local school level.
  - Encourage local Chamber of Commerce, local tourist's industries, and City Government to assist in the development of Heritage Tourism to foster economic opportunities.
- Absence of monetary funding from local/borough/state/federal governments encouraging historic preservation.

**Possible Solutions**

- Research availability of existing economic programs for preservation.
  - Assist in promotion and obtaining federal/state/borough/local funding for historical preservation.
- Maximize available solutions with local government to harmonize support for preservation efforts.

**Possible Solutions**

- Keep lines of communications open with local government
- SHPC work with Planning & Zoning and Park & Recreation to coordinate in keeping communication open with city government
- Optimize communication and coordination with local and state NGO's & non-local governmental level organizations with similar historical preservation missions

- Differences in focus between economic and industrial development and historical preservation.

**Possible Solution**

- Increase understanding of economic benefits of heritage tourism.

- Deterioration of historic resources.

**Possible Solutions**

- Enhance restoration awareness and develop recommendations or guidelines to enhance historical value to assist to retain and minimize loss of historic value from demolition.
- Catalog and collate a central depository of Seward's Historical Preservation history.

## 8. Agenda for Future Action

### 8.1 Immediate Action

After identifying what opportunities and challenges affect Seward's historic preservation effort, the Commission seeks to achieve the following as immediate action steps.

- Focus on goals, that the Commission can influence and change.
- Work with City Planning and Zoning to highlight historic preservation incentives.
- Seek consensus from the City about a vision for Seward.
- Create voluntary guidelines to unify the town while being respectful of the needs of private property rights.
- Consider other towns as models if they have executed local regeneration with success.
- Identify and share economic benefits of historic preservation.

### 8.2 Long-term Ambitions

In addition to immediate goals for the Seward community, other themes emerged throughout the plan update process that can be incorporated into a long-term plan for historic preservation. The SHPC wants to further their mission while also becoming a more vibrant resource within the community.

Long-term ambitions include:

- Encourage mindfulness of modernization while preserving local character.
- Educate local community about preservation in order to engage them in preservation efforts.
- Continued support of being a government entity and historic advisor.
- Encourage the integrity and authenticity of historic districts.
- Engage modern technology to help identify and promote local historic sites.
- Coordinate an annual or bi-annual meeting of all preservation entities in town to discuss ideas and ongoing projects in order not to duplicate efforts and encourage collaboration.

### 8.3 Timeline for Next Plan Revision

The 1996 plan stated that a review of the standing plan should take place annually. The 2017 Seward Historic Preservation Commission seeks to update the plan every five years, which will ensure that the current Commission is focused on its mission and achieving the goals that have been set to preserve Seward's history. The review of the plan shall involve a work session, assess progress on meeting established goals, and focus on developing an updated work plan to be reviewed by City government and citizens of Seward.



RBHS F. G. Hale Collection - "4th Ave. Seward, Alaska" - circa 1906



## 9. Conclusion

Seward is one of a handful of Alaska's founding communities and has grown over time from its roots as a frontier town at the turn of the century through two world wars and the industrial age. In prehistoric times and for a period after European explorers began sailing these waters, Alaska Native communities called the Resurrection Bay area home through successive waves of settlement, both brief and enduring.

Now Sewardites look toward the future, endowed with developed resources such as an ice-free port and harbor, a strategic location, and continued economic development driven by the combination of the opportunities these afford including remarkable growth in recreational activities and tourism.

While these possibilities enrich what Seward is today, they are built on a foundation of progressive community advancement and the relics of trials and triumphs. This plan, and the shared effort that it represents in fostering a vision for the future, is simply one effort to preserve the historic and cultural elements that define this unique community and its people and capture that spirit for future generations.



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## 11. Appendices

*Appendix A. List of all Seward Historic Preservation Commissioners (List provided by Seward City Clerk's office - 2016)*

*Appendix B. List of Historic Register of Seward Houses and Sites*

*Appendix B.1 Seward Register of Historic Places Application*

*Appendix C. List of Places on National Historic Register in Seward*

*Appendix D. Seward Historic Preservation Commission Plants & Trees (Information and Application*

*Appendix E. 1975 List of Seward Historical Inventory Sites (Original List)*

*Appendix F. NPS Determination of Eligibility to the National Register of Historic Places. Seward Commercial Historic District 8/11/2004*

*Appendix G. Seward City Code - Article 4 - Historic Preservation Commission & State Guidelines for the Alaska Certified Local Government Historic Preservation Program*

*Appendix H. Summary of Seward Public Forum (April 2014)*

*Appendix I. 2014 Public Survey*

*Appendix J. Results of 2014 Public Survey*

**Appendix A. List of all Seward Historic Preservation Commissioners (List provided by Seward City Clerk's office - 2016)**

<b>4-25-1994</b> (First appointments) Doug Capra Virginia Darling Jeanne Galvano Shannon Skibeness Michael G. Wiley Walter Corrigan Jr. Dan Seavey	<b>2-9-1998</b> Timothy Sczawinski	<b>5-13-2002</b> Sherry Appel Iris Darling	<b>5-23-2005</b> Michaela Walker- Hettinger	<b>5-14-2007</b> Tom Swann Shannon Kovac
	<b>5-26-1998</b> Dan Seavey Tim Sczawinski	<b>5-27-2003</b> Doug Capra	<b>6-13-2005</b> James Rowell	<b>10-8-2007</b> Doug Capra
	<b>5-10-1999</b> Patsy Jones	<b>6-23-2003</b> Dorene Lorenz	<b>8-22-2005</b> Valarie Park	<b>10-22-2007</b> John French
<b>5-8-1995</b> Donna Kowalski Dan Seavey	<b>2-14-2000</b> Sherry Appel	<b>8-25-2003</b> Kirsten Wheat	<b>9-12-2005</b> Shannon Huber	<b>5-27-2008</b> Jolund Luther John French
	<b>5-22-2000</b> Iris Darling Jeanne Galvano Bill Hearn Kelly Martin	<b>2-23-2004</b> Shanna Snowden	<b>5-22-2006</b> Greg Carpenter Valerie Park Shannon Huber	<b>6-8-2009</b> Linda Lasota
<b>5-13-1996</b> Glenn W. Hart Faye Mulholland		<b>5-24-2004</b> Tom Swann Shannon Kovac	<b>8-28-2006</b> Meredith Hershock	<b>6-22-2009</b> Monica Hinders
<b>5-27-1997</b> Bob Satin Bill Hearn Jeanne Galvano Lee George	<b>5-14-2001</b> Tom Swann	<b>10-25-2004</b> Michael J. Walker- Hettinger	<b>9-11-2006</b> Jolund Luther	<b>8-10-2009</b> L. David Hammer
<b>12-8-1997</b> Kelly Martin	<b>6-25-2001</b> Doug Capra	<b>3-29-2005</b> Gregory E. Carpenter	<b>10-10-2006</b> Linda Lasota	<b>6-14-2010</b> Ryan Reynolds Catherine Richardson Tim Sczawinski
<b>3-14-2011</b> Patricia Heim	<b>6-11-2012</b> Linda Lasota	<b>5-28-2013</b> Catherine Richardson	<b>7-28-2014</b> Wolfgang Kurtz	<b>7-13-2015</b> Sandie Roach'

Seward Historic Preservation Commission - 2017 Historic Preservation Plan

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<b>6-13-2011</b> Ryan Reynolds John French	<b>8-13-2012</b> Sarah Fink	<b>5-27-2014</b> John French Wadeen Hepworth	<b>9-8-2014</b> Sandie Roach'	<b>5-23-2016</b> Wolfgang Kurtz
<b>10-10-2011</b> Doug Capra	<b>3-11-2013</b> Frank DeMarco	<b>7-14-2014</b> Laura Erickson	<b>5-26-2015</b> Linda Lasota Frederick Woelkers	

## Appendix B. List of Historic Register of Seward Houses and Sites

Alaska Central Railroad: Tunnel No. 1

Ballaine House - 1905 \*

Brown and Hawkins Building\*

Diversion Tunnel (Lowell Canyon) - 1939

Eide-Stotko Home (420 Third Avenue) - 1905-10

Government Cable Office \*

Hoben Park - 1923

Lee, Jess, Home for Children - 1923

Resurrect Art Coffee House (Methodist Church) - 1916

Seward Railroad Depot\*

St. Peter's Episcopal Church\* - 1904

Swetmann House\* - 1916

Van Gilder Hotel\* - 1916

Harriman Bank Building\* (Ray Building)

The Iditarod Trail, from Seward to Nome, was declared a National Historic Trail under Public Law 95-625 (The National Parks and Recreation Act) on November 10, 1978.

The (\*) buildings also appear in the publication, *Buildings of Alaska*, published by the Society of Architectural Historians. Buildings highlighted in this series were chosen for specific points of architectural history they illustrate. Other historic buildings listed in the book for their historical architectural significance include; the Stewart and Cameron Houses on Millionaire's Row.

*Buildings of Alaska*, Editor Alison K. Hoagland (1993). Oxford University Press Copyright 1995.



## Appendix B.1 Seward Register of Historic Places Application

### *Guide to Completing the Seward Register of Historic Places Application*

#### What is the Seward Register of Historic Places?

The Seward Register of Historic Places was established by City Council [Ordinance No. 95-10](#) in order to provide for public recognition of local cultural resources worthy of preservation. The hope was that identifying and recognizing properties that were important in Seward's history would help change the way the community perceives its historic resources, and encourage private citizens and public officials to preserve these resources. In addition, the research and documentation that result from completing the local register application provides a valuable historic resource. Since there is nothing regulatory about being listed on the Seward Register of Historic Places, placement on the local register does not place any restrictions or limitations on a property.

The purpose of this guide is to assist individuals in completing the Seward Register of Historic Places application form. It is not necessary for the applicant to be the property owner. Anyone can prepare and submit an application to nominate an eligible property for the local register. The attached pamphlet: *Where to Find Information on Historic Property in Seward, Alaska* will assist in the research portion of the application. An example of a completed application is also attached for reference.

## Seward Register of Historic Places Application

### I. Eligibility Criteria

#### A. Has the property attained National Register Status?

Contact any of the following to find out if the property is listed on the National Register of Historic Places:

- \* City of Seward, Seward Community Library at (907)224-4082, or e-mail [acarney@cityofseward.net](mailto:acarney@cityofseward.net)
- \* Resurrection Bay Historical Society & Museum - (907) 224-3902
- \* Alaska State Historic Preservation Office/Office of History & Archaeology - (907) 269-8721

#### B. Is the property at least 50 years of age or has it achieved exceptional historical significance within the past 50 years?

Generally, a property must be at least 50 years old to be eligible for the Seward Register of Historic Places. Check with any of the following to determine the age of a property:

- \* Property Owner
- \* Community Development Office
- \* Kenai Peninsula Borough Assessing Department  
If calling from within the Peninsula 1-800-478-4441 Ext. 433, or KPB Assessing Web Site ([www.borough.kenai.ak.us/assessing\\_dept/](http://www.borough.kenai.ak.us/assessing_dept/)) allows you to look up parcels if you have either owner's name, or tax parcel number.

#### C. Applicable Seward Historic Register Criteria

These criteria were developed based on the National Register Criteria, however, the Seward Register is not as strict as the National Register. Most applications will be for property associated with historic events or persons of local, state or national significance. Mark all the criteria that apply to the property.

## II. Property Information

### A. Name of Property

Enter the name that best reflects the property's historic importance or was commonly used for the property during the period of significance. List additional historic names under *Other Names/Site Number*. Contact the Resurrection Bay Historical Society, Community Development Office, and State Historic Preservation Office for historic names, and Alaska Heritage Resource Survey number. If there are no known names, or site numbers write N/A in the space. Kenai Peninsula Borough *tax parcel number* can be obtained from property tax bills and statements, the Community Development Office, or the KPB Assessing Office.

### B. Location

Contact the Community Development Office for the street (physical) address and legal description (lot, block, and subdivision).

### C. Owner of Property

Identify current owner(s) and mailing address. Telephone numbers are optional.

## D. Category of Property

**Building** - A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. Building may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

**Site** - A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure. Examples include: hunting & fishing sites, ceremonial sites, ruins of historic buildings & structures, trails, areas of land, cemeteries, designed landscapes, and natural features.

**Structure** - The term structure is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter. Examples include: bridges, tunnels, gold dredges, railroad grades, systems of roadways and paths, boats and ships, railroad locomotives and cars, and aircraft.

**Object** - The term object is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, moveable, an object is associated with a specific setting or environment. Examples include: sculpture, monuments, boundary markers, statuary, and fountains.

**District** - A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Examples include: college campuses, central business districts, residential areas, commercial areas, large forts, industrial complexes, rural villages, collections of habitation and limited activity sites, and transportation networks.

## E. Description

Provide a narrative describing the property and any interesting architectural features particular to the structure. Clearly delineate between the original appearance and current appearance. Begin by describing the current appearance of a particular feature. Then describe its original appearance and any changes, noting when the changes occurred. This section may be written in an outline or paragraph format.

Following is a guideline for describing buildings, structures and objects:

1. **Type or form**, such as dwelling, church, or commercial block.
2. **Setting**, including the placement or arrangement of buildings and other resources, such as in a commercial center or a residential neighborhood.
3. **General characteristics:**
  - a. Overall shape of plan and arrangement of interior spaces.
  - b. Number of stories.
  - c. Construction materials, such as brick or wood.
  - d. Roof shape, such as gabled, hip, or shed.
  - e. Structural system, such as balloon frame, or post and beam.
4. **Specific features:** porches, windows, doors, chimney, dormer.
5. **Important decorative elements.**
6. **Significant interior features.**
7. **Number, type, and location of outbuildings**, with dates, if known.
8. **Other manmade elements.**
9. **Alterations or changes to the property**, with dates if known
10. **Deterioration** due to vandalism, neglect, lack of use, or weather.
11. **For moved properties:**
  - a. Date of move.
  - b. Descriptions of location, orientation, and setting before and after the move.
  - c. Reasons for the move.
  - d. Method of moving.

## F. Statement and Period of Significance

Identify the period of significance. Period of significance is the length of time when a property was associated with important events, activities, or persons, or attained the characteristics that qualify it for the Seward Register of Historic Places. Explain how the property meets the Seward Register of Historic Places criteria identified at the beginning of the application. Discuss the facts and circumstances in the property's history that led to its importance. Focus on the events, activities, or characteristics that make the property significant.

The Resurrection Bay Historical Society and the Seward Historic Preservation Commission may be able to direct your research. Seward Community Library resources that may be of use include: Index to the Seward Gateway, a newspaper 1904-1910 Vol. 1 by Mike Stallings; Buildings of Alaska by Alison Hoagland; and Seward, Alaska, A History of the Gateway City Volumes I, II, & III by Mary Barry.

There may be a limited amount of information available from the Alaska Heritage Resources Survey, which is maintained by the State Historic Preservation Office.

## G. Ownership Title History of Property

Following are the best ways to find out a properties title history:

- \* Property owner may have a title report.
- \* KPBA Assessing Department. - They will need the KPBA tax parcel number.
- \* Seward Property Tax Rolls from 1912 - 1965 identifies property ownership and value. These documents are in the City's permanent records room. Ask the City Clerk for entrance.
- \* Seward Recording District/Court (Room 207 City Hall) - Deed Books through 1974 are located in the Seward Court Records Room. Ask a court clerk in Room 207 for a key to the Records Room. Deeds recorded since 1975 are on microfiche in Room 207. The court clerk will show you how to use the material. Begin by checking the General Index to all Index Directory (Deed Index). In the Deed Index grantees and grantors are listed alphabetically for each year. Grantor is the seller and Grantee is the buyer. You need approximate year of exchange and the name of either buyer or seller in order to scroll the Deed Index.

## H. If approved; may the property be placed on the Historic Walking Tour?

This does not mean the property would be open to the community and tourists, it simply means the property's physical description and statement of significance is included in the walking tour.

## I. Bibliographical References

Identify all sources used in documenting and evaluating the property including: books, journal or magazine articles, interviews, planning documents, historic resource studies or survey reports, census data, newspaper articles, deeds, wills, correspondence, business records, diaries, and other sources. Use a standard bibliographic style such as the following examples:

*Hoagland, Alison K. Buildings of Alaska. New York: Oxford University Press, 1993.*

*Barry, Mary J. Seward, Alaska, A History of the Gateway City, Vol I: Prehistory to 1914. Anchorage, Alaska: M.J.P. Barry, 1986.*

Guidelines for bibliographical references:

- \* For all printed materials, list the author, full title, location and date of publication and publisher.
- \* For articles, list also the name, volume, and date of the journal or magazine.
- \* For unpublished manuscripts, indicate where copies are available.
- \* For interviews, include the date of the interview, name of the interviewer, name and title of the person interviewed, and the location where the tape or transcript is stored.

**J. Form Prepared By** - Self-explanatory. Please include your telephone number, and e-mail address.

## K. Photographs

Possible sources for historic photographs include the property owner, Resurrection Bay Historical Society, and the Seward Community Library Museum.

## III ROUTING REVIEW

Mail or drop off your completed application to the City of Seward, Seward Community Library Museum, P.O. Box 2389, 238 Fifth Ave, Seward, AK 99664. Your application will be forwarded to the Resurrection Bay Historical Society for review and comments prior to being presented to the Historic Preservation Commission. You will be contacted if additional information or clarification is needed.

## Appendix C. List of Places on National Historic Register in Seward

Ballaine House

Jesse Lee Home for Children

Diversion Tunnel (Lowell Creek Canyon)

St. Peter's Episcopal Church

Seward Railroad Depot

US (Government) Cable Office

Swetmann House

Van Gilder Hotel

Brown and Hawkins Store

Hoben Park



## Appendix D. Seward Historic Plant & Tree Register

### *Seward Historic Plant & Tree Register*

#### **What is the Seward Historic Plant & Tree Register?**

The Seward Historic Plant & Tree Register was established by Seward City Council Ordinance No. 07-006 to increase public awareness of Seward's locally significant plants and trees. This program promotes community appreciation of natural and cultural resources, and encourages the preservation of these assets. In addition, the research and documentation that result from completing the local register application provides a valuable historic resource. **Please note, there is nothing regulatory about being listed on the Seward Historic Plant and Tree Register. Placement on the register does not place any restrictions or limitations on a property.**

Historic plants and trees are those individual and groups of plants that have been designated as significant on the basis of their importance to Seward's history. They need not be found within the Seward city limits, but must be located between Caines Head in Resurrection Bay and the head of Kenai Lake. Plants may be acknowledged due to their inclusion in a landscape, or association with a significant event or person. A noteworthy plant may be identified as a specimen, historic, landmark, collection or commemorative. For a plant or tree to be considered for inclusion to the Seward Historic Plant & Tree Register, it must satisfy at least one of the following criteria:

- A. The plant or tree is associated with events that have made a significant contribution to the broad pattern of Seward history.
- B. The plant or tree is associated with the life of a person or group of historic significance.
- C. The plant or tree represents a significant and distinguishable entity within a community or location.
- D. The plant or tree has age, size, or species significance that contributes to its heritage status.

To nominate a tree or plant, complete the attached application form. The applicant need not be the owner of the property where the plant is located. Once the application has been submitted, it will be forwarded to the Seward Historic Preservation Commission. For assistance, contact the City of Seward's Community Development office, 907-224-4048.

Complete application forms may be sent to:

City of Seward Community Library Museum, P.O. Box 2389, Seward, AK 99664

# Appendix E. 1975 List of Seward Historical Inventory Sites (Original List)

## SEWARD HISTORICAL SITE INVENTORY

Historical Theme: I-Prehistory; II-Exploration & Settlement; III-Military & Government; IV-Commerce & Economic Development; V-Transportation & Communication; VI-Intellectual & Social Institutions; VII-Disasters and Natural History  
 Historic Register Status: NR-Nat'l Historic Register NT-Nat'l Historic Trail NE-Nat'l Register Eligible: NRJ-Nomination Rejected; LR-Seward Register

City ID#	AHR#	Historical Name	Yr Built	Theme Type	Property Type	Sub-Type	Current Use	REMARKS	Register Status	Physical Location	Legal Description			KPB Tax #	Current Owner
											Subd	Blk	Lot		
1		Iditarod Trail (1880-1923)		VI	Site	Trail, winter use	Trail		NT78	-	-	-	-	-	City/KPB/State
2		Shipyard (Phoenix)	1794	II/V	Site	Transportation, water	Campground			- unknown	Laubner	-	-	-	City
3		Ft McGilvray	42	III	Structure	Military, fortification	State park			- Caines Head	-	-	-	18906005	State - DNR
4		Outposts - Barwell Island	42	III	Structure	Military, fortification	Abandoned			- Res Bay	-	-	-	18912403	State - DNR
4 - A		Rugged Island												18913003	U.S. Dept. of Interior
4 - B		Hive Island												18910004	State - DNR
4 - C		Fox Island												18912101	State - DNR
5		Navy Wireless Station	17	III/V	Building	Communications	Abandoned	old green bldg by airport		2310 Airport Road	-	-	-	14502401	State Aviation Div.
6		Rockwell Kent cabin		VI	Site	Camp	lodge			- Fox Island	-	-	-	18911401	State - DNR
7			07	II	Building	Dwelling, single	Home			300 1st	Original Twinst	13	21/22	14903001	Overl, Frederick & J.
8				II	Building	Dwelling, single	Home			306 1st	Original Twinst	13	23/25	14903004	Whitmore, Brent
9			<27	II	Building	Dwelling, single	Home			318 1st	Original Twinst	13	30	14903007	Hafmeister, Debra
													29A	14903028	
10	304	Brownell (Don Carlos) House	10	II	Building	Dwelling, single	Home	originally a log house		335 1st	Lowell Estates	-	1	14921001	Weaver, Ray
11			<27	II	Building	Dwelling, single	Home			428 1st	Original Twinst	26	35	14804006	MacSwain, James & R.
12		TB Sanitarium Nurses Lodging	50's	VI	Building	Housing, institutional	Wesleyan			431 1st	Marathon Add	-	19	14802001	Methodist
13		Quonset (McHenry home)	42	III	Building	Military, facility	Storage			508 1st	Original Twinst	27	24/25	14805018	Robert Frasher
14		Lindsey Home	<24	II	Building	Dwelling, single	Home			704 1st	Federal Adn row			14713011	Lindsey, Dale
15			<27	II	Building	Dwelling, single	Home			202 2nd	Original Twinst	11	21/22	14905025	Chugachmiut Inc.
16		420th Coast Artillery Quonset	42	III	Building	Military, facility	storage			203 2nd	Original Twinst	12	18	14902013	Hawks, Denise
17			<27	II	Building	Dwelling, single	Home			208 2nd	Original Twinst	11	25/26	14905006	Broughton, Mervin & L.
18			<27	II	Building	Dwelling, single	Home			216 2nd	Original Twinst	11	29	14905009	Carlsen, James & Tanya
19		Sandbeck (Ole) House	07	II	Building	Dwelling, single	Home			220 2nd	Original Twinst	11	30/31	14905010	Dieter, Emma Rose
20			<27	II	Building	Dwelling, single	Home			224 2nd	Original Twinst	11	32/33	14905011	Uriarte, John
21		Thoday House	<27	II	Building	Dwelling, single	Home	burned 1943?		225 2nd	Original Twinst	12	8, 9	14902019	Casagranda, Ristine
22			<27	II	Building	Dwelling, single	Home			219 2nd	Original Twinst	11	10, 11	14902018	Hepworth, Wadeen
23			25	II	Building	Dwelling, single	Home			230 2nd	Original Twinst	11	35/36	14905013	Wheat, Kirsten
24		Salit (John) House	<27	II	Building	Dwelling, single	Home	on the alley		230.5 2nd	Original Twinst	11	36	14905014	Stirling, Dan & Barbra
25		Torwanger House	<27	II	Building	Dwelling, single	Home			234 2nd	Original Twinst	11	31/32	14905015	Lo Chien-Kuo & Wright
26		St. Peter's Rectory	<27	II/VI	Building	Dwelling, church rela	Home			235 2nd	Original Twinst	12	1, 2, 3	14902021	Episcopal Church
27	28	St. Peter's Episcopal	05	VI	Building	Religious facility	Church		NR79, L95	239 2nd	Original Twinst	12	1	14902021	Episcopal Church
28			<27	II	Building	Dwelling, single	Storage			303 2nd	Original Twinst	13	19	14903027	Hamner, Lonnie & Peggy
29		Sheldon (Charles) House	08	II	Building	Dwelling, single	Home	later Schaefermeyer; PM 24-46		303 2nd	Original Twinst	13	18	14903027	Hamner Lonnie & Peggy
30			<27	II	Building	Dwelling, single	Home			304 2nd	Original Twinst	14	22/23	14906002	Martin, Cary & Thorpe L.
31			<27	II	Building	Dwelling, single	Home			311 2nd	Original Twinst	13	15	14903018	Hamner, Lonnie & Peggy
32			<27	II	Building	Dwelling, single	Home			314 2nd	Original Twinst	14	28	14906005	Olson, Douglas
33			<27	II	Building	Dwelling, single	Home			315 2nd	Original Twinst	13	13	14903030	Hagea, David & Kathryn

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Seward Historic Preservation Commission - 2017 Historic Preservation Plan

SEWARD HISTORICAL SITE INVENTORY

Historical Theme: I-Prehistory; II-Exploration & Settlement; III-Military & Government; IV-Commerce & Economic Development; V-Transportation & Communication; VI-Intellectual & Social Institutions; VII-Disasters and Natural History  
 Historic Register Status: NR-Nat'l Historic Register NT-Nat'l Historic Trail NE-Nat'l Register Eligible; NRJ-Nomination Rejected; LR-Seward Register

City ID#	AHRS #	Historical Name	Yr Built	Theme Type	Property Type	Sub-Type	Current Use	REMARKS	Register Status	Physical Location	Legal Description			KPB Tax #	Current Owner
											Subd	Blk	Lot		
34			<27	II	Building	Dwelling, single	Home			318 2nd	Original Twnst	14	29/30	14906007	PMR, LLC.
35			<27	II	Building	Dwelling, single	Home			320 2nd	Original Twnst	14	31/32	14906032	Buckley, Ronald
36			<27	II	Building	Dwelling, single	Home			323 2nd	Original Twnst	13	9	14903022	Towsley, John & Claudia
37		LV Ray Home	06	II	Building	Dwelling, single	Home	built by Wm Butts		327 2nd	Original Twnst	13	7, 8	14903023	Rowe, Jerald
38			<27	II	Building	Dwelling, single	Home			329 2nd	Original Twnst	13	6	14903024	Fuller, Douglas
39		Casey (Ellsworth) House	07	II	Building	Dwelling, single	Home			330 2nd	Original Twnst	14	35/36	14906034	Hettick, David & Lynn
40		Modern Motors		IV	Building	Store, specialty	Apt	built by Bill Muir		402 2nd	Original Twnst	25	21A	14807023	Olson, Marilyn
41		Harriman Bank Caretaker Hous	06	IV	Building	Dwelling, single	Home			414 2nd	Original Twnst	25	27/28	14807003	Hyes, Min
42		Harriman Bank Mgr Home	06	II	Building	Dwelling, single	Home	Eric Lucas House; Dr. Wagner home		419 2nd	Original Twnst	26	11, 14	14804011	Ambrosani, Craig
43		Overhalden Home	<24	II	Building	Dwelling, single	Apts			525 2nd	Original Twnst	27	8, 9	14805012	Pringle, James
44		Slater House	15	II	Building	Dwelling, single	Home	builder was a miner		802 2nd	Federal Adn	14	10, 11	14714003	Moore, Michael & Betty
45		Quonset	41	III	Structure	Military, facility	Storage			802 2nd	Federal Adn	14	10, 11	14714003	Moore, Michael & Betty
46		Wiklund (Aaron) House	<24	II	Building	Dwelling, single	Home	built around a tent		806 2nd	Federal Adn	14	9	14714002	Ecklund, Cindy
47		420th Coast Artillery	42	III/IV	Site	Military, fortification	2 Lakes Park	gun emplacement?		809 2nd	First Lake	-	-	14714008	State - DNR
48		Quarry	28	V	Site	Transportation	home/park	for harbor breakwater		901 2nd	Federal Adn	16	1A	14715016	Ennis, Don
48-A					Site					1001 2nd			22	14715028	Swd Trnst Ennis Replat
49		Buick Bldg	<27	IV	Building	Store, specialty	Apt/Laundromat	built by Pete Ogle		300 3rd	Original Twnst	10	21-22	14908003	Blue Rose Enterprises
50		Eamon (also Helen Williams)	06	II	Building	Store, specialty	Home	laundry, aka Irene Nussbaum		207 3rd	Original Twnst	11	17	14905018	Lorz, Polly
51		Eamon	06	II	Building	Dwelling, single	apt			207.5 3rd	Original Twnst	11	134	14905018	Lorz, Polly
52			<27	II	Building	Dwelling, single	Home/store	House of Diamond Willow		213 3rd	Original Twnst	11	134	14905032	Bonham Investments
53	247	Ogle (Pete) House	15	II	Building	Dwelling, single	Home	earlier owned by Sol Urie		219 3rd	Original Twnst	11	11, 12	14905031	Hatch, Arne
54		Ft Raymond Barracks	42	III	Building	Military housing	Cedarside Apts	moved by Nels Hagen		225 3rd	Original Twnst	11	8	14905021	Juris Mindenbergs
55	246	Sexton(George)House(DepMrs)	<05	II	Site	Dwelling, single	church site	Torn down		301 3rd	Original Twnst	14	20	14906015	Pentecostal Church
56		Andrews Home		II	Building	Dwelling, single	Home			305 3rd	Original Twnst	14	18	14906016	Atwood, Carol
57				II	Building	Dwelling, single	Home			313 3rd	Original Twnst	14	14	14906020	Johnson, Larry
58				II	Building	Dwelling, single	Home			307 3rd	Original Twnst	14	17	14906017	Beutler Eugen & Rieder
59		Krefting (Charles) Apts	06	II	Building	Dwelling, multiple	Apt 6-plex			309 3rd	Original Twnst	14	16	14906018	Davis, Ted
60				II	Building	Dwelling, single	Home			311 3rd	Original Twnst	14	15	14906019	Frey, Joanne
61				II	Building	Dwelling, single	Home			317 3rd	Original Twnst	14	12, 13	14906026	Otto, Christina
62		Blue (Walter)House (built by Grey?)		II	Building	Dwelling, single	Real estate Office	may be oldest in Seward		321 3rd	Original Twnst	14	10, 11	14906028	Dam, William
63				II	Building	Dwelling, single	Home			327 3rd	Original Twnst	14	7	14906022	Goocoy, Alaert
64				II	Building	Dwelling, single	Home			329 3rd	Original Twnst	14	6	14906023	Riordan, Sara Ann
65	32	Observation Car	23	V	Railroad	Transportation, rail	Info Cache			401 3rd	Original Twnst	25	19, 20	14807008	Goocoy, Albert
66		Stewart (Duncan) House		II	Building	Dwelling, single	Home	Millionaire's Row		411 3rd	Original Twnst	25	15	14807010	Bryant, Mary
67	223	Winter (George) House	05	II	Building	Dwelling, single	Home	Millionaire's Row		413 3rd	Original Twnst	25	13, 14	14807011	Joanie Merritt
68	227	Holland (Murray) House	05	II	Building	Dwelling, single	Home	Millionaire's Row		417 3rd	Original Twnst	25	11, 12	14807012	Landenburger, Eric
69		Werner (Neeley) House	<27	II	Building	Dwelling, single	Home			420 3rd	Original Twnst	24	29 - 31	14810023	Herbert, Jill Family Trust

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## Seward Historic Preservation Commission - 2017 Historic Preservation Plan

### SEWARD HISTORICAL SITE INVENTORY

Historical Theme: I-Prehistory; II-Exploration & Settlement; III-Military & Government; IV-Commerce & Economic Development; V-Transportation & Communication; VI-Intellectual & Social Institutions; VII-Disasters and Natural History

Historic Register Status: NR-Nat'l Historic Register    NT-Nat'l Historic Trail    NE-Nat'l Register Eligible; NRJ-Nomination Rejected; LR-Seward Register

City ID#	AHS#	Historical Name	Yr Built	Theme Type	Property Type	Sub-Type	Current Use	REMARKS	Register Status	Physical Location	Legal Description			KPB Tax #	Current Owner
											Subd	Blk	Lot		
70	231	Cameron (J.B.) (Dr. Romig) Ho	05	II/V/VI	Building	Dwelling, single/Hosp	Home	Millionaire's Row		423 3rd	Original Twnst	25	8, 9, 10	14807013	Hoogland, JoAnn
71	232	Hale (Eugene) House	05	II	Building	Dwelling, single	Home	Millionaire's Row		429 3rd	Original Twnst	25	6, 7	14807014	Ge4rvais, Thomas
72	23	Ballaine (Frank) House	05	II	Building	Dwelling, single	Home	Millionaire's Row	NR78, L95	437 3rd	Original Twnst	25	1,2,3,4,5	14807015	Lusk, William
73		Shellhorn (W.R.) House	28	II	Building	Dwelling, single	Home	built by Shellhorn		509 3rd	Original Twnst	28	5 thru 15	14808013	Cabana, Alfred
74			<24	II	Building	Dwelling, single	Home			519 3rd	Original Twnst	28	0 thru 15	14808020	Richardson, Monty
75		Alaska Communications	16	V	Building	Housing, Institutional	Home			612 3rd	Federal Adn	3	4	14809012	Diteman, Drake
76		Alaska Communications	16	V	Building	Housing, Institutional	Home			613 3rd	Federal Adn	4	1	14809006	Irons, Shelly
77		Alaska Communications	16	V	Building	Housing, Institutional	Home			614 3rd	Federal Adn	3	3	14809011	Berticevich, Sheila
78		Alaska Communications	16	V	Building	Housing, Institutional	Home			615 3rd	Federal Adn	4	2	14809005	Tyree, Ray
79		Ingram House	<24	II	Building	Dwelling, single	Home			711 3rd	Federal Adn	7	6	14713006	Kasser, D & Gray, W.
80			<24	II	Building	Dwelling, single	Office			804 3rd	Federal Adn	13	7A	14724001	Kishan, G.P
81	29	Alaska Railroad Mile 0	15	V	Site	Transportation, rail	4th Ave Dock	part of SeaLife Center		301 Railway	Waterfront Trcd	2A	-	14920012	City & Wildlife Trading
82	31	ARR/4th Ave Dock	35/55	IV/V	Structure	Transportation, water	Dock	part of SeaLife Center		301 Railway	Waterfront Trcd	2A	-	14920012	City / SAAMS
83	148	Iditarod Trail mile 0		VI	Site	Trail, winter use	park			401 Railway	Waterfront Trcd	-	2A	14920019	City
84	300	Yukon Building	04	IV	Building	Commercial	Bar	built by DC Brownell		310 Washington	Original Twnst	10	20	14908034	Cummings, Sue
85		Gil's (Thom's) Showcase Loung	43	IV	Building	Store, specialty	Bar			206 4th	Original Twnst	9	24, 25	14911003	Thorn, Louis
86	38	Brown & Hawkins Store	04	IV	Building	Store, specialty	Retail store		NR88, L95	209 4th	Original Twnst	10	16,17,18	14908016	Darling Family Trust
87		Alaska Shop	43	IV	Building	Store, department	Store			210 4th	Original Twnst	9	26A	14911034	Crane, Dave
88		DLK (Flamingo)	43	IV	Building	Restaurant	office			216 4th	Original Twnst	9	29	14911007	Real Estate Development
89		Urbach's Store	42	IV	Building	Store, specialty	Retail			218 4th	Original Twnst	9	30	14911008	Urbach's
90		Orlander Bldg	16	IV	Building	Store, specialty	Vacant	also owned by Jesse Ellsworth		219 4th	Original Twnst	10	11	14908019	White Mtns Trdng Co.
91		Seward Drug	43	IV	Building	Store, specialty	Retail	built after '41 fire		220 4th	Original Twnst	9	31	14911009	Ifflander Mark & Yolanda
92		The Mart	40's	IV	Building	Store, department	Forgetmenot			221 4th	Original Twnst	10	10	14908020	Treadwell D. & M.
93		McMullen Building	<27	IV	Building	Store, specialty	Retail			222 4th	Original Twnst	9	32	14911010	Jaffa, Bruce/Carol
94		Osbo Bldg	20	IV	Building	Store, specialty	In Home Video			223 4th	Original Twnst	10	9	14908021	Knudsen, Robert
95		Sexton Candy Fountain	<27	IV	Building	Store, specialty	Jewelry store	Fire N Ice		227 4th	Original Twnst	10	7	14908023	Sundeen, J. & V.
96		Carson Meats (Werner's)	15	IV	Building	Store, specialty	Retail			230 4th	Original Twnst	9	36	14911014	Werner, Larry
97		Seward Trading Co.	25	IV	Building	Restaurant	Apts/vacant	grocery thru 1988		236 4th	Original Twnst	9	39	14911017	Stubblefield, Travis
98		Seward Trading Co.	22	IV	Building	Store, specialty	Apts/vacant	grocery thru 1988		238 4th	Original Twnst	9	40	14911017	Stufflefield, Travis
99		City Hall	30's	III	Building	Government, city hall	Travel Agency			404 Adams	Original Twnst	16	21, 22	14912001	Dunham, Willard
100	242	Alaska House (Andrews Army S	06	V	Site	Store, specialty	Parking lot	torn down		306 4th	Original Twnst	16	23, 24	14912019	City
101	34	Ft Raymond Chapel	42	III/VI	Building	Facility, religious	Church	to present site '46, burned '94		321 4th	Original Twnst	15	5A	14909018	Methodist Church
102		Johnson (Bob) Apts	<30	II	Building	Dwelling, multiple	Sprucetop Apts	moved from Mi 7		416 4th	Original Twnst	23	29, 30	14812004	Cline, William & Dorothia
103		Garcia House	38	II	Building	Dwelling, single	Home	CO USCG MORRIS		500 4th	Original Twnst	30	21,22,23	14813001	Morrell, William
104		Seward Elementary	25	VI	Site	School	AVTEC	Torn down		519 4th	Original Twnst	29	29	14811003	State
105		Helm (John) House	30's	II	Building	Dwelling, single	Home/B&B			611 4th	Original Twnst	38	14, 15	14809021	Sullivan / Calhoon
106		Helm (John) House	30's	II	Building	Dwelling, single	Home			613 4th	Federal Adn	3	1, 2	14809020	Stoltz, Sigrun

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## Seward Historic Preservation Commission - 2017 Historic Preservation Plan

### SEWARD HISTORICAL SITE INVENTORY

Historical Theme: I-Prehistory; II-Exploration & Settlement; III-Military & Government; IV-Commerce & Economic Development; V-Transportation & Communication; VI-Intellectual & Social Institutions; VII-Disasters and Natural History

Historic Register Status: NR-Nat'l Historic Register    NT-Nat'l Historic Trail    NE-Nat'l Register Eligible;    NRJ-Nomination Rejected;    LR-Seward Register

City ID#	AHS#	Historical Name	Yr Built	Theme Type	Property Type	Sub-Type	Current Use	REMARKS	Register Status	Physical Location	Legal Description			KPB Tax #	Current Owner
											Subd	Blk	Lot		
107		Tom Thodee House	<24	II	Building	Dwelling, single	Home			705 4th	Federal Adn	8	3	14723009	Bartee, Irene
108	413	Seward Commercial Co. (Sauer)	08	IV	Building	Store, specialty	Retail / B&B			225 4th	Original Twnst	10	8	14908022	Hershock, Matthew
109		Helm (John) House	30's	II	Building	Dwelling, single	Home			609 4th	Original Twnst	38	16, 17	14809022	Ross, M. & Martensen, K
110	303	Arctic Brotherhood Hall	07	VI	Building	Hotel		Dreamland Bowl - Torn down		200 5th	Original Twnst	8	21A	14943021	Edgewater Hotel, Kishan
111			40's	II	Building	Dwelling, single	Home			212 5th	Original Twnst	8	26 to 28	14913005	U.S.A.
112		Seward (New) Hotel	48	IV	Building	Hotel	Parking lot			217 5th	Original Twnst	9	12A	14911038	Kenai Fjord Lodging
		Seward Hotel				Hotel				211 5th		9	14, 15	14911020	Blue Yonder, LLC
113			30's	II	Building	Dwelling, single	Hbr Dnnc Cbr	built by Charles Cooper		216 5th	Original Twnst	8	27, 28	14913005	U.S.A.
114	302	Harborview/Weir Apartments	<27	II	Building	Dwelling, multiple	Apts/beauty sho			232 5th	Original Twnst	8	37	14913009	Crum, Constance
115		Kenai Coop	40's	IV	Building	Store, specialty	Library			238 5th	Original Twnst	8	38 to 40	14913010	City of Seward
116			<24	II	Building	Dwelling, single	Home			308 5th	Original Twnst	17	25, 26	14914005	Fillingim, Doris
117	147	Sacred Heart Roman Catholic	10	VI	Site	Religious facility	Vacant land	Destroyed by fire '89		320 5th	Original Twnst	17	31, 32	14914028	Kishan Group
118	150	Swetmann House	16	II	Building	Dwelling, single	Home	Stucco Johnson home	NR78, L95	327 5th	Original Twnst	16	6,7,8	14912014	Vanbuskirk, Karl
119	89	Ft Raymond NCO Club	41	III/VI	Building	Military, facility	American Legio			400 5th	Original Twnst	22	21-25	14815001	American Legion Post #5
120		Ingram (Harriet) House	50's	II	Building	Dwelling, single	Home	built it herself		532 5th	Original Twnst	31	36-38	14816009	Connolly, J. & R.
121			<24	II	Building	Dwelling, single	Home			706 5th	Oceanview #1	10	9A	14728005	Tisdall, Jean
122		Shuster House	30's	II	Building	Dwelling, single	Home			217 6th	Original Twnst	8	12 to 14	14913013	Morris, Ronald & Kate
123	200	Government Cable Office	05	III/IV	Building	Communications	Home & B & B	WAMCAT house	NR80, L95	219 6th	Original Twnst	8	10, 11	14913014	Carpenter, Gregory
124			<27	II	Building	Dwelling, single	Home			223 6th	Original Twnst	8	9	14913015	Libbrech & Tanguy
125		Lechner House	<27	II	Building	Dwelling, single	Home			235 6th	Original Twnst	8	2 to 6	14913017	City
126		Keating Home		II	Building	Dwelling, single	Home	moved from Mi 7 in '30		308 6th	Original Twnst	18	24, 25	14916003	Lewis, Jim & Jean
127		Malloy (Mike) House	<28	II	Building	Dwelling, single	Home	??moved from 1000Blk 2nd '28		313 6th	Original Twnst	17	13,14,15	14914017	Anderson, V. & Vesta, J.
128		Ft Raymond building	42	III	Building	Military, facility	Home	to present site about'60		317 6th	Original Twnst	17	11, 12	14914018	Myers, M. & J.
129		420th Coast Artillery Quonset	42	III	Building	Military, facility	Home			400 6th	Original Twnst	21	21, 22	14817001	Hafemeister, Debra
130		420th Coast Artillery Quonset	42	III	Building	Military, facility	Home			406 6th	Original Twnst	21	23, 24	14817006	Hafemeister, Debra
131		420th Coast Artillery Quonset	42	III	Building	Military, facility	Home			408 6th	Original Twnst	21	25, 26	14817007	Hafemeister, Debra
132		Ft Raymond building	42	III	Building	Military, facility	vacant building	old Mini Mall, Country Kitchen		303 Adams	Original Twnst	10	39, 40	14908014	Lochien-Kuo & Wright, K
133		Liberty Theatre (older name)	40's	VI	Building	Entertainment, theat	Theatre	once where Elk's is now		304 Adams	Original Twnst	15	21 to 25	14909001	Fletcher, Skip & Marie
134	160	Van Gilder Hotel	16	IV/VI	Building	Hotel	Hotel		NR80, L95	308 Adams	Original Twnst	15	18 to 20	14909008	Lands End Acquisition
135	154	Harriman Bank	16	V/VI	Building	Financial/school	Ray Bldg	High School (1927)		500 Adams	Original Twnst	17	21 to 24	14914001	Icebox LLC & Rockwell
136	233	Oddfellows Hall (IOOF)	18	VI	Building	Meeting hall	SLAC			504 Adams	Original Twnst	17	21 to 28	14914002	Swan, Thomas
137		Post Office (pre '24-28)	<27	III	Building	Government, post office	Hbr Fuel Grge	2nd Hand Store (1927)		508 Adams	Original Twnst	17	16A	14914016	DAL Car Limited
138		Ft Raymond building	42	III	Building	Military, facility	vacant	Reed's Jewelry building		608 Adams	Original Twnst	18	20	14916010	Ericson, R. & B.
139		Standard Oil Manager House	28	II/IV	Building	Dwelling, single	Home/B&B			611 Adams	Original Twnst	7	1, 2	14915014	Clary, D. & Besh, J.
140		Leirer Dairy pastures		IV	Site	Agriculture	airport/ARR			- -	-	-	-	-	State DOT/PF & ARR
141		Highway Maintenance Shop	30's	III	Building	Public works	Maint Shop			408 B St	Oceanview	4	6	14732006	State DOT/PF
142		Evans House	30's	II	Building	Dwelling, single	Home	moved from old airport '40's		231 Ballaine	Original Twnst	7	5, 6	14915012	Brittain, Mike

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City ID#	AHR# #	Historical Name	Yr Built	Theme Type	Property Type	Sub-Type	Current Use	REMARKS	Register Status	Physical Location	Legal Description			KPB Tax #	Current Owner
											Subd	Blk	Lot		
143		420th Coast Artillery Quonset	42	III	Building	Military, facility	Storage			401 Ballaine	Original Twnst	21	19, 20	14817003	King Jerry & Jolene
144		Tressler Sawmill			Site	Commercial	subdivision	numerous locations		- Bear Lk Rd	Bear Lake	-	-		
145		Schoolhouse (1 room)	<24	VI	Building	School	Home	a wayside?		- Bear Lk Rd	Woodrow #1	-	35A	12503258	Daniel Revocable Trust
146		Magistrate		II	Building	Dwelling, single	Home	chimney original		- Bear Lk Rd	Woodrow	-	64, 65	12503231	Weimar, Leonard
147		Ft Raymnd Infantry Mess Hall	42	III	Structure	Military, facility	Duplex	original location (Bldg M250/311)		2405 Birch	Forest Acres	-	2	14506213	Orr, Nathan
148		Home Brew Alley (upper)	07?	II	Building	Dwelling, single	Home			202 Brownell	Original Twnst	12	21A	14902024	James, Witta
149		Rasmusson (Andy) Sawmill	03	IV	Site	Commercial	Vacant	where old boxcar was		1207 Chamberlain	Cliff Adn	-	-	ROW	City
150		Leirer (Senior) home	40	II	Building	Dwelling, single	Home			1411 Chamberlain	Cliff Adn	10	6	14722005	Knopik, Randy
151	33	Resurrection Luthern Church	16	VI	Building	Religious facility	Home/art gallery	formerly Methodist Church		320 3rd Ave.	Original Twnst	15	31 to 38	14909017	O'Connor, M. & R.
152		Cemetery, Jesse Lee Home	27-43	VI	Site	Cemetery	Cemetery			300 Coolidge Dr	Ft Raymond	-	1A	14502619	City
153		Leirer Dairy Barn	47	II/IV	Site	Facility, animal	Storage	built by Adelman		213 Dairy Hill Ln	Bayview	1	row	14510414	Leirer Lmt. Partnership
154		Leirer Home	20	II	Building	Dwelling, single	Home			100 Dairy Hill Ln	Bayview	4	1	14510413	Leirer, Steve
155		Elwell Log House	25	II	Building	Dwelling, single	Home	she worked/he drank beer		103 Dairy Hill Ln	Cliff Adn	1	5 & 8	14706034	Henderlong, Donna
156		TB Sanitarium	46	VI	Site	Medical, sanitarium	Mil Rec Camps	closed in '55		2209 Dimond Blvd	Ft Raymond	-	9A	14502604	City
157		Ft Raymond Army Magazines (2)	42	III	Structure	Military, facility	Unused			2707 Dimond Blvd	Jap Crk	-	-	14531002	Schafer, Al
158		Black Cabin		II	Building	Camp	Public cabin	in National Park		Mi6 Exit Glacier Rd	Placer Creek	-	-	-	Park Service
159	11	Lowell Canyon Diversion Tunnel	37	III/VII	Structure	Public works	Tunnel		NR77, L95	100 Lowell Pt Rd	USS 703	-	-	14823007	City
160	90	Mt. Marathon Trail/Race	05	VI	Site	Recreation, outdoor	Trail	2nd oldest foot race in USA	NRJ	300 Lowell/Cyn Rd	-	-	-	-	City & State
161		Alaska Freight Lines	40's	V/IV	Structure	Transportation, water	Dock	east side of bay		1103 Nash Rd	USS 3924	-	2	14533008	Bardarson, Blaine
162	161	Alaska Flag Raising	27	VI	Site	Commemorative	Yard	in front of Jesse Lee Home		101 Benson Dr.	Jesse Lee Hts	-	15B	14502320	City
163	3	Jesse Lee Home	27	VI	Building	Housing, institutional	Vacant		NR95, L96	101 Benson Dr.	Jesse Lee Hts	-	15B	14502320	City
164	151	Brosius Noon Bldg	06	IV	Building	Commercial	Seaview Plaza	No longer NHR eligible		302 Railway	Original Twnst	3	32A	14907001	Seaview Comm. Serv.
165		Seward Machine Shop	15	IV	Building	Commercial	Abandoned			308 Railway	Original Twnst	3	5 to 7	14907004	Pruitt, James
166		Arcade Building	43	II/III	Building	Dwelling, multiple	Apts/Retail	1st floor rebuilt after 41 fire		403 Washington	Original Twnst	4	37 to 40	14910001	SAAMS
167		Hoben Park	<27	VI	Site	Recreation, outdoor	Park	aka Arcade, Ladies, Niles Park		401 Railway	Waterfront Trce	-	2A	14920019	City
168	1	Alaska Railroad Depot	17	V	Building	Transportation, rail	Ferry office		NR87, L95	501 Railway	Waterfront Trce	-	1A	14920018	SAMMS
169		Founder's Landing Site	03	II	Site	Commemorative	monument			613 Railway Ave	Waterfront Park	-	-	-	City of Seward
170	12	Cemetery, Woodlawn	16	VI	Site	Cemetery	inactive	also called Railroad & old Russian		- Salmon Ck	Woodlawn	2	1, 2	14411003	City of Seward
171		Primrose Mine		IV	Structure	Facility, extractive	Mine			Mi18 Seward Hwy	-	-	-	-	USFS/Moore
172		Primrose Cabin	42	II	Building	Camp	Cabin	Primrose Trail		Mi18 Seward Hwy	-	-	-	-	USFS/Moore
173		Covered highway bridges		V	Structure	Transportation, road	abandoned	abutments still visible		2706 Seward Hwy	-	-	-	-	ARR
174		Jesse Lee Superintendent's House	42	VI	Building	Dwelling, single	Home			1806 Swetmann	Jesse Lee Hts	2	2A	14520030	Tetreau, Michael
175		Ft Raymond Navy Magazine (2)	42	III	Structure	Military, facility	Unused			2120 Unimak Cir.	Gateway	Tr A	-	14535001	City of Seward
176	209	Solly's	09	IV	Building	Commercial	Office	built by Brosius		411 Washington	Original Twnst	4	1, 2	14910002	U.S Nat. Park Service
177	301	The Louvre (also The Belmont)	05	IV	Site	Hotel/Restaurant	Restaurant	original torn down early '80's		412 Washington	Original Twnst	9	17A	14911033	U. S. Nat. Park Service
178		Ft Raymond Bldg #202	42	III	Building	Military, facility	Warehouse			702 Aspen	Ft Raymond	5		14502609	City of Seward
179		Ft Raymond Bldg #205	42	III	Building	Military, facility	Mess hall			2109 Dimond Blvd	Ft Raymond		7A	14502607	City of Seward

Updated 8/12/09

## Seward Historic Preservation Commission - 2017 Historic Preservation Plan

### SEWARD HISTORICAL SITE INVENTORY

Historical Theme: I-Prehistory; II-Exploration & Settlement; III-Military & Government; IV-Commerce & Economic Development; V-Transportation & Communication; VI-Intellectual & Social Institutions; VII-Disasters and Natural History

Historic Register Status: NR-Nat'l Historic Register NT-Nat'l Historic Trail NE-Nat'l Register Eligible; NRJ-Nomination Rejected; LR-Seward Register

City ID#	AHS# #	Historical Name	Yr Built	Theme Type	Property Type	Sub-Type	Current Use	REMARKS	Register Status	Physical Location	Legal Description			KPB Tax #	Current Owner
											Subd	Blk	Lot		
180		Ft Raymond Bldgs #254 & 258	42	III	Building	Military, facility	Rec camp			2013 Seward Hwy	Ft Raymond		7A	14502607	City of Seward
181		Lowell Homesite	1880	II	Site	Settlement	street, IMS	tested under Sec 106 SAAMS		313 Railway Ave	Waterfront Trc	1			City / SAAMS / Uof A
182		Alaska Central Railroad Tunnel #1		V	Structure	Transportation, rail	ARR tunnel		NR77, L95	Mi 9 Seward Hwy					ARR
183		Water /Power Plant		IV	Structure	Public works	abandoned			312 Lowell Canyon	USS 703	-	-	14823006	City
184		Seward Meridian and Base line			Site					Nash Road					DNR
185		Lowell Homesite Seward 682													

Updated 8/12/09

## Appendix F. NPS Determination of Eligibility to the National Register of Historic Places. Seward Commercial Historic District 8/11/2004

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### 4. Function or Use

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#### Historic Functions

Cat: Commerce/Trade/ Domestic Sub: business, financial institution, specialty store, department store, restaurant, multiple dwellings, and single dwellings

Current Functions (Enter categories from instructions)

Cat: Same Sub: Same

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### 5. Description

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Architectural Classification: Other

Materials (Enter categories from instructions)

Foundation: concrete, earth

Roof: wood, asphalt, metal Walls: wood, metal, stucco

#### Narrative Description

Seward is a small town located on Alaska's beautiful Resurrection Bay. In 1903, Seattle developer Frank Ballaine chose the location as a perfect spot to begin building a railroad. The town site was neatly laid out spreading east from the nearby mountains towards the water in 40 blocks with 1,211 lots. Eager to accommodate the railroad workers, businesses, such as the "Bank Saloon" building, began popping up along the main thoroughfare that extended from the dock. Over the next several decades, businesses flourished along both sides of Fourth Avenue with a sprinkling of mixed commercial buildings and residences along Third and Fifth Avenues. Fifty buildings and one structure were evaluated for eligibility to the Seward Commercial Historic District. Unfortunately, the



district no longer retains its integrity and is not eligible for listing on the National Register of Historic Places.

### Area of consideration

The 50 buildings and 1 structure that were considered within the Seward Commercial Historic District are in a four block area between Railroad and Adams Streets, and Third and Fifth Avenues. All of the buildings fall within the Original Town site, although there have been several subsequent re-plats.

Additional consideration was given to a potentially smaller commercial historic district that focused primarily along Fourth Avenue from Railway Avenue on the south to Adams Street on the north. This district is where the majority of Seward businesses were concentrated during the time of significance.

### Historic Appearance

From 1903-1943, the Seward business district consisted primarily of shops, restaurants and hotels. The buildings were defined by the narrow lot widths, were rectangular or square-shaped, and were one or two stories. The symmetrically laid out streets and blocks provided an orderly appearance and provided easy access to the businesses. All buildings fronted directly on the streets. Along Fourth Avenue, there was a cohesive appearance with commercial storefront windows and false fronts, with some fronts extending above the rooflines to conceal the buildings with gable roofs. There were few vacant lots along Fourth. Third and Fifth development was much more mixed with several single dwelling residences amidst commercial properties, several vacant lots, and no unified storefront appearance. The buildings that would be considered "Contributing" within this district are simple frame buildings which retain original features such as stucco siding and commercial display windows. The residences are small, one-story houses with log or shiplap siding. Important streetscape elements include Fourth Avenue as the entryway into Seward from the main city dock. The grand three story Arcade building, built in 1922 (expanded in 1924-25 and again in 1937), with its close proximity to the dock and its orientation on the distinct triangular lot stood as a symbolic greeter to the town. The creation of Hoben's Park across Railway from the Arcade further enhanced the town's "welcoming" elements.

### Changes to the District

The November 1941 fire destroyed at least sixteen buildings on the east side of Fourth Avenue. Several of Seward's business owners immediately set to rebuilding their stores. By 1943, approximately six businesses along the east block of Fourth Avenue were in place: the Seward Bakery (1942) ; Seward Shop (1942) ; Urbach's (1941) ; Quilt Shop (1943) ; Alaska Shop (1941) ; and the

Arcade (1943) , a modest one story built on top of the previous building basement and foundation. A separate fire destroyed most of the buildings on the west side of Fourth Avenue between Washington and Railway, including the original Liberty Theatre. In 1942, three similarly constructed buildings were erected on the site, across the street from the Arcade, that today house: Christo's Restaurant, Tony's Bar, and Elks Club. These buildings were similar in style and in function as to the other businesses within the district and provided continuity of the commercial district. The streetscape remained largely the same, although there were more vacant lots on the east side of Fourth Avenue than were located along the street prior to the 1941 fire.

Additional buildings within the district that were constructed after the fire include the Liberty Theatre (1943) on Adams Street; CJ Pawnshop (1943) on Washington, and the Johnson property (1942) on Fifth. After the rebuilding phase, however, construction drastically slowed down; a reflection of Seward's economic downturn.

From the later half of the 1940s to 1950 there was a smattering of new construction within the district including the Buick Apartments on Third and Harbor Club and First Video on Fifth. The building pattern along Fifth Avenue was a mix of commercial, residential, and vacant lots. Several of the historic buildings such as the Louvre/ Pioneer Bar and Arctic Brotherhood Hall (later known as the Dreamland Bowling Alley, located on the southeast corner) buildings no longer exist and new construction has taken their places. Exterior alterations, including the Johnson cabin and Mai Residence, as well as later construction such as the New Seward Saloon, and the modern Hotel Edgewater impact the historic integrity of the streetscape and do not contribute to the historic district.

The east side of Third Avenue has lost its historic integrity as well. The oldest properties left on the block are a 1925 built stucco residence, which now has a modern metal blue colored roof and the Buick Apartment building (constructed 1945) which has undergone modifications as well. The Shea property Quonset hut and related machine shop have been determined ineligible for the National Register in a 2002 Determination of

Eligibility. A playground, two new housing constructions, and vacant lots round out the block. Since 1950, six new buildings have been built on Fourth Avenue. Several of the larger buildings have introduced non-historic elements such as arches with columns (Apollo Restaurant), sloping rooflines (DJs Wheelhouse) and modern windows, siding, and signage (Showcase Lounge).  
Historic District Integrity

Properties need to have a high degree of integrity of location, design, materials, setting and workmanship to be eligible for the National Register of Historic Places. The Seward historic commercial district retains much of its setting with the continuity of its planned grid pattern,

building and street orientation and streetscape elements including some of the original Victorian 5-light, 4-arms down with gargoyle lampposts on Fifth Avenue. Additional lamp posts have been replaced with in-kind Victorian lamps which maintain the similar pattern of placement along the streets including Fourth and Adams. Some of the original Arcade building sidewalk vault lights that were placed to illuminate the shower areas in the basement remains today. Two of these vault light panels are visible along the Fourth Avenue side and the other two panels are located along Washington Street, although these have been covered with asphalt and can only be seen from the basement vantage point.

There is a continuity of historic function within the district. Today one can drive up Fourth Avenue and park in front of Brown & Hawkins much as customers did seventy years ago. The district consists of the same types of buildings that have been there historically – commercial, residential and transportation related. A few buildings such as the Van Gilder Hotel and Brown and Hawkins, which are listed on the National Register and the Liberty Theatre, maintain their historic integrity. Substantial changes, however, have occurred to the majority of buildings within the district. The combination of altered storefronts, the intrusion of modern siding (as found on the Seward Commercial Company building and the Yukon Bar), new unsympathetic construction, and vacant lots have significantly impacted the appearance of the cohesive and historic commercial district. In addition, the Fourth Avenue entryway into town has been greatly minimized with the loss of the town's welcoming landmark, the original Arcade building, and the modern construction of the Sea Life Center, which now serves to block the south end of Fourth Avenue. Adjacent walkways and parking have incorporated the formerly separate Hoben's Park into the Center's landscaping.

Determination for Lack of Integrity as an Historic District

According to the National Register of Historic Places criteria, at least 51% of the properties within a district should have integrity to be considered eligible as an historic district. This criteria reflects that an eligible historic district will retain its integrity as a whole, and that the majority of its components will be substantially unchanged since the period of significance. Within the commercial historic district that includes portions of Fourth Avenue, Adams, Third, Fifth, Washington and Railway streets, 50 buildings and 1 structure were evaluated for their eligibility to the district. Thirty-One of these buildings were constructed during the 1903–1943 time period of significance and 20 were built after this time period. Of these 31 properties, only two buildings are clearly contributing: Brown & Hawkins and the Van Gilder Hotel. The Liberty Theatre may be contributing but more investigation needs to be done before that can be determined. Additional consideration was given to a Fourth Avenue business district that excluded properties along Third and Fifth Avenues. This captured 26 buildings that were built during the 1903–1943 period. Of this number, however only two currently maintain their historic integrity: Brown &

## Seward Historic Preservation Commission - 2017 Historic Preservation Plan

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Hawkins and Van Gilder Hotel. It is not known at this time whether or not the Liberty Theatre retains its historic integrity. While the other 23 buildings are currently not considered eligible, many of these buildings do retain their scale, mass, and setting. Primary alterations to these buildings are facade treatments including changes to the false fronts, the addition of modern awnings and siding, as well as changes to the window openings and type. Some of these building changes may be reversible, as long as reversal of these alterations would not require the use of an inordinate proportion of new materials. Returning the following buildings back to their historic appearance is encouraged and may warrant reconsideration for a Determination of Eligibility to the National Register:

Seward Commercial Company (1906), Fourth Avenue  
Orlander Building (1916), Fourth Avenue  
Osbo Building (1905) , Fourth Avenue Seward Shop  
(1943) , Fourth Avenue Urbach's (1943) , Fourth  
Avenue  
Alaska Shop (1943), Fourth Avenue  
Arcade Building (1943), Fourth Avenue  
Navigant/World Express Travel (1941), NE corner of Adams and Fourth  
C Jays Pawnshop (1943), to the west and adjacent to the 310 Washington  
Street residence  
Tony's Bar (1942, Fourth Avenue

The non-contributing properties that have been changed too drastically to be considered reversible include:

Old Solly's, Washington Street (1916)  
Brosius & Noon, Railway (1909) Fire & Ice, Fourth  
Ave. (1916)  
Carson Meats, Fourth Ave. (1920)  
Seward Trading Co., Fourth Ave. (1922)  
Starbird Studio, Fourth Ave. (1941)  
Yukon Bar residence, Washington St. (1934)  
Elks Club, Fourth Ave. (1942)  
Christo's Palace, Fourth Ave. (1942)  
Mai Residence, Fifth Ave., (1940)  
Johnson Property and Cabin, Fifth Ave., (1942)

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In sum, with facade changes to many of the historic buildings, as well as with unsympathetic new construction, the district has lost its significant concentration of historically linked properties and is therefore not eligible for the National Register of Historic Places at this time.

BUILDINGS (properties are considered non-contributing unless noted otherwise).

Third Avenue (east side of block; from south to north):

Buick Apartments (AHR Site #SEW-01091)

200 Third Avenue, on the corner of Third and Washington, built 1945, 9,000 square feet. SW0000001 TOIS ROIW SIO; West 50" of Lot 21, 22, 23 and all of Lot 24 Block 10; Apartments over retail. Historically front facade had vertical wood siding, windows have been replaced; in 1966 walls were changed to stucco and metal siding was added.

208 Third Avenue (AHR Site #SEW-01092)

Brown stucco building, constructed 1972. Determined not eligible for the National Register, 2002.

210 Third Avenue (AHR Site #SEW-01093)

Quonset hut. Circa 1940s. Determined not eligible for the National Register, 2002.

Vacant lots

216 Third Avenue (AHR Site \*SEW-01094)

1925 built single-story residence. White painted stucco with a modern blue metal roof.

220 Third Avenue (AHR Site #SEW-01095)

Summer 2004, a two-story house was under construction on the site of a former 1925 residence.

Playground and vacant lots

New motel/apartments building. Site of the former Crab Pot Restaurant (AHR Site # SEW-01096) 236 Third Avenue. The original building, constructed in 1945, consisted of wood frame, wood siding, and metal roof. This structure was destroyed in a fire in 2001. Summer 2004, a new single story, large rectangular building with horizontal siding was under construction at this location.

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Adams Street (selected buildings near Fourth Avenue).

Liberty Theatre (AHRS Site #SEW-01123)

304 Adams Street. North side of Adams, West of Fourth Avenue, built 1943. SW0000001 TOIS ROIW SIO, Original Townsite Lot 21, 22, 23, 24, 25 Block 15. Three structures, one is five, 178 square feet, the second is 2,240 square feet, third 1, 650 square feet. It is not clear when each of these structures were built. The original foundation is wood pier and reinforced concrete with exterior stucco walls. The L-shaped building has a flat roof. Additional investigation is needed to determine whether this building retains its historic integrity.

Van Gilder Hotel (AHRS Site #SEW-00160)

308 Adams Street. 1917; 8, 520 square feet, three stories. SW0000001 TOIS ROIW SIO Original Townsite, East 77 feet Lots 18, 19, 20 Block 15. Originally, three stories, concrete foundation, concrete walls. Built originally as a modern office and hotel by E. L. Van Gilder. Building has 12" thick exterior walls, laminated wood floors, and stucco on two sides.

During the 1970s, Frank I rick purchased the building and restored it.

Windows retain historic appearance. It is the oldest surviving hotel in Seward. Building listed on the National Register in 1980. Contributing building.

First National Bank (AHRS Site #SEW-01122)

NW Corner of Fourth and Adams, built 1975; 3, 744 square feet. SW0000001 TOIS ROIW SIO Original Townsite East 77" of Lots 18, 19, 20 all of Lot 17 Block 15.

Navigant/Wozld Express Travel. (AHRS Site #SEW-01124)

Travel agency located on the northeast corner of Fourth and Adams, built 1941; 1,275 square feet. SW0000001 TO IS ROIW SIO Original town site Lot 21 and 22, Block 16. Original wood frame, wood siding, metal roof. Current log siding appears to be cosmetic, not structural. Concrete foundation added in 1973. Not clear as to whether this was built before or after the 1941 fire.

Fourth Avenue – West Side (from south to north).

Vacant lot. Former Site of the Seward Machine Shop (AHRS Site #SEW- 663) that was removed after 1994.

Christo's (AHRS Site #SEW-01097)

133 Fourth Avenue, built 1942; 6, 000 square feet. SW0000001 TOIS ROIW SIO. Original wood frame building, two-story building with wood siding. In 1999 remodeling created entire second floor, wood

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shingled upper floor exterior, first floor exterior brick at window lines, and stone on lower floor. 2001 fire prompted a remodel. Alterations appear to be irreversible.

Tony's Bar (AHR Site #SEW-01098)

135 Fourth Avenue, built 1942, 9, 000 square feet, two stories. SW0000001 TOIW ROIW SIO, South Lot 2 all of Lot 3, Block 3. Two-story, wood frame building, retains facade of original stucco building with addition of wood shingle strips, first floor windows have been in-filled. Alterations may be reversible.

Elks Club (AHR Site #SEW-01099)

137 & 139 Fourth Avenue, 1942, 9, 000 square feet. SW0000001 TOIS ROIW SIO

Original Townsite North Lot 2 all of Lot 1, Block 3. Two-story building. Original facade stucco exterior, concrete foundation, flat built-up roof, and wood frame. 1976 remodel includes metal siding on upper half of building. 1975 remodel replaced 4/4 double hung windows with larger non-historic plate glass windows. Interior remodeled in 1985. Alterations appear to be irreversible.

Yukon Bar (AHR Site #SEW-00300)

201 Fourth Avenue, built 1935, structure is 2,100 square feet. SW0000001 TO IW SIO Original Townsite Lot 20 Block 10. Wood frame, one-story buildings, concrete foundation, wood frame, stucco exterior walls, built-up roof. Major remodel in 1998 replaced historic exterior, including addition of vertical wood siding above stone veneer with a sunburst at roof. Alterations are irreversible.

Marina Restaurant (AHR Site #SEW-OIIIO)

203 Fourth Avenue, built 1976, 754 square feet. SW0000001 TOIW SIO Original Townsite Lot 20 Block 10. One-story frame building.

Brown & Hawkins General Store (AHR Site #SEW-00038)

205, 207, 209 Fourth Avenue, Built 1904 – 1909; 81, 400 square feet; SW0000001 T 01S S 10, Original Townsite Lot 16 & 17, Block 10. Original commercial use, concrete foundation, wood frame, wood siding exterior.

Original store opened in 1903 in a one-story frame building measuring 12' X 24'. In 1904, on the same site, a two-story frame building was constructed. In 1907 a one-story 30' x 80' frame building was constructed on the north side of the 1904 structure, and was acquired by Brown & Hawkins sometime prior to 1909 when they added a second story. Between 1911 and 1915 Brown & Hawkins purchased a one-story building on the south side of the 1904 structure. Remodel in 1940 added stucco exterior walls and replaced historic windows. Remodels in 1999 and 2002 removed stucco in-fill,

## Seward Historic Preservation Commission - 2017 Historic Preservation Plan

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windows returned to 1/1 double hung on second floor, historic plate glass windows returned to first floor. Facade returned to historic appearance. It is the oldest commercial enterprise in Seward and building is still used for same business today. It was placed on the National Register of Historic Places in 1988. Contributing building.

211 Fourth Avenue (AHR Site #SEW-OIIIOI)

Office space, built 1993, 1, 600 square feet. SW0000001 TOIS ROIW SIO Original Townsite Lot 15, South half of Lot 14, Block 10.

DC's Wheel House (AHR Site #SEW-01102)

215 Fourth Avenue, built 1956. 6,000 square feet. SW2000202 TOIS ROIW SIO Original Townsite Lot 12 A Block 10. Bar and motel, original building concrete block, square frame addition added in 1987. Second and third story additions added in 1999 are irreversible.

Orlander Building (AHR Site #SEW-01089) 219 Fourth Avenue, built 1916;

3,192 square feet; SW0000001 TO IS ROIW SIO Original Townsite Lot 11, Block

10. Original concrete foundation, flat built-up roof, stucco exteriors. Building retains much of historic exterior except it has been painted light green with green and pink trim. South sidewall has corrugated metal siding. Further investigation is needed to see if these alterations are reversible.

Starbird Studio (AHR Site #SEW-01103)

221 Fourth Avenue, built 1941; 2,448 square feet. SW0000001 TOIS ROIW SIO Original Townsite Lot 10 Block 10. Original stucco exterior, concrete foundation, flat built-up roof. Vertical siding on lower portion and diagonal siding on upper portion above awning has been added. Windows appear to be same as in historical photos. Current business has added unsympathetic awning but alterations appear to be reversible.

Osbo Building (AHR Site #SEW-01090)

223 Fourth Avenue, built 1905; 2, 632 square feet; SW0000001 TOIS ROIW SIO Original Town site Lot 9 Block 10. The building originally had concrete foundation, frame structure, stucco exterior. First floor retail, second apartment. Windows appear to be same as historic although shutters on second floor windows have been removed. Also, the original recessed entry has been changed to meet the sidewalk and decorative cornice was removed. Further investigation is needed to determine if alterations are reversible.



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Seward Commercial Company (AHRs Site #SEW-00413)

225 Fourth Avenue, built 1906-1908; 6,200 square feet; SW0000001 TOIS ROIW SIO Original Townsite Lot 8 and south 7 feet two inches of Lot 7, Block 10. Original exterior stucco, concrete foundation, frame building. Owner received historical building loan in 1987, but remodel appears to be interior. Alterations appear irreversible.

Fire & Ice Corp. (AKRS Site #SEW-01104)

227 Fourth Avenue, built 1916; 2,366 square feet. SW0000001 TOIS ROIW SIO Original Town site North 22 feet, ten inches of Lot 7 Block 10. Original exterior stucco, concrete foundation, wood frame, and flat roof. In 1960 a canopy was built over front of building, facade renovated with shingle siding. 1977 renovation covered second floor Mansard addition with shake shingle siding. Alterations appear to be irreversible.

Apollo Restaurant (AHRs Site #SEW-01105)

229 Fourth Avenue, built 1992. 4,620 square feet. SW0910013 TO IS ROIW S 10, Lot 5A Block 10.

Stylin' Stitches (AHRs Site #SEW-01106)

233 Fourth Avenue, two structures, both built in 1956; one 2,920 square feet, the other is 936 square feet. SW0000001 TOIS ROIW SIO original Townsite Lot 4 Block 10. Original construction concrete foundation, concrete block, flat roofed two-story building, with recessed entry. The building facade on Fourth Avenue has been altered with addition of vertical wood siding. Public restroom (building) and pavilion (structure) corner of Adams and 4<sup>th</sup> Avenue, 237 and 239 Fourth Avenue, built 2002. The lot consists of pathways that lead to a small pavilion with benches and an adjacent public restroom.

### Fourth Avenue – East side (from south to north)

Arcade Building (AHRs Site #SEW-664)

132, 134, 136, 138 Fourth Avenue, built 1943; 8, 349 square feet. SW0000001 TO IS ROIW SIO Original Townsite L05 37, 38, 39 and 40 of Block 4. This building replaced the original Arcade building, which was destroyed in the fire of 1941, sparing some of the first floor and basement. The 1943 exterior is mostly stucco, with concrete foundation and flat roof, with horizontal wood siding on Washington Street side exterior. Several of the windows on the Washington Street elevation have been replaced with modern windows and some remodeling as occurred near the steps of this elevation as well. Summer 2004, the building exterior was painted a dark brick red color, which is a striking contrast to the historic white or off-white color.

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### Showcase Lounge (AHRS Site #SEW-01107)

206 Fourth Avenue, 2 structures, built 1950, 4, 852 square feet each. SW0000001 TOIS ROIW SIO Lot 24, 25 Block 9. Currently a beauty shop combination barbershop occupies one building, the lounge the other. Horizontal wood siding on beauty shop and narrow brick on lounge facade. Apartment upstairs.

### Alaska Shop (AHRS Site #SEW-01108)

210 Fourth Avenue, built 1941. Current facade has stone with vertical wood siding. Original Town site Lot 26, Block 9. Changes have been made from single large pane to multi-pane windows and the false front now consists of a vertical wood siding appearance with modern lettering having replaced the 1940s style lettering. Alterations may be reversible.

### Vacant Lot – lot 27

### Quilt Shop (AHRS Site #SEW-01109)

216 Fourth Avenue, built 1943, two structures, one built 1943, 3000 square feet; the other built 1943, 3, 000 square feet. SW0000001 TOIS ROIW SIO Original Townsite North 16" of Lot 28, all of Lot 29 on Block 9. Original facade stucco, concrete foundation, built-up roof. Extensive remodels 1994, including entire false front and new awning. Tax Assessor notes in 2000, quality and type of remodel below average.

### Urbach's (AHRS Site #SEW-01110)

218 Fourth Avenue, 1941; 2,700 square feet. SW0000001 TOIS ROIW SIO Original Townsite Lot 30 Block 9. Original building concrete foundation, stucco siding. Current appearance is similar to the original building and alterations appear to be reversible.

### Seward Shop (AHRS Site #SEW-01111)

220 Fourth Avenue, 1942; 3, 000 square feet; SW0000001 TOIS TOIW SIO Original Townsite Lot 31 Block 9. Original concrete block exterior walls, concrete foundation and block frame and built-up roof. Current appearance is similar to the original building except for the paint color. Alterations appear to be reversible.

### McMullen Building (AHRS Site #SEW-01112)

222 Fourth Avenue, 1925, two structures; one is 3,000 square feet, the other 2, 700 square feet. SW0000001 TOIS ROIW SIO Original Townsite Lot 32 Block 9. Original appearance concrete foundation,

## Seward Historic Preservation Commission - 2017 Historic Preservation Plan

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wood frame, concrete block building. In 1966 slate was added to first floor exterior, vertical redwood siding to second floor exterior. Alterations may be reversible.

Vacant Lot – lots 34 and 33

Seward Bakery Building (AHRs Site #SEW-01113)

228 Fourth Avenue, built 1942; 2,400 square feet, SW0000001 TOIS ROIW SIO Original Townsite Lot 35 Block 9. Original concrete block foundation, concrete frame, block exterior walls. Extensive remodeling has occurred since construction, including new front facade, window and door replacement, new siding, hipped roof canopy and new parapet wall. Alterations appear to be irreversible.

Carson Meats (AHRs Site #SEW-01114)

230 Fourth Avenue, built 1920; 3,080 square feet. SW0000001 TOIW ROIW SIO Original Townsite Lot 36 Block 9. Original concrete foundation, wood frame, stone and wood siding. Front was remodeled in 1978, including addition of metal siding, rear addition and new aluminum windows. Further investigation is needed to determine if alterations are irreversible.

Vacant building (AHRs Site #SEW-01115)

232 Fourth Avenue, built 1966; 2,210 square feet. SW0000001 TOIS ROIW SIO Original Townsite, Lot 37 Block 9.

Seward Trading COQany (AHRs Site #SEW-01116)

234 Fourth Avenue, built 1922; 12,000 square feet. SW0980034 TOIS ROIW SIO Original Lindsey replat #2 Lot 38A Block 9. Original concrete foundation, built-up roof, wood frame, stucco exterior walls. Extensive remodels through building's history include addition of four one-bedroom apartments in 1966, first floor remodeled into a market, front facade remodeled in 1977. Building again totally renovated in 1999. The new steel siding and replacement windows give the building a modern appearance. Alterations appear to be irreversible.

### Washington Street:

Old Solly's Building (AHRs Site #SEW-209) on the east side of Fourth.

411 Washington Street, built ca. 1916; 5,498 square feet. SW0000001 TO IS ROIW SIO Original Townsite Lot 1 and 2, Block 4. Cal M. Brosius purchased these lots in 1911. Photographs show that this building was constructed around 1916. Mr. Brosius lived for many years in the second-story

apartment. The building's original floor plan conforms to the trapezoidal lot plan. On the south side, the second floor extends over the first and is supported by columns. The building once had a distinctive wall of second floor windows facing the south. Sometime after 1973, the windows were closed in and the number of columns was reduced from seven to five.

The north side of the building originally had four entrances and now has six. In 1994, a shed roof protected the entryways; this roof was gone by 2004. The original north elevation roofline was straight, giving this side of the building a boxed appearance. Sometime after 1973, the roofline was accentuated so that it now resembles a modified false-front that includes a slightly peaked roof in the center.

Modern windows are on the north and south exteriors. Exterior siding is tongue-in-groove on the ground floor and metal on the second. The second floor siding on the north and west elevations is vertical, while the rest of the building is horizontal siding. The roof has a slight slope to the south. After 1973, a second story addition was placed over the east storeroom and garage.

Mr. and Mrs. Sol Uri e purchased the property in 1963, operating a bar and liquor store until 1973. Mr. Uri e had owned and operated the Seward Bakery and was a well-known resident who was involved with many civic organizations. In spite of its connection to important Seward citizens, this building has undergone major and irreversible changes. While the building retains its setting, distinctive lot shape and general scale and massing, significant changes especially to the windows on the south and north elevations greatly impact the historic appearance. As such, the building has lost its historic architectural integrity.

Residence (AHRs Site #SEW-01125) west side of Fourth Avenue

310 Washington Avenue, built 1934. Located behind Yukon Bar as part of the Yukon Bar parcel. The exterior that fronts Washington Street consists of vertical wood siding that matches the Yukon Bar building. Metal roof. Changes appear irreversible.

C Jays Pawnshop (AHRs Site #SEW-01126) west side of Fourth Avenue

Washington Avenue, adjacent to the 310 Washington residence, built 1943; 1,054 square feet. SWOOOOOI TO IS ROIW SIO Original Town site West 17', East 50' of Lots 21, 22 & 23, Block 10. Small building with false front and stucco siding. Much of the original exterior of the building remains, however a modern arctic entryway with vertical siding and metal roof impact the historic appearance.

Railway Avenue

Brosius & Noon Building Supply (AHRS Site #SEW-00151)

(Seaview Plaza) west side of Fourth Avenue. 302 Railway, built 1906, 1907, 1909; remodeled 1984; 16,082 square feet. SW0930014 TOIS ROIW SIO, Lot 32A Block 3. The original buildings are a two-story wood frame carpenter shop built in 1909; a one-story wood frame building supply store was built 1907; and a one-story wood frame warehouse built in 1906. The buildings and businesses were bought by W. M. Sayers who added sled making to the business. In 1909 Charles Krefting purchased the building and became business partners with Cal Brosius. Later Cal Brosius bought out Krefting and acquired John Noon as his partner. Upon Brosius' death in 1941, John Paulsteiner purchased the business, followed by Albert Gordon McRae who continued the building supply operation. The business operated for almost 60 years. The buildings retain some of the original rooflines, setting, mass and scale. However, changes over the years including the alteration of window and door openings, the addition of modern windows and modern exterior siding have compromised the buildings' integrity. Owners during the 1980s converted the buildings into a shopping mall. Renovations to the buildings' exterior are so drastic that even tax assessors records indicate the building was built in 1984. Alterations are irreversible.

Fifth Avenue – West Side (from south to north; in addition to these buildings at least two lots are paved parking areas on this block):

Legends Restaurant

201 Fifth Avenue built 1985; 3,538 square feet. SW0830003 TOIS ROIW SIO Lot 17A.

This building replaced, the Pioneer Bar or Louvre (AHRS Site # SEW- 00301), a two-story frame building with asbestos siding built in 1905. This building was torn down in 1983 to make room for the new restaurant. While a small portion of the original building remains, the vast majority of the building's historic fabric is no longer extant.

New Seward Saloon (AHRS Site #SEW-01117)

209 Fifth Avenue, built 1994; 1, 957 square feet. SW0000001 TOIS SIO Original Townsite Lot 16 Block 9.

First Video (AHRS Site #SEW-01118)

213 Fifth Avenue, built 1947; 1,950 square feet. SW0000001 TOIS ROIW SIO Original Townsite South 10' of Lot 13 and North 25' of Lot 14 Block 9.

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Original concrete foundation, concrete block frame, flat built-up roof. 1972 renovation changed historic windows, new unsympathetic awning and signage added recently. Alterations appear to be reversible.

New Seward Hotel (AHRIS Site #SEW-01119)

217 Fifth Avenue, built 1944; 7,200 square feet, SW0940031 TOIS ROIW SIO, New Seward Townsite Hotel Re-plat Lot 12 A Block 9. Original hotel had concrete foundation, wood frame, wood siding. Side entry remodeled in 1975, front entry enclosed in 1979. In 1984 a new hotel building was constructed and a gable roof boxed in so part of the old building could connect to the new. Changes to the building include the addition of vinyl siding and new non-historic appearing windows.

New Seward Hotel (AHRIS Site #SEW-01119; AHRIS Site #SEW-01120)

219 & 221 Fifth Avenue, built 1985; 6,000 square feet. SW0000001 TOIS ROIW SIO Original Townsite N 16" of Lot 28 all Lot 29 Block 9.

Rez Resurrection Bodyworks (AHRIS Site #SEW-01121)

231 Fifth Avenue, built 1950; 2,857 square feet. SW0000001 TOIS ROIW SIO Original Townsite Lot 5 Block 9. Original concrete foundation, concrete block walls, wood siding, no windows. Remodel added windows, gable roof, vinyl siding.

Fifth Avenue – East Side (from south to north; excluding properties on both corners: the library on the NE corner and the Hotel Edgewater on the SE corner– both modern construction)

Mai Residence (AHRIS Site #SEW-01129)

212 Fifth Avenue, built 1940; 1,070 square feet. SW0000001 TOIS ROIW SIO Original Townsite Lots 26, 27, 28 Block 8. The original residence was a one-story building with a plain wood shingle exterior and moderate pitch roof with clipped gables. Sometime after the 1950s, the south elevation was expanded, which eliminated the arctic entryways on the facade and south elevations. New modern windows and doors were added, including a sliding door and a deck on the southeast elevation. Addition of a metal roof eliminated the clipped gable design. A small shed/ garage is adjacent to the residence. Alterations are irreversible.

Harbor Dinner Club (AHRIS Site #SEW-01128)

220 Fifth Avenue. Tax assessors records show structures built 1945 and 1950s; two structures, first is 4,656 square feet, the second is 948 square feet. SW0970023 TO IS ROIW SIO Original Townsite of Seward Norman Replat, Lot 29A Block 8. Original Townsite lots 29, 30, 31, 32 and 33 were re-platted in 1997 to Lot 29A.

According to the current building owners, around 1935 Charles Cooper built a home on one of these lots. The lots changed hands in 1938 and in 1941 they were sold to Harry Kawabe, a Japanese businessman who was interned during World War 11 but was able to retain property in Seward. Kawabe sold the property to the Seward Bills Club (later known as the Elks Club) in 1946. A 1948 Sanborn map shows only one structure on these lots; a single dwelling house that is located adjacent to the alleyway. A 1950 aerial photograph shows that the large building expansion has not yet taken place. By the 1954 Sanborn map, however, a large structure is outlined that covers two lots, includes the earlier house, extends to front Fifth Avenue and is marked B. P.O.E. (Benevolent and Protective Order of Elks). The Elks Club owned the lots until February 1956. By 1962 lot owners Robert and Catheryn Zentmire had moved and incorporated the Fort Raymond Officer' s Club to this lot (the portion facing Fifth Avenue) , and renamed their business the "Harbor Dinner Club." The rocked facade was added within a few years. A south addition was added by 1998 (personal communication from current restaurant owner Candace Norman to NPS employee Judy Kesler, 2003). The original Harbor Residence sited near the alley, has been incorporated into the larger building complex (per Pat Williams communication to NPS employee Judy Kesler, 2003). Today's appearance is a building complex consisting of a series of separate structures (approximately 5 structures) that have been joined together. A second story addition for apartments was added over the back part of the building in more recent times.

Johnson Property & Cabin (AHRS Site #SEW-01127)

228 Fifth Avenue, built 1942; 1,488 square feet. SW0000001 TOIS ROIW SIO Original Town site Lots 34, 35 and South 20' of 36 Block 8. According to tax assessor's records, a log residence was built on Lot 35 in 1942. The building retains most of its historic windows. The cabin now has a metal roof and modern doors. Alterations are irreversible.

6. Statement of Significance

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Applicable National Register Criteria:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

The district, with the exception of several Blocks that have been re-platted in Seward's recent past, are all in the Original Townsite that Frank Ballaine designed and surveyed in 1903. Building in the district paralleled the construction of the railroad, which was the primary reason the Ballaine brothers chose this spot on Resurrection Bay. Seward was the principal gateway to Interior Alaska following the completion of the railroad in 1923 until the opening of the military constructed Whittier port during World War II. From 1903 to 1943 buildings within the commercial district reflected a continuity and cohesiveness of building types and commercial related activity.

Criterion A would be the most likely criteria with which to determine historic eligibility for this district.

- B. Property is associated with the lives of persons significant in our past :

Several locally significant persons were involved in the development of this district. In the case of developers John and Frank Ballaine, the district they founded and platted has lost its historic integrity. Two buildings that may have been considered individually under Criterion B are:

Old Solly's, 411 Washington Avenue, that is associated with Sol Urie; and Brosius & Noon Building Supply, 302 Railway, associated with Cal Brosius. Both of these buildings, however, have undergone major alterations. To be eligible to the National Register a property needs to meet the criteria for both significance and integrity. While these individuals remain important to Seward's history, the properties associated with them lack integrity. Because these properties are not eligible to the National Register, no historic context was prepared to address Criterion B.



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- C. Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

This district is not eligible under Criterion C.

- D. Property has yielded, or is likely to yield, information important to Prehistory or history.

This district is not eligible under Criterion D.

Criteria Considerations:

- A) owned by a religious institution or used for religious purposes
- B) removed from its original location
- C) a birthplace or a grave
- D) a cemetery
- E) a reconstructed building, object, or structure
- F) a commemorative property
- G) less than 50 years of age or achieved significance within the past 50 years

Areas of Significance (Enter categories from instructions)

Exploration/ settlement

Transportation

Period of Significance: 1903–1943 Significant Dates: 1903–1943

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Narrative Statement of Significance

From 1903 through 1943, the Seward Commercial Historic District reflected a consistent pattern of commercial development and use in connection with the town's settlement and transportation history. Seward served as the principal gateway to all of Interior Alaska during the last two decades of this time period. For over forty years, the Seward downtown business district offered a variety of goods and services to meet the customer needs in a frontier town. Changes to the district occurred following the 1941 fire, which destroyed most of the buildings on the east side of Fourth Avenue. There was a flurry of rebuilding which lasted until 1943, although several lots continued to remain

vacant on the southeast side of Fourth Avenue. After this time, new construction occurred at a much slower rate, reflecting the economic impact of business being diverted to the newly constructed Whittier port. The street setting with building orientation remains along with a handful of intact historic buildings. Unfortunately, the district no longer retains enough historic architectural integrity to be eligible for listing on the National Register of Historic Places.

### Seward's Beginnings

Alaska was a burgeoning and mysterious territory in 1903. Mining its vast natural resources seemed a promising enterprise and caught the attention of the impoverished individual and wealthy industrialist alike. Interest had boomed at the turn of the century with the discovery of gold in the

Klondike gold fields in nearby Yukon Territory and various spots throughout interior Alaska. Promising coal mines near Matanuska, Healy and the Bering River and rich copper discoveries in Kennecott lured prospectors and entrepreneurs. This influx into the remote and unwelcoming interior of Alaska created a demand for a means to deliver supplies into and ship Alaskan products out of the area. A railroad into interior Alaska seemed the obvious answer. Seattle developers Frank and John Ballaine saw that need and recognized it as an investment opportunity. They chose this site at the head of Resurrection Bay as the perfect spot from which to build a railroad. With its deep water, year-round ice free port, this picturesque village seemed the perfect spot for his "planned" community.

### Settlement

Seward, Alaska is located at the head of Resurrection Bay on the Kenai Peninsula. Pre-historically, early Native inhabitants include the nine sub-tribes of the Alutiiq Chugach of the Prince William Sound region. The area may also have been inhabited by the Unixkugmuit. A village called Kuta-Kug was located near where Seward is today. Another village, Kanilik, was also thought to be nearby. The area was not heavily colonized by Russian explorers, but Alexander Baranov set up a ship building yard in Resurrection Bay in 1792. In 1794, the first sailing vessel built in Alaska, the Phoenix, was launched there. Doing business in this remote environment overwhelmed the construction colony and it was abandoned shortly after the launch.

Almost a hundred years later in 1884, Captain Frank Lowell and his wife, Mary Forgal, landed at present day Seward. They chose the spot not for its beauty or convenience, but because Mary was about to give birth and she insisted they stop! The serendipitous location suited them, however, and they proceeded to make their home on land now known as Seward. Through the years, the growing family played host to and traded with fur buyers, explorers, government geologists and prospectors. Frank abandoned his wife and family in 1893 leaving Mary and their nine children, many of whom were

by now married and living on nearby homesteads. Mary and the children filed for homestead rights in 1903. Their land would become the core of the Seward of today when Frank Ballaine, a developer from Seattle, purchased Mary Lowell's land for 37 town lots and \$4, 000 later in 1903. Ballaine and his brother John had come to establish a town for the sole purpose of building a railroad to Fairbanks in Alaska's interior. The Resurrection Bay's year-round ice free port provided a perfect spot for the construction of a railroad. On August 28, 1903, the Ballaine party of "Thirty-five passengers, twenty-five employees, fourteen horses, a pile driver, a saw mill and provisions" was off-loaded at the site.

### Town Development

The original town site plat reflected a neatly planned community. The wide streets running east and west were named after the first five U.S.

Presidents: Washington, Adams, Jefferson, Madison, and Monroe. The avenues running north and south were numbered, beginning with First Avenue on the west side of town. There were 40 city blocks with alleyways. The 1211 lots each measured 30' wide by 100' long. With the selling of lots, many businesses began setting up along Fourth Avenue as the clearing of tree stumps continued for this main passageway.

The business district grew and developed, primarily along Fourth Avenue, because of its location directly next to Seward's main dock. By 1904, over forty businesses were established in Seward, including the Brown and Hawkins General Store. Hotels, general stores, restaurants, and bars were built in one and two-story wood frame buildings here to facilitate the needs of passengers and shippers as they came in and out of Seward. Some of these buildings had small rooms or apartments, which accommodated Seward's housing needs. A lumber yard, and later the Brosius and Noon building supply business, was built near the railroad tracks to facilitate efficient off-loading of supplies. The Pioneer Bar was built on Fifth, where it remained until 1985. The town included some modern conveniences such as electricity, as well as indoor plumbing when pipes were laid in the downtown area by 1906.

### Transportation

The Ballaine brothers had promoted the Seward area as an excellent place to conduct business, and indeed, it grew. However, the Alaska Central Railroad did not. It was bankrupt in just a few years after only 71 miles of track had been laid. A new company, the Alaska Northern Railway, operated for a few more years. But when the federal government closed Alaska to coal claims, business dried up and the railway was effectively abandoned. In 1914 the federal government chose to build its own

railroad to Fairbanks, and in 1915 it chose Seward as its southern terminus. With this decision, Seward had the potential to become the town the Ballaine brothers had once envisioned. Seward also established itself as a gateway to the booming Iditarod gold fields. The trail began in Seward and made its way through the Alaska Range, to the Iditarod Area, and on to Nome.

To some extent, Seward's businesses reflected the building and bust cycles of the railroad as properties changed hands or expanded, a pattern that continued for decades. Along Fourth Avenue, the remodeled Seward Commercial Building boasted a new pressed steel siding, while both J. L. Graef's hardware and Brown and Hawkins stores made significant additions to their properties. Around the corner on Railway Avenue Brosius and Noon building suppliers expanded into three buildings. Cal Brosius built what is now known as "Old Solly's" on the trapezoidal shaped lot located between Railway and Washington streets, where he lived in the apartment building for many years. By June 1915, construction was underway for the first concrete sidewalk in town along the Northern property at Washington and Fourth. That same year, Fourth Avenue was graded and streetlights were extended along Adams and Third.

By the early 1920s, the Osbo Building, Orlander Building, and Carson Meats, were constructed where they remain today along Fourth Avenue. Offering some respite for weary travelers was the Van Gilder Hotel, located just around the corner of Fourth on the north side of Adams Street. An increase in railroad and shipping business had spurred building activity in Seward. Some of the new buildings consisted of more permanent materials such as concrete and stucco as found in the Seward Trading Company (1922) and McMullen (1925) buildings on Fourth. The crowning jewel of the town, however, was the Arcade building. Sited on the distinctive triangular lot facing Fourth Avenue, the three-story building served to greet visitors as they arrived from the dock. Associated features included sidewalk vault lights, which were placed in the pavement along Fourth and Washington. Popular in large cities, vault lights consisted of glass prisms set in concrete with steel reinforcing bars forming a grid, which allowed daylight to filter into basement areas. Other refined town features included the Victorian street lampposts and the ornamental Hoben Park, located across the street from the Arcade.

The Alaska Railroad was completed in 1923 and Seward, now the undisputed terminus for passengers and goods going into Alaska, had a secure economic future. This was a time when almost every person going into or out of central or interior Alaska passed through Seward. A person could board the train in Fairbanks, travel to Seward, and board a ship there for Seattle or other points in the United States. Seward was also an important vehicle through which Alaskans received supplies. Almost everything came to Alaska via ship, then railroad or sled to points in interior Alaska.

One of the individuals who made such a trip was President Warren G. Harding, who arrived in Seward on July 13, 1923. Seward, which would become famous for exuberant celebrations, rolled out the red carpet. A welcome committee of town dignitaries met the ship and the Presidential party was later escorted to Oddfellows Hall, where the Hardings met the children of Seward. The party then walked to the depot, where they boarded the new Alaska Railroad and made their way to Anchorage.

Fires were a problem in many early towns and Seward was no different. A fire in 1916, destroyed the two-story Daggett building, located along Washington and Fourth, where the current Arcade building stands today. The 1941 fire, however, brought a significant change to the district as most of the buildings on the east side of Fourth Avenue burned down. The concrete walls of the McMullin grocery store are credited with stopping the fire from spreading farther north on the block. A subsequent fire destroyed most of the buildings on the west side of Fourth Avenue between Washington and Railway (the Seward Machine Shop survived). Several of Seward's business owners immediately set to rebuilding. By 1943, approximately nine businesses along Fourth Avenue were built which filled in six of the lots on the east side and three of the lots across the street from the Arcade building. These buildings were similar in style and in function as to the other businesses within the district and provided continuity of the commercial district. The streetscape remained largely the same, although there were more vacant lots on the east side of Fourth Avenue than were prior to the fire.

Additional buildings within the district that were constructed after the fire included the Liberty Theatre on Adams Street, CJ Pawnshop on Washington, and the Johnson property on Fifth. After the rebuilding phase, however, construction drastically slowed down as a direct result of an economic decline. World War II facilitated the need for another port, which was built in nearby Whittier in Prince William Sound. Tunnels were constructed through a mountain, which connected the Whittier docks to the small railroad town of Portage on Turnagain Arm. It provided a shortcut to Anchorage, making Seward a less desirable port.

From the later half of the 1940s to 1950 there was a smattering of new construction within the district including the Buick Apartments on Third and the Harbor Club and First Video on Fifth. Since 1950, six new buildings have been built on Fourth Avenue. Seward has struggled to adjust to its changing role, and in recent years has enjoyed tourism as its lifeblood. The downtown commercial district has changed to accommodate tourism, and most of the businesses now cater to tourists. Seward enjoys a reputation as one of Alaska's premiere tourist attractions, thanks in great part to the very attributes Ballaine appreciated about this location over 100 years ago.

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## 9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Alaska Geographic. The Kenai Peninsula. Vol. 21, Number 2, 1994.

Barry, Mary. Seward Alaska: A History of the Gateway City, Vol. 1, vol. 2, Vol. 3. M. J.P. Barry, 323 West Harvard Avenue, Anchorage, AK 99503.

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Goodson, Heather. Report on Chain of Title. Historic Preservation Consulting, Eugene Oregon, for Alaska Regional Office of the National Park Service, Anchorage, AK 2004.

Kesler, Judy. Seward Multi-Agency Visitor Center: A Review of the Site through Historical Photographs and Geographic Information Systems. Alaska Support Office, NPS, 2004.  
Mobley, Charles M. & Associates, Historic Architecture Survey of the Waterfront, Seward, Alaska, for the Proposed Institute of Marine Science Facility. For Dames & Moore, Inc., Anchorage, Alaska for U.S. Department of the Interior, Anchorage, AK, 1994.

Previous documentation on file (NPS)

- Preliminary determination of individual listing (36 CFR 67) has been requested.
- Previously listed in the National Register
- Previously determined eligible by the National Register
- Designated a National Historic Landmark
- Recorded by Historic American Buildings Survey #
- Recorded by Historic American Engineering Record #

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local Government University
- Other (Name of repository : \_\_\_\_\_)

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10. Geographical Data

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Acreage of Property

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing		Zone Easting Northing	
1	_____	3	_____
2	_____	4	_____

See continuation sheet.

Verbal Boundary Description

The potential historic district is bounded on the north by the north side of Adams Street between the northeast corner of Third Avenue and the northwest corner of Fifth Avenue. The southern boundary is Railway Avenue between Fifth Avenue and the southeast corner of Third Avenue. The eastern boundary is primarily the west side of Fifth Avenue between Railway Avenue and Adams Street, and includes only three properties (Johnson Property, Harbor Dinner Club, and Mai Residence) on the east side of the block. The east side of Third Avenue, between Railway Avenue and Adams Street, is the western boundary of the study area.

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11. Form Prepared By

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## Appendix G. Seward City Code - Article 4 - Historic Preservation Commission & State Guidelines for the Alaska Certified Local Government Historic Preservation Program

Seward City Code

Chapter 2.30 – Boards and Commissions

### 2.30.425. Powers and duties.

- (a) It shall be the responsibility of the historic preservation commission to:
- (1) Develop a local historic plan that will include provisions for identification, protection and interpretation of the area's significant resources. Such a plan is to be compatible with the Alaska Historic Preservation Plan and to produce information compatible with and for the Alaska Heritage Resources Survey.**
  - (2) Survey and inventory community historic architectural and archaeological resources within the community.**
  - (3) Review and comment to the state historic preservation officer on all proposed National Register nominations for properties within the community area.
  - (4) Act in an advisory role to other officials and departments of local government regarding the identification and protection of local historic and archaeological resources.
  - (5) Work toward the continuing education of citizens regarding local historic preservation and community history.
  - (6) Support the enforcement of the Alaska Historic Preservation Act, AS 41.35.
  - (7) Review local projects and recommendations about the effect on properties identified in the local historic preservation inventory.



## ARTICLE 4 - Historic Preservation Commission

### **Alaska Certified Local Government Historic Preservation Program State Guidelines**

**A. Purpose.** The CLG program is to:

1. ensure widespread participation of local governments in the national historic preservation program while maintaining standards consistent with the National Historic Preservation Act and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* ([http://www.cr.nps.gov/locallaw/arch\\_stnds\\_0.htm](http://www.cr.nps.gov/locallaw/arch_stnds_0.htm));
2. enrich, develop, and help maintain local historic preservation programs in cooperation and coordination with the SHPO; and
3. provide financial and technical assistance for these purposes.

**B. Requirements for certification.** Local governments are certified when the SHPO and the Secretary of the Interior, through the National Park Service, certify the local government meets five requirements set out in Federal Regulations (36 CFR 61). The requirements are:

1. The local government must agree to enforce appropriate state and local legislation for designation and protection of historic properties.
  - a The local government will enforce the Alaska Historic Preservation Act whenever appropriate.
  - b The local government will adopt and enforce a local historic preservation ordinance.
2. The local government must establish an adequate and qualified historic preservation review commission by local legislation.
  - a The local government will enact an ordinance establishing the commission. Communities and boroughs with historical commissions may adapt an existing commission for the CLG program and expand their duties to include historic preservation responsibilities. The ordinance should direct the commission to meet a minimum of two times a year, and should define appointment of and terms for members.
  - b The local government will compose its commission of the following members to the extent feasible:
    - 1 architect or historical architect
    - 1 archaeologist
    - 1 historian
  - c And at least four other people (for a minimum 7). The membership should include Alaska Natives.
    - A local government may be certified without the minimum number or types of disciplines if it can provide written documentation to the SHPO that it has made a reasonable effort to fill those positions.

- If a professional discipline is not represented in the commission membership, the commission shall seek expertise in this area from consultants meeting the *Secretary of the Interior's Professional Qualification Standards* (defined in Appendix A, 36 CFR 61).
  - If the SHPO has delegated National Register program responsibilities to the CLG, the local commission must meet all applicable federal requirements.
  - d The local government's historical preservation commission will:
    - Develop a local historic preservation plan providing for identification, protection, and interpretation of the area's significant cultural resources. This plan is to be compatible with the Alaska historic preservation plan.
    - Review and make recommendations about local projects that might affect properties identified in the historic preservation plan.
    - Review nominations to the National Register of Historic Places for properties within its jurisdiction.
3. The local government must maintain a system for the survey and inventory of historic properties.
- a The local government will establish and maintain a basic working inventory of cultural resources in the local area, compatible with the Alaska Heritage Resources Survey (AHRS), and annually provide new data to the Office of History and Archaeology.
  - b CLG survey data shall be consistent with SHPO inventory requirements and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. This requirement does not apply to survey data produced by local governments before the date of CLG certification.
  - c The local government will establish policies and procedures for access and use of the inventory that addresses sensitive site location information.
4. The local government must provide for adequate public participation in the local historic preservation program.
- a The local government will provide for open meetings.
  - b The local government will maintain minutes that are publicly available, publish and disseminate historic preservation commission procedures, as well as comply with local, state, and federal public participation regulations.
  - c The local government will invite public comment in its review of nominations to the National Register of Historic Places.
  - d The local government will provide for public participation in development and review of the local historic preservation plan.
5. The local government must satisfactorily perform the responsibilities delegated to it under the National Historic Preservation Act.
- a The local government will provide an annual report of all its historic preservation activities to the SHPO.
  - b The local government will provide a commission member list and members' qualifications to the SHPO as part of its annual report.
  - c The local government will provide a draft of the local historic preservation plan for SHPO review.
  - d The local government will provide annual updates of AHRS information to the Office of History and Archaeology.

<http://dnr.alaska.gov/parks/oha/grant/clgstateguidelines.pdf>

## Appendix H. Summary of Seward Public Forum (April 2014)

<b>Seward Historic Preservation Commission Public Forum</b>	<b>Seward Community Library 239 6<sup>th</sup> Avenue Seward, Alaska 99664</b>
<b>Meeting Summary</b>	<b>Tuesday –April 22, 2014 6:30 – 9:00 pm AK</b>
<b>PARTICIPANTS:</b> Tim Robertson, Michelle Prior, John French, Tim “Chops” Morrow, Linda Lasota, Patty Linville, Sarah Fink, Lee Poleske, Dave Hamner, Shannon Kovac, Valerie Ringsland, Willard Dunhum, Leah Erickson, and Karen Kurtz	
<b>Summary</b>	
<b>Review Purpose of the Meeting</b> This meeting was intended to collect input from the citizens of Seward on what they would like to see in the revised version of their historic preservation plan.	
<b>Introduction to the Evening</b> The Seward Historic Preservation Commission welcomed forum attendees and stated that since all goals from the plan created in 1996 had been met, that they were seeking input for an updated plan. The meeting was turned over to Nuka Research and people introduced themselves and explained their interest in historic preservation and in Seward. Some are interested in history because they had lived it and others are focused on preserving it for the next generation.	
<b>Describe historic preservation.</b> Historic preservation can encompass culture and traditions as well as buildings. It is important to preserve what is there today because it will be historic in the future, even the new buildings. Examples of successful preservation regeneration projects in other cities were mentioned, including Sacramento, California. Communities like this create a linkage to the past that draws people and Seward is one of the few communities in Alaska that could do this successfully. The grid is something to preserve and further designating only certain areas to be “historic districts”, like 3 <sup>rd</sup> Avenue, would be a mistake.	
<b>Concerns for Seward</b> In the last plan, the downtown area was considered fragile and everyone agreed it was still fragile. Moving the schools outside of the town was cited as a hit to the local community. Lack of housing to suit large families and allegedly higher taxes in town prevented year round residents from moving in. Summer residents are vital, but leave empty houses for most of the year and there are fewer people in the schools and involved in the town.	

## Appendix I. 2014 Public Survey

### Seward Historic Preservation Plan Update Survey

The Seward Historic Preservation Commission is updating their Historic Preservation Plan, which was originally written in 1996, and is seeking to engage local citizens in the process. This survey is intended to collect information and ideas to inform the plan update process. **We will be collecting survey responses from mid-April until Thursday, May 15<sup>th</sup>.**

Once completed, please return to a Seward Historic Preservation Commission affiliate or mail to: Nuka Research and Planning Group, P.O. Box 175, Seldovia, Alaska 99663.

- 1) What category best describes you?
  - Local government
  - State agency
  - Federal agency
  - Other (borough)
  - Non-profit agency
  - Private business
  - Private citizen
  
- 2) How informed do you consider yourself about historic preservation?
  - Not very informed, and not interested in learning more
  - Not very informed, but interested in learning more
  - Moderately informed
  - Well informed
  
- 3) In what ways are you engaged with Seward's historic and cultural resources? Check all that apply.
  - Participated in a historic or cultural organization in town
  - Attended historic and cultural events
  - Visited historic and cultural sites (museum, library, etc.)
  - Researched the history of Seward (books, archives, online, etc.)
  - Other \_\_\_\_\_
  - None
  
- 4) What are Seward's significant historic resources, from your perspective?

- 5) The current plan focuses on the following. Check all that are important to you.
- Geography
  - Spiritual Structures
  - Early Native Influence Sites
  - Explorations and Settlement
  - Educational and Social
  - Military and Government Institutions
  - Commerce and Economic
  - Recreation Development
  - Disasters
  - Transportation
  - Communications
  - Other \_\_\_\_\_
- 6) The Historic Preservation Commission has identified the following areas that may receive greater emphasis in the revised Historic Preservation Plan. Which one is most important to you?
- Native history, resource and land use
  - Commercial fishing
  - World War II
  - 1964 Good Friday Earthquake
  - Exxon Valdez spill and impacts
  - Other \_\_\_\_\_
- 7) What value do you place on Seward's historic and archeological properties? (1=low; 5=high)      Answer: \_\_\_\_\_
- 8) Considering the current political and economic climate in Seward, select historic preservation assistance that would be most effective. (You may choose more than one.)
- Local Protective Legislation
  - State Protective Legislation
  - Local Economic Incentives
  - State Economic Incentives
  - Private Financial Incentives
  - Nonprofit Financial Incentives
  - Public Education
- 9) What are the most pressing challenges to historic preservation in Seward?
- 10) What, if any, concerns do you have about historic preservation activities in Seward?
- 11) Please provide any additional comments or information you would like to offer.

## Appendix J. Results of 2014 Public Survey

Timestamp	What category best describes you?	How informed do you consider yourself about historic preservation?	In what ways are you engaged with Seward's historic and cultural resources? Check all that apply.	What are Seward's significant historic resources, from your perspective?	The current plan focuses on the following. Check all that are important to you.	The Historic Preservation Commission has identified the following areas that may receive greater emphasis in the revised Historic Preservation Plan. Which one is most important to you?	What value do you place on Seward's historic and archeological properties? (1=low; 5=high)	Considering the current political and economic climate in Seward, select historic preservation assistance that would be most effective. (You may choose more than one.)	What are the most pressing challenges to historic preservation in Seward?	What, if any, concerns do you have about historic preservation activities in Seward?	Please provide any additional comments or information you would like to offer.
4/15/2014 17:34:43	Private citizen	Moderately informed	Participated in a historic or cultural organization in town, Attended historic and cultural events, Visited historic and cultural sites (museum, library, etc.), Read historical books	Preserving our historical buildings and sites. Raising awareness in K-12 on historical issues in Seward. Raising awareness in age groups 18-100 on historical issues in Seward.	Geography, Early Native Influence, Explorations and Settlement, Military and Government, Commerce and Economic Development, Transportation, Spiritual Structures and Sites, Educational and Social Institutions, Recreation, Disasters	All of the above + historical buildings	5	Local Protective Legislation, State Protective Legislation, Local Economic Incentives, State Economic Incentives, Private Financial Incentives, Public Education	Lack of knowledge of historical issues, lack of funds, lack of local government in assisting the community in understanding what historic preservation is all about.	The disregard of historic preservation buildings and sites.	
4/15/2014 18:11:30	Local government	Moderately informed	Participated in a historic or cultural organization in town, Attended historic and cultural events, Visited historic and cultural sites (museum, library, etc.), Researched the history of Seward (books, archives, online, etc.)	Jesse Lee Home Hoben Park TB housing	Geography, Transportation, Spiritual Structures and Sites, Disasters	World War II	5	Local Economic Incentives, Public Education	ambivalence	Need for clear focus of the Historic Preservation Commission.	
4/15/2014 21:45:00	Local government	Well informed	Participated in a historic or cultural organization in town, Attended historic and cultural events, Visited historic and cultural sites (museum, library, etc.), Researched the history of Seward (books, archives, online, etc.), I'm making history.	WWII military ruins in the Resurrection Bay area, Waterfront ruins in the town itself, Cemeteries, Iditarod Trail, Old railway depot, The ever diminishing number of Quonset hut structures that were repurposed throughout town. Newspaper archives at the Community Library Museum.	Geography, Early Native Influence, Explorations and Settlement, Transportation, Communications, Educational and Social Institutions, Recreation, Disasters	Exxon Valdez spill and impacts	3	Local Economic Incentives, State Economic Incentives, Public Education	Lack of enthusiasm/engage in the process. A general ignorance of the process.		
4/17/2014 13:22:50	Private citizen	Moderately informed	Visited historic and cultural sites (museum, library, etc.), Historic (old) property owner	Knowledge	Geography, Early Native Influence, Explorations and Settlement, Commerce and Economic Development, Transportation, Disasters	Commercial fishing	4	Private Financial Incentives, Nonprofit Financial Incentives, Public Education	Lack of knowledge	It should be an asset not an impediment to (re) development	

## Seward Historic Preservation Commission - 2017 Historic Preservation Plan

Timestamp	What category best describes you?	How informed do you consider yourself about historic preservation?	In what ways are you engaged with Seward's historic and cultural resources? Check all that apply.	What are Seward's significant historic resources, from your perspective?	The current plan focuses on the following. Check all that are important to you.	The Historic Preservation Commission has identified the following areas that may receive greater emphasis in the revised Historic Preservation Plan. Which one is most important to you?	What value do you place on Seward's historic and archeological properties? (1=low; 5=high)	Considering the current political and economic climate in Seward, select historic preservation assistance that would be most effective. (You may choose more than one.)	What are the most pressing challenges to historic preservation in Seward?	What, if any, concerns do you have about historic preservation activities in Seward?	Please provide any additional comments or information you would like to offer.
4/19/2014 1:30:03	Private citizen	Moderately informed	Participated in a historic or cultural organization in town, Attended historic and cultural events, Visited historic and cultural sites (museum, library, etc.), Researched the history of Seward (books, archives, online, etc.)	our pre-earthquake dock and the WWII bunkers, as well as the historic mt. marathon race	Early Native Influence, Explorations and Settlement, Military and Government, Commerce and Economic Development, Transportation, Communications, Educational and Social Institutions, Recreation	World War II	3	State Economic Incentives, Nonprofit Financial Incentives, Public Education	community involvement		
4/19/2014 5:32:00	Private citizen	Well informed	Participated in a historic or cultural organization in town, Attended historic and cultural events, Visited historic and cultural sites (museum, library, etc.), Researched the history of Seward (books, archives, online, etc.)	Mile Zero of the Historic Iditarod Trail all Seward sites on the National and local historic register role in the history of the Alaska Railroad	Early Native Influence, Explorations and Settlement, Transportation, Communications	Native history, resource and land use	5	State Protective Legislation, Local Economic Incentives, Public Education	lack of interest of city government	lack of interest of city government lack of coordination among local organizations interested in historic preservation	making the Library/Museum the city government liaison with the commission was a mistake
4/22/2014 12:35:16	Local government	Well informed	Participated in a historic or cultural organization in town, Attended historic and cultural events, Visited historic and cultural sites (museum, library, etc.), Researched the history of Seward (books, archives, online, etc.)	People Buildings/homes library/museum archives	Early Native Influence, Explorations and Settlement, Military and Government, Commerce and Economic Development, Transportation, Communications, Spiritual Structures and Sites, Educational and Social Institutions, Disasters	World War II	5	Local Protective Legislation, State Protective Legislation, Local Economic Incentives, State Economic Incentives, Private Financial Incentives, Nonprofit Financial Incentives, Public Education	lack of an informed public minimal city governmental support	loss of human resources	the city of Seward needs to place more emphasis on utilizing Historic Preservation concepts in community planning and development!!!!

## Seward Historic Preservation Commission - 2017 Historic Preservation Plan

Timestamp	What category best describes you?	How informed do you consider yourself about historic preservation?	In what ways are you engaged with Seward's historic and cultural resources? Check all that apply.	What are Seward's significant historic resources, from your perspective?	The current plan focuses on the following. Check all that are important to you.	The Historic Preservation Commission has identified the following areas that may receive greater emphasis in the revised Historic Preservation Plan. Which one is most important to you?	What value do you place on Seward's historic and archeological properties? (1=low; 5=high)	Considering the current political and economic climate in Seward, select historic preservation assistance that would be most effective. (You may choose more than one.)	What are the most pressing challenges to historic preservation in Seward?	What, if any, concerns do you have about historic preservation activities in Seward?	Please provide any additional comments or information you would like to offer.
4/21/2014 23:50:05	Private citizen	Well informed	Participated in a historic or cultural organization in town, Attended historic and cultural events, Visited historic and cultural sites (museum, library, etc.), Researched the history of Seward (books, archives, online, etc.)	Landscapes and structures	Geography, Early Native Influence, Explorations and Settlement, Military and Government, Commerce and Economic Development, Transportation, Communications, Spiritual Structures and Sites, Educational and Social Institutions, Recreation, Disasters	Russian history in Resurrection Bay area	5	Local Economic Incentives, State Economic Incentives, Private Financial Incentives, Nonprofit Financial Incentives, Public Education	Promoting historic preservation so that the community understands that preserving our past can encourage heritage tourism.	I'm concerned that the commission does not receive enough staff support to support its mission. It would also be helpful if the city management and leaders would provide more visible and verbal support (which is no cost) to the Seward Museum.	
4/23/2014 21:55:50	Private citizen	Not very informed, but interested in learning more	Attended historic and cultural events, Visited historic and cultural sites (museum, library, etc.)		Geography, Early Native Influence, Explorations and Settlement, Military and Government, Spiritual Structures and Sites, Educational and Social Institutions, Disasters	Commercial fishing	4	State Protective Legislation, State Economic Incentives			
4/28/2014 12:49:58	Private citizen	Not very informed, but interested in learning more	Visited historic and cultural sites (museum, library, etc.)		Early Native Influence	Native history, resource and land use		Local Protective Legislation, State Protective Legislation			
4/30/2014 17:54:24	Private citizen	Not very informed, but interested in learning more	Attended historic and cultural events, Visited historic and cultural sites (museum, library, etc.)		Geography, Early Native Influence, Explorations and Settlement, Commerce and Economic Development, Spiritual Structures and Sites, Educational and Social Institutions, Recreation	World War II	4	State Protective Legislation, Local Economic Incentives, State Economic Incentives, Public Education			
5/2/2014 1:09:55	Private citizen	Not very informed, but interested in learning more	Visited historic and cultural sites (museum, library, etc.), Researched the history of Seward (books, archives, online, etc.)	The cities and areas history. The old buildings left in Seward. Many of the older homes are not in good condition, so they are torn down. The history of people who have lived in this area.	Geography, Early Native Influence, Explorations and Settlement, Military and Government, Commerce and Economic Development, Transportation, Communications, Educational and Social Institutions, Recreation, Disasters	Exxon Valdez spill and impacts	5	Local Protective Legislation, Local Economic Incentives, State Economic Incentives, Private Financial Incentives, Nonprofit Financial Incentives, Public Education	Funding to complete projects.		



## Seward Historic Preservation Commission - 2017 Historic Preservation Plan

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5/5/2014 18:33:49	Private citizen	Well informed	Participated in a historic or cultural organization in town, Attended historic and cultural events, Visited historic and cultural sites (museum, library, etc.), Researched the history of Seward (books, archives, online, etc.)	downtown district, B and H, Episcopal church Subsurface resources, especially at the IMS parking lot and grounds	Geography, Early Native Influence, Explorations and Settlement, Military and Government, Commerce and Economic Development, Transportation, Communications, Spiritual Structures and Sites, Educational and Social Institutions, Recreation, EVOS	Native history, resource and land use	5	Local Protective Legislation, State Protective Legislation, Nonprofit Financial Incentives	commercial development without any law or ordinance to protect the subsurface	The museum component of the SCLM is underfunded and under recognized. A full time museum director and a part-time staff director is required. Currently, important work is being completed only by RBHS volunteers	
5/12/2014 18:04:00	Other (borough)	Well informed	Researched the history of Seward (books, archives, online, etc.), Well informed on Alaska Railroad Cultural Resources	The railroad is a key resource in the history of Seward.	Geography, Military and Government, Transportation, Communications, Disasters	1964 Good Friday Earthquake	4	Local Protective Legislation, State Economic Incentives, Public Education	Funding to preserve and ability to improve the economy of the community by improving industrial areas.	Ability to improve and continue use of the Alaska Railroad industrial area.	
5/14/2014 23:35:15	Private citizen	Well informed	Participated in a historic or cultural organization in town, Visited historic and cultural sites (museum, library, etc.), Researched the history of Seward (books, archives, online, etc.)		Geography, Early Native Influence, Explorations and Settlement, Military and Government, Commerce and Economic Development, Transportation, Communications, Disasters	1964 Good Friday Earthquake	4	Local Economic Incentives			
6/11/2014 Manual	Private citizen	Moderately informed	None	(Blank)	Geography	Commercial fishing	5	State Protective Legislation	History	More input	
6/11/2014 Manual	Private citizen	Moderately informed	Attended historic and cultural events, Visited historic and cultural sites (museum, library, etc.), Researched the history of Seward (books, archives, online, etc.), Other (Historical buildings real estate)	Individual accounts & personal experience	Geography, Early Native Influence, Military and Government, Other (Port ice free, gateway to the interior)	Native history, resource and land use, World War II, 1964 Good Friday Earthquake, Exxon Valdez spill and impacts	5	State Economic Incentives, Nonprofit Financial Incentives, Public Education	When it conflicts with economic development	I am not familiar with them. That is of concern.	The past should be told as close to the truth without editing.

## Seward Historic Preservation Commission - 2017 Historic Preservation Plan

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6/11/2014 Manual	Non-profit agency	Not very informed, but interested in learning more	Visited historic and cultural sites (museum, library, etc.)	Facts and history since beginning	Geography, Early Native Influence, Explorations and Settlement, Military and Government, Commerce and Economic Development, Transportation, Communications, Spiritual Structures and Sites, Educational and Social Institutions, Recreation, Disasters (Handwritten "All")	Other (Overall history)	4	Nonprofit financial incentives, Public Education	Book about Seward and its history must be written	Photographs	Historical insight
06/11/2014 Manual	Private citizen, Other (borough)	Well informed	Visited historic and cultural sites (museum, library, etc.)		Military and Government, Commerce and Economic, Transportation, Educational and Social Institutions, Recreation	Commercial fishing, World War II, 1964 Good Friday Earthquake, Exxon Valdez spill and impacts	3				
06/11/2014 Manual	Private citizen	Moderately informed	Participated in a historic or cultural organization in town, Attended historic and cultural events, Visited historic and cultural sites (museum, library, etc.), Researched the history of Seward (books, archives, online, etc.)	Fort Island	Geography, Early Native Influence, Explorations and Settlement, Military and Government, Commerce and Economic Development, Transportation, Disasters						
06/11/2014 Manual	Private Citizen	Well informed	Participated in a historic or cultural organization in town, Attended historic and cultural events, Visited historic and cultural sites (museum, library, etc.), Researched the history of Seward (books, archives, online, etc.), Other (Collections Comm. of RBHS-Resurrection Bay Historical Society)	We are one of... (apparently unfinished?)	Early Native Influence, Explorations and Settlement, Military and Government	(Handwritten numbers) 1. 1964 Good Friday Earthquake, 2. World War II, and 3. Native history, resource and land use	5	(Handwritten numbers) 1. State Protective Legislation, 2. State Economic Incentives, 3. Local Protective Legislation	To develop & label all historic sites	Needs more prominence	1. Put together a list of buildings with address for Chamber handouts (Historic buildings), 2. Why ABCD after presidents

## Seward Historic Preservation Commission - 2017 Historic Preservation Plan

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06/13/2014 Manual	Private business, Private citizen	Not very informed, but interested in learning more	None	Iditarod Trail, Fishing history, World War II, Earthquake	Geography, Early Native Influence, Explorations and Settlement, Military and Government, Commerce and Economic Development, Transportation, Other (Use of natural resources - how fishing, mining, railroad, steamships affected the development of region)	Commercial fishing	4	Private Financial Incentives, Nonprofit Financial Incentives, Public Education	Making it economically feasible	Restoring Jesse Lee Home is too expensive for the value - It is very important historical site but public money should be spent in other ways. Maybe the site can become a park for less money?	

## 12. Acknowledgements

The current Seward Historical Preservation Commission (names noted on cover sheet) would like to acknowledge all of the following organizations, Alaska State and City of Seward Departments, city employees, local historians and most importantly the citizens of Seward. All were involved with the SHPC rewrite of the Seward Historic Plan, through conversations, providing resources and encouragement. The current and past commissioners are grateful to have worked with so many wonderful and dedicated historians.

Thank you to the wonderful volunteers and members of the Resurrection Bay Historical Society, who have provide the photographs contained within in this document and historical factoids. Additional acknowledgement to the local staff at the Kenai Fjords National Park Office for assistance in obtaining resource information.

The Seward City Library and Museum employees, the Seward Community Development Department, the Seward City Clerk's Office and members of the Seward Historical Preservation Commission, who were involved with the 2014-2017 Seward Historical Preservation Plan during the duration of the rewrite process.

In addition, under CLG Grant 2014, first rewrite included the Nuka Research and Planning Group, LLC., as Contractors.

Patricia Linville, former Director Seward Community Library; Heather McClain, Library Museum Curator; Rachel James, Seward Community Library and Museum Program Coordinator; Tim Szawinski; Tember Eliason, Amy Carney and many other members of the Library-Museum staff.

Commissioners: Monica Hinders, Catherine (Richardson) Hedman, Sandie Roach, and Sarah Fink

The Seward Historic Preservation Commission would like to thank Lee Poleske, former Seward Museum Curator, for his contribution of stories, articles, and presentations on so many historical aspects of Seward's history that he has presented and continues to present, over the years to all ages.

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