Agenda

Planning Commission - Regular Meeting
City and Borough of Juneau

September 22, 2020
Virtual Meeting Only
7:00 PM
To join the webinar:https://juneau.zoom.us/j/93722664027 Or Telephone: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 Webinar ID: 937 2266 4027

I. **ROLL CALL**

II. **REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA**

III. **APPROVAL OF MINUTES**

- **A.** August 25, 2020 Draft Minutes, Planning Commission Committee of the Whole - APPROVED
- **B.** August 25, 2020 Draft Minutes, Regular Planning Commission - APPROVED

IV. **BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION**

V. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

VI. **ITEMS FOR RECONSIDERATION**

VII. **CONSENT AGENDA**

VIII. **BOARD OF ADJUSTMENT - CONSENT**

- **A.** ADP2020 0002: Alternative Development Overlay District permit to reduce the front yard setback to zero feet for an enclosed entry - APPROVED

IX. **UNFINISHED BUSINESS**

X. **REGULAR AGENDA**

XI. **BOARD OF ADJUSTMENT**

XII. **OTHER BUSINESS**

XIII. **STAFF REPORTS**

XIV. **COMMITTEE REPORTS**

XV. **LIAISON REPORT**

XVI. **CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

XVII. **PLANNING COMMISSION COMMENTS AND QUESTIONS**

XVIII. **EXECUTIVE SESSION**

XIX. **SUPPLEMENTAL MATERIALS**

- **A.** Additional Materials for September 22, 2020 Planning Commission Meeting

XX. **ADJOURNMENT**

PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA

August 25, 2020 Draft Minutes, Planning Commission Committee of the Whole - APPROVED

ATTACHMENTS:

	Description	Upload Date	Type
🗋	August 25, 2020 Draft Minutes, Planning Commission Committee of the Whole	9/23/2020	Minutes

Minutes
Planning Commission
Committee of the Whole
CITY AND BOROUGH OF JUNEAU
Michael LeVine, Chairman
August 25, 2020

I. ROLL CALL

Michael LeVine, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 8:42 p.m.

Commissioners present: All Commissioners present via video conferencing – Michael LeVine, Chairman; Nathaniel Dye, Vice Chairman; Paul Voelckers, Clerk; Travis Arndt, Assistant Clerk; Dan Hickok; Weston Eiler; Josh Winchell; Erik Pedersen

Commissioners absent: Ken Alper;

Staff present: Jill Maclean, CDD Director; Alix Pierce, CDD; Emily Wright, LAW

Assembly members: ~~Greg Smith~~

II. REGULAR AGENDA

Board Protocols/Processes

Mr. Levine opened the meeting with a brief explanation that the purpose of the meeting is to run through some of the basics of motions and the difference between questions and comments and when each is appropriate.

Ms. Wright briefed the Commissioners on the process of how to make a motion, how to deal with amendments and what to do with odd things that happen.

Topics covered that were discussed included:

HEIRARCHY OF RULES OF ORDER

1. Planning Commission Rules
2. Robert's Rules of Order

3. Common Sense

MOTIONS and AMENDMENTS

- Writing down a motion
    - For a complicated issue, it is acceptable to write the motion down prior to stating it
- Framing a motion in the positive
    - "I move to APPROVE/RECOMMEND and ask for a NO vote", or
    - "I move to APPROVE/RECOMMEND and ask for a YES vote"
- Per Robert's Rules, it is best handle no more than two amendments at a time, meaning amendments to amendments
    - Ms. Wright commented that if there are more than that, then maybe the discussion is not yet finished
- Members can ask for a short recess to formulate a motion or to ask advice of Law
- Advisory conditions should not be added. Conditions must be enforceable and within the Commission's purview
- Friendly amendments are not allowed

ORDER OF THE MEETING

3. Questions for Staff immediately following the Staff Report means questions for the Staff member who presented

7. Applicant Closing Statements – Questions from commissioners to the applicant are allowed during this step

8. Questions for Staff following the Applicant's closing statement is where other CBJ staff are included but NOT for the applicant. This is for questions and not for discussion.
    - After discussion with commissioners, Emily suggested she would look at amending this to allow Applicant participation in this step as well
    - Commissioners felt there should be some discussion allowed before making the motion. Mr. LeVine stated that at times, some discussion is useful as it brings up new questions.

FRAMING A QUESTIONS AND MOTIONS

- Ms. Wright reminded the members whenever possible to reference the Code or other authority that they are relying on when making a motion or asking a question.
- Ms. Maclean reminded members they are allowed to add findings and conditions but they will need to have the Code reference for that as her staff might not be able to find those during the meeting.

Mr. LeVine reminded the members that if they have questions, they are encouraged to call CDD staff before meetings and ask their questions.

DECLARING A CONFLICT

- The proper time to declare a conflict is after the Chair calls the agenda item in question

III. **OTHER BUSINESS** – None

IV. **REPORT OF REGULAR AND SPECIAL COMMITTEES** – None

V. **ADJOURNMENT** - 9:55 p.m.

DRAFT

PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA

August 25, 2020 Draft Minutes, Regular Planning Commission - APPROVED

ATTACHMENTS:

	Description	Upload Date	Type
🗋	August 25, 2020 Draft Minutes, Regular Planning Commission	9/23/2020	Minutes

Minutes
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Michael LeVine, Chairman
August 25, 2020

I. ROLL CALL

Michael LeVine, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at [7:02 p.m.]

Commissioners present: All Commissioners present via video conferencing – Michael LeVine, Chairman; Nathaniel Dye, Vice Chairman; Paul Voelckers, Clerk; Travis Arndt, Assistant Clerk; Dan Hickok; Weston Eiler; Josh Winchell; Erik Pedersen

Commissioners absent: Ken Alper;

Staff present: Jill Maclean, CDD Director; Laurel Christian, CDD; Irene Gallion, CDD; Emily Wright, LAW

Assembly members: Greg Smith

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

-Mr. Levine noted the supplemental materials are from the previous meeting and there are no new materials

III. APPROVAL OF MINUTES

A. July 28, 2020 Draft Minutes – Planning Commission Committee of the Whole Meeting

MOTION: *by Mr. Voelckers to approve the Planning Commission July 28, 2020, Planning Commission Committee of the Whole Meeting minutes.*

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

Mr. Levine explained there would be an opportunity for public comment and public members could use the raise hand function

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS- none

VI. ITEMS FOR RECONSIDERATION- none

VII. CONSENT AGENDA

Mr. Pedersen declared he had a conflict as he had past involvement and could potentially be a signatory on the final plat and was recused.

SMF2020 0002:	Final plat approval for a phased major subdivision creating 14 lots and 1 large tract for further subdivision (15 lots total)
Applicant:	Bicknell, INC.
Location:	Yandukin Drive

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested final plat. The notice of decision would allow the final plat approval for a phased major subdivision creating 14 lots and 1 large tract (15 lots total).

MOTION: *by Mr. Winchell to accept staff's findings, analysis and recommendations and approve SMF2020 0002.*

The motion passed with no objection.

VIII. UNFINISHED BUSINESS

Mr. LeVine explained that at the last meeting they had completed the public and applicant participation portions of the process leaving questions for staff and commissioner discussion to be done before going to a vote.

Ms. Maclean spoke to apologize to the Commission and to the applicant stating that in hindsight after reviewing the staff report and application, with no new information, she took back her statement made at the last meeting regarding the recommendation and said she stands by her original recommendation to reduce from 13 to 4 parking spaces.

Mr. LeVine explained the two items would be considered together as had been done at the previous meeting.

Mr. Dye asked for clarification as to whether participants are required or suggested to commit to the six-month minimum stay. Ms. Maclean confirmed that residents could not be required to stay for six months but they are encouraged to do so. Ms. Gallion added that individuals who are not willing to commit to at least six months will not be invited to participate in the program.

Mr. Voelckers said the staff report stated residents would not be allowed vehicles but the applicant had said they would be allowed. He asked for clarification. Ms. Gallion explained while a resident might own a vehicle, it would not be allowed on site. She reminded commissioners these residents are reentrants and it is not likely they will be able to afford to own a vehicle right out of incarceration.

Mr. Arndt asked even though the applicant says residents will not have a car there, how can CBJ apply that statement within the Code? Would an applicant for other multifamily projects also be able to obtain a parking waiver like this? Ms. Maclean explained if the project is outside of PD1 PD2 or Fee-in-lieu district area then they can apply for parking waivers. Mr. Arndt asked if the CBJ has a way of enforcing the waivers. Ms. Maclean answered that the effect of the waiver is to reduce the number of spaces required. There is no recourse if it turns out that more spaces were necessary. There would only be recourse if the applicant provided less than the number of spaces in the waiver. If the waiver reduces the requirement to four spaces and the final project has less than four, THEN there would be a violation.

Mr. Hickok asked if they could condition no tenant-owned vehicles allowed on premises except for that belonging to staff. Ms. Wright explained the commission could do so but would have to state the why. Mr. LeVine asked Ms. Maclean how a condition like this would be enforced. Ms. Maclean said the enforcement issue would be how to determine who owns which vehicles parked on site.

Mr. Winchell asked if the Commission has the authority to limit the tenants from parking on-site. Ms. Wright said you can condition a parking waiver but must tie it to Title 49.

Mr. Pedersen expressed concerns regarding these being modular home units and suggested modifying the finding in some way to state these are not mobile homes.

USE2020 0018: A Conditional Use Permit for Transitional Housing
Applicant: Northwind Architects LLC
Location: 1921 Allen Court

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the requested Conditional Use Permit. The permit would allow the development of transitional housing at 1921 Allen Court.

The approval is subject to the following conditions:

1. Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.

2. Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area shown on the site plan in a medium designed for such purposes.

3. Prior to issuance of a building permit, the applicant must submit documentation to demonstrate that all applicable parking code requirements have been met, in conformity with CBJ 49.40.200.

4. Prior to the issuance of a temporary certificate of occupancy, one or more covered bicycle racks providing spaces for at least ~~four (4)~~ **eight (8)** bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.

5. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).

6. **Prior to issuance of a temporary certificate of occupancy , fencing will be installed around the property to limit access to a single point of entry/exit from the property.**

MOTION: *by Mr. Pederson to accept staff's findings, analysis and recommendations and approve **USE2020 0018** with an amendment to change staff finding Number 2 by adding "The proposed modular housing units are not considered mobile homes."*

Mr. Eiler asked for staff what the Code definition is for mobile homes. Ms. Maclean paraphrased the land use code saying it is antiquated and basically means a detached residential dwelling unit designed for transportation after fabrication on streets/highways on its own wheels or on a trucker trailer, so on and so forth.

MOTION: *by Mr. Dye to amend Condition 4 increasing required bicycle parking spots from four (4) to eight (8).*

The motion to amend passed with no objection.

MOTION: *by Mr. Dye to amend the add a condition 6 stating "*Prior to issuance of a temporary certificate of occupancy , fencing will be installed around the property to limit access to a single point of entry/exit from the property".

The motion to amend passed with no objection.

Mr. LeVine spoke in favor of the motion stating he is glad to see CARES money being put to good use.

The amended motion passed with no objection

PWP2020 0003:	A Parking Waiver to reduce the number of required spaces from 13 to 4
Applicant:	Northwind Architects LLC
Location:	1921 Allen Court

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested parking waiver. The permit would reduce parking requirements from 13 off-street parking spaces to ~~four~~ **six** for transitional housing.

> **MOTION:** *by Mr. Voelckers to accept staff's findings, analysis and recommendations and approve **PWP2020 0003** with an amendment to change it from a reduction to four (4) to six (6) parking spaces.*

Mr. Voelckers spoke to his motion explaining when they looked at the site plan there was space for more than the requested four spaces without detriment to the site. He added this would be more in line with the comparison of similar projects in other communities included in the staff report.

Mr. Hickok spoke in favor of the motion adding that he does not want to stop someone from owning a vehicle.

Mr. Arndt spoke against the motion saying that he thinks the residents should be encouraged to work toward earning and owning a vehicle. He felt it could be left up to the applicant to restrict who can park in the spaces but it should not be up to the commission to do so. He is not in favor of the waiver.

Mr. Winchell spoke in favor of the motion increasing the spaces from four to six stating the extra spaces could be used by auxiliary staff including probation officers, other officials, officers, and additional staff.

Mr. Dye spoke in favor of the motion saying he was reluctant except for the increase from four to six spaces.

Mr. Pedersen spoke to support the motion citing the increase to six spaces as a good compromise.

Mr. LeVine noted an error on the staff report. The statement "residents will not be allowed to own a vehicle" is in error and the commission will not be relying on that statement. He also supported the increase to six required spaces.

Roll Call Vote:

YES: Mr. Voelckers; Mr. Dye; Mr. Winchell; Mr. Pedersen; Mr. Eiler; Mr. Hickok; Mr. LeVine

NO: Mr. Arndt

The motion passed 7 to 1

Recess 8:03 pm to 8:08 pm

IX. **REGULAR AGENDA** – none

X. **BOARD OF ADJUSTMENT** – none

XI. **OTHER BUSINESS** – none

XII. **STAFF REPORTS**

Ms. Maclean reported

- The planned joint meeting between the Planning Commission and the Assembly was planned for August 31. However, that has been cancelled and will be rescheduled for January or later.
- Title 49 needs to be scheduled. Thursdays at Noon may be an option.
- There is a need to reschedule a Governance meeting.
- The Assembly approved the flood plain maps and they go into effect on September 18th.

Mr. LeVine commented on the update on the Staff Report format saying that it looks like they've done a nice job.

Mr. Voelckers asked about the proposal to change the deadline for accepting public comments. Ms. Maclean explained the Pre-Covid deadline was Noon on the Friday prior to the Planning Commission meeting. Since COVID, they have been accepting public

comments up to and through the public hearing on the night of the meetings. The Department would propose a deadline of Noon on the Monday prior to the Tuesday

Ms. Wright gave an update on Lee vs Vertical Bridge. Oral arguments before the assembly is scheduled for September 2 via Zoom.

XIII. COMMITTEE REPORTS

Mr. Dye reported Blue Print met last week and will meet again next week.

Mr. Hickok reported Lands Committee met in the last week and one of the items discussed was the Transitional Housing project that was heard at tonight's meeting. Ms. Maclean added the Committee discussed Upstairs/Downtown, Parking, and introduced the Tax Abatement Ordinance.

XIV. LIAISON REPORTS

Mr. Smith reported Assembly activities and issues lately include:

- Systemic Racism Review Committee passed last night
- Bond proposals
- Business Sustainability grants round 2 and 3

Issues that have been brought to him that may be of interest to the Commission are

- A local business owner has mentioned the parking requirement has posed problems for them to develop and Mr. Smith is glad to see the Commission is working on that
- Historic building improvements

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – none

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

Mr. LeVine reminded members the Committee of the Whole meeting will follow this meeting.

Mr. Voelckers asked about upcoming meetings for Auke Bay. Ms. Maclean said it is a possibility for September 22.

XVII. EXECUTIVE SESSION – none

XVIII. ADJOURNMENT 8:30 pm

PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA

ADP2020 0002: Alternative Development Overlay District permit to reduce the front yard setback to zero feet for an enclosed entry - APPROVED

AGENDA ITEM:

Applicant: Erin & Andrew Heist
Location: 407 Irwin St
Proposal: Alternative Development Overlay District permit to reduce the front yard setback to zero feet for an enclosed entry

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Alternative Development Permit. The permit would allow zero setback from the front lot line.

There are no recommended conditions for this approval.

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Staff Report for ADP2020 0002, Part 1	9/14/2020	Staff Report
🗋	Staff Report for ADP2020 0002, Part 2	9/14/2020	Staff Report
🗋	Staff Report for ADP2020 0002, Part 3	9/14/2020	Staff Report
🗋	Notice of Decision for ADP2020 0002	9/29/2020	Notice of Decision

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

BOARD OF ADJUSTMENT STAFF REPORT
ALTERNATIVE DEVELOPMENT PERMIT ADP2020 0002
HEARING DATE: SEPTEMBER 22, 2020

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: September 14, 2020

TO: Michael LeVine, Chair, Board of Adjustment

BY: Irene Gallion, Senior Planner

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests an Alternative Development Permit to reduce front yard setback from five feet to zero feet for an enclosed entry.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- Nonconforming structure built in 1914.
- Project eliminates existing eave encroachments into the Irwin Street right-of-way.
- 35% of the historic residential structures in Casey-Shattuck Subdivision have an arctic entry or similar structure.

GENERAL INFORMATION	
Property Owner	Erin & Andrew Heist
Applicant	Erin & Andrew Heist
Property Address	407 Irwin Street
Legal Description	Casey Shattuck Block 206 Lot 2 FR
Parcel Number	1C030C060040
Zoning	D5
Land Use Designation	Medium Density Residential, Single-Family
Lot Size	775
Water/Sewer	CBJ
Access	Irwin Street
Existing Land Use	Residential
Associated Applications	None at this time

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:
Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - 49.70.1200
  - 49.80

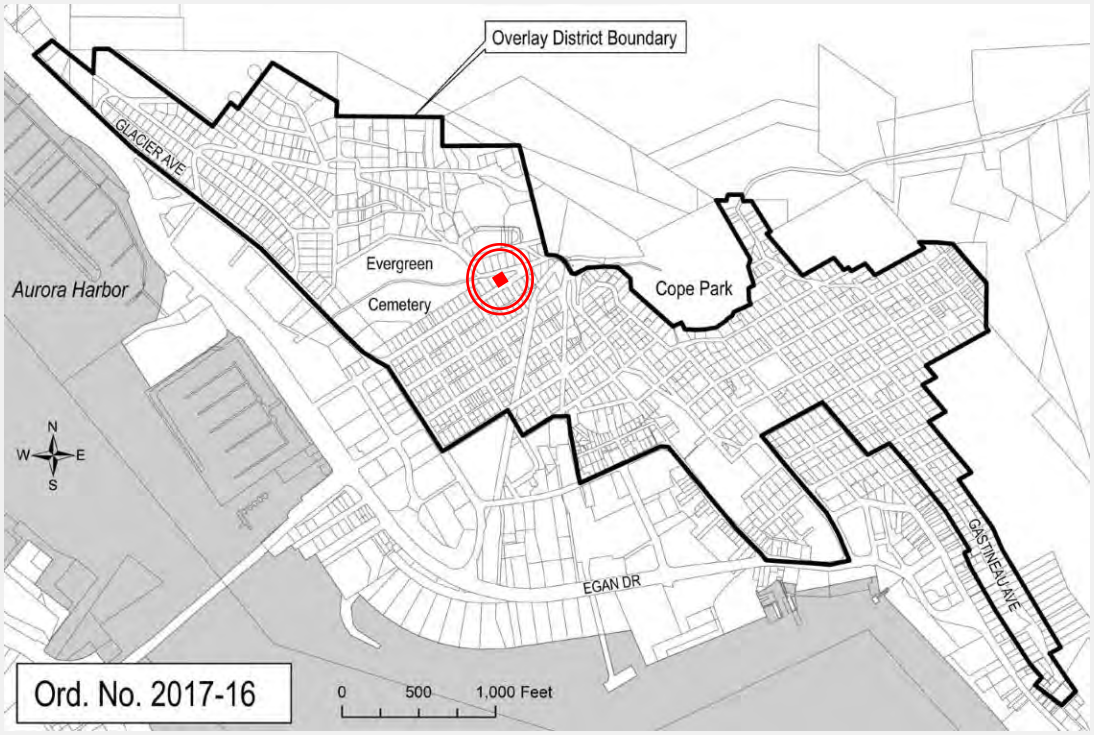
The Commission shall hear and decide the case per *49.70.1200 – Alternative Development Overlay District.*
The purpose of the alternative development overlay district is to provide adequate minimum standards and procedures for the construction of new residential buildings and the expansion, restoration, or repair of existing residential buildings, while providing time to implement new zoning regulations. This article is intended to provide for the development of housing, preserve the character of neighborhoods, and promote the restoration of blighted buildings.

SITE FEATURES AND ZONING

SURROUNDING ZONING AND LAND USES	
North	Irwin Street
South	Residential
East	Residential
West	Residential

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	N/A
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	ADOD

ALTERNATIVE DEVELOPMENT OVERLAY DISTRICT MAP



BACKGROUND INFORMATION

Project Description –

The Applicant would like to enclose an existing non-conforming porch to create an artic entry. The existing non-conforming porch has no setback from the front lot line. Eaves encroach into the Irwin Street right-of-way one linear foot at the east end of the porch.

Under ADOD regulations, CBJ 49.70.1240 states:

(a) Setbacks. No part of any residential building may be erected closer to the property line than:

(2) The footprint of the existing residential building. No encroachment into the public right-of-way or on adjacent property shall be permitted.

The lot was platted in 1913 and the structure constructed in 1914, before zoning codes.

This photo from the Assessor's database shows the ramp before being demolished, and the porch proposed for enclosure.

The proposed enclosure would have a smaller roof, eliminating encroachment into the Irwin Street right-of-way.

Background –

The lot was originally platted in 1913 through the Casey Shattuck Addition to Juneau. According to the Casey Shattuck Historic Building Survey (see Application, Attachment A), the single-family structure on the lot was constructed in 1914, prior to the establishment of zoning in Juneau. A nonconforming certification completed in June of 2020 determined the property was nonconforming for structure, lot and parking (Attachment B).

The table below summarizes relevant history for the lot and proposed development.

Item	Summary
Pre-Application Conference PAC20200049	Pre-application meeting for an ADOD request to reduce front lot line setback to zero (this application).
Nonconforming Certification NCC20200007	Lot found nonconforming for lot, structure and parking.
Building Permit BLD20200233	Construction of accessory apartment in basement.
Building Permit BLD20200232	Full remodel of residence to include interior wall shifting, deck replacement, exterior stairs and creation of arctic entry. Later modified to exclude the arctic entry.
Parking Waiver PWP20200001	Waiver of the requirement for one parking space for an accessory apartment.
Accessory Apartment Grant AAG20200001	Application for $6,000 grant for eligible applicants who receive a Certificate of Occupancy within one year of building permit issuance.
Accessory Apartment Application AAP20200001	Accessory apartment application associated with USE20200002.
Conditional Use Permit USE20200002	Conditional use permit for an accessory apartment on a substandard size lot.
Building Permit BLD20190674	New 200A electrical service.
Building Permit BLD20190222	Foundation repair.
Pre-application Conference PAC20180036	Basement conversion into an accessory apartment.
Building Permit BLD200100075	Replace shower, repair rotten walls, install chimney cap, sheetrock wall in attic, install gutter, repair kitchen drain and three windows (two main level, one ground level – all in front).
Building Permit BLD0987201	New oil furnace and oil tank, electrical, windows and doors.
Building Permit BLD199700861	Building safety inspection for future alteration/renovation.
Building Permit BLD199800201	Install furnace, re-plumb laundry tub, add vacuum breakers on hose bibs. Add handrail, change egress windows and new forced air supply.

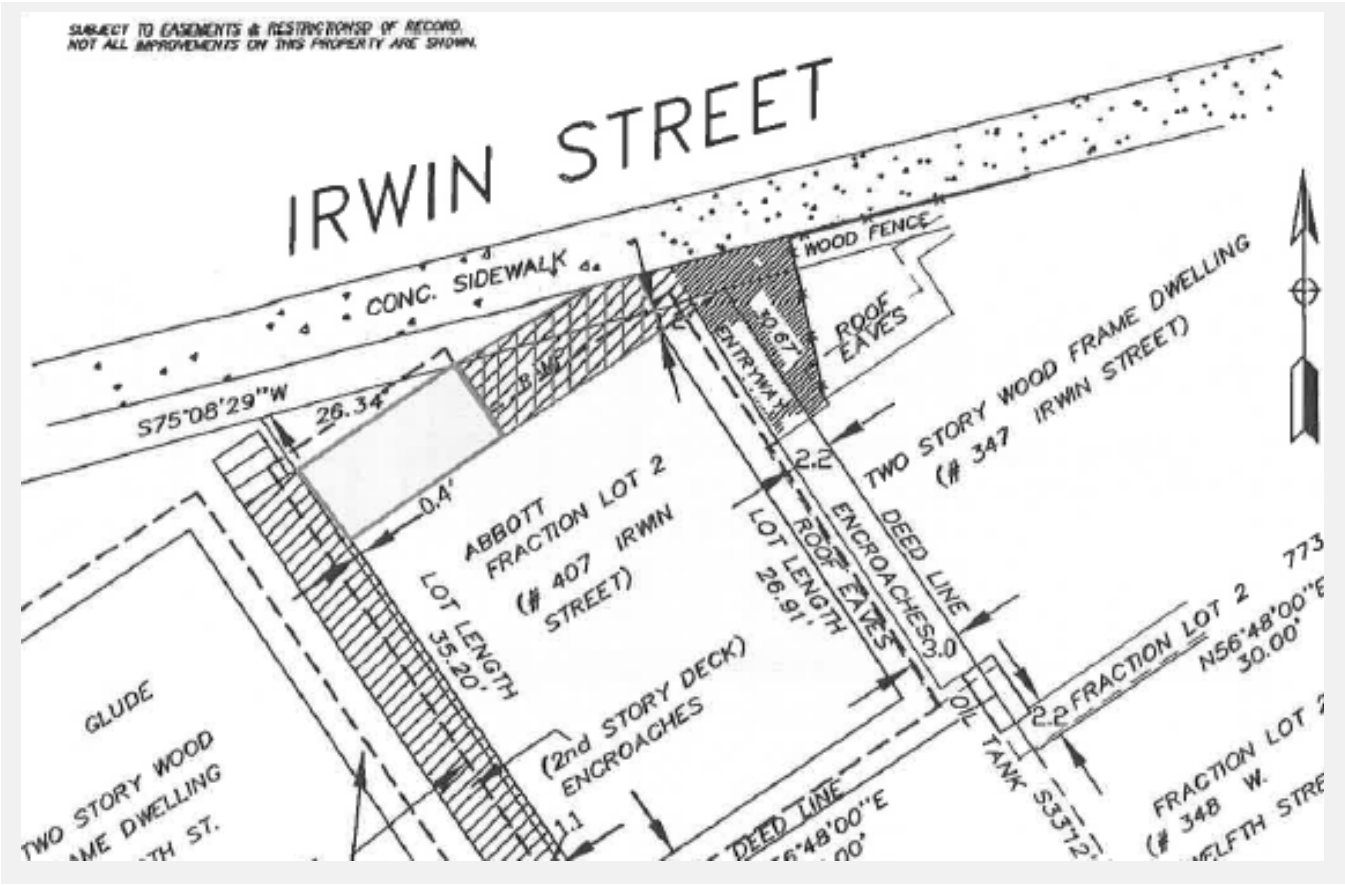
ZONING REQUIREMENTS

Standard		Requirement	Proposed	Existing	Code Reference
Lot	Size	7,000 square feet		775 square feet	49.25.400
	Width	70 linear feet		25 linear feet	49.25.400
	Depth	85 linear feet		31 linear feet	49.25.400
Setbacks	Front	20 linear feet	0 linear feet	1 linear foot at east end of porch	49.70.1240(a)(2)
	Rear	10 linear feet per 49.25.430(4)(J)		2.6’	49.30.250
	Side (W)	5 linear feet		1.1’	49.30.250
	Side (E)	5 linear feet		2.2’	49.30.250
	Street Side	Not applicable		Not applicable	
Lot Coverage		50% Max		60%	49.70.1240(b)
Vegetative Cover		20% Min		0	49.70.1240(c)
Height	Permissible	35 feet		~25 feet	49.25.400
	Accessory	25 feet		~25 feet	49.25.400
Maximum Dwelling Units (5/Acre)**		1		1	49.25.500
Use		Residential		Residential	49.25.300

** Scaled off of as-built survey provided in application*

***Note that accessory apartments do not count toward density*

SITE PLAN



ANALYSIS

Project Site – The lot is nonconforming for lot coverage. Per CBJ 49.80, Definitions:

> *Lot coverage* means the percentage of horizontal lot area that is occupied by all buildings on the lot, each measured at the outside of those exterior walls of the floor having the greatest horizontal dimensions.
>
> *Building* means any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of persons, animals, processes, equipment, goods or materials.

The existing nonconforming porch has a roof. The proposed enclosed artic entry will have a smaller roof, decreasing the nonconforming lot coverage.

> **Condition: None.**

Project Design – The applicant continues efforts to reduce encroachments. The existing non-conforming porch eaves extend into the right-of-way. The proposed arctic entry will have reduced eaves that end at the lot line. The property owner has demolished a ramp that was encroaching into the right-of-way and the neighboring lot.

The door to the artic entry will be located off of existing stairs to the west of the existing structure. The proposed artic entry will have a 60”x14” window on the Irwin street side, and a 24”x14” window on the east side.

Condition: None.

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis is not required.

The Institute of Traffic Engineers Trip Generation Manual (9th edition, volume 2) studied parking for single-family structures on individual lots, including a wide variety of sizes, price ranges, locations and ages. All single-family structures use the same traffic estimate, regardless of size.

Anticipated traffic remains the same with the proposed 40 square foot enclosure.

Condition: None.

Vehicle Parking & Circulation – The lot was developed without an off-street parking requirement, and is nonconforming. The required off-street parking space for the accessory apartment was waived by the Commission on April 14, 2020 (PWP2020 0001, Attachment C).

According to CBJ 49.40.210, current zoning requires three off-street parking spaces. No ADA accessible off-street spaces are required.

Condition:

Use	Current Requirements	Modified Requirements	Total Spaces
Single-family residence	2	0	0
Accessory apartment	1	0	0
		Total Parking Requirement:	**0**
		Off-street Loading Spaces Required:	**0**
		ADA Accessible Spaces Required:	**0**

Non-motorized Transportation – This development does not impact non-motorized transportation. For a summary of non-motorized transportation see the staff report for PWP2020 0001, page four, "Proximity to Public Transportation."

Condition: None.

Proximity to Transit – This development does not impact transit. For a summary of transit see the staff report for PWP2020 0001, page four, "Proximity to Public Transportation."

Condition: None.

Noise – Noise is expected to be in character with the existing neighborhood.

Condition: None.

Lighting – One new lighting fixture will be installed next to the door.

Condition: None.

Vegetative Cover & Landscaping – The nonconforming vegetative cover will be unaffected by this development.

Condition: None.

Habitat – The lot is not in or close to a CBJ Conservation Area or Stream Protection Corridor outlined in the 2013 Comprehensive Plan update. The lot has no mapped anadromous water bodies.

Condition: None.

Drainage and Snow Storage – Drainage and snow storage are not anticipated to be impacted by this development.

Condition: None.

Historic District – This lot lies outside the Juneau Downtown Historic District established under Ordinance 2013-01. The structure was cataloged in the "Report of the Casey-Shattuck Neighborhood Historic Building Survey" (December 2004). The purpose of this report was to survey potential historic districts that might be eligible for nomination to the National Register of Historic Places. Inclusion in this study does not trigger CBJ oversight of historic standards.

Condition: None.

Hazard Zones – This lot is outside of flood zones and mapped hazard zones.

Condition: None.

Public Health, Safety, and Welfare – This project improves public welfare by removing encroaching eaves from the right-of-way.

Condition: None.

Property Value or Neighborhood Harmony – The "Report of the Casey-Shattuck Neighborhood Historic Building Survey" (December 2004, Attachment D) inventories 157 residential structures in the Casey-Shattuck neighborhood having historical significance. Of those, 55 (35 percent) have an artic entry or similar entry structure. The neighboring structures (east and west) both have apparent arctic entries.

Condition: None.

AGENCY REVIEW

CDD conducted an agency review comment period between August 27 and September 10, 2020. Agency review comments can be found in Attachment E.

Agency	Summary
CBJ General Engineering and Streets	No issues for GE, improvement for Streets.
Capital City Fire and Rescue	No fire code or department concerns with the application.

PUBLIC COMMENTS

CDD conducted a public comment period between August 27, and September 10, 2020. Public notice was mailed to property owners within 500 feet of the proposed development (Attachment F). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (Attachment G). There were no public comments submitted at time of writing this staff report.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan and 2020 Historic and Cultural Preservation Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	11	184	Subarea 6 Guidelines	Preserve scale and density of single-family neighborhoods downtown.
2020 Historic and Cultural Preservation Plan		36	Benefits of Preservation	Maintain character of older neighborhoods

FINDINGS

Per CBJ 49.70.1240, Review of Director's & Board of Adjustment's Determinations, the Director makes the following findings on the proposed development:

1. ***Is the application for the requested Alternative Development Permit complete?***

   Analysis: The application contains the information necessary to conduct a complete review of the proposed development.

   Finding: Yes. Staff finds the application contains the information necessary to conduct full review of the proposed development. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.70.1200.

2. ***Is the proposed development appropriate according to the Alternative Development Overlay District?***

   Analysis: The proposed enclosure of an artic entry within the footprint of the existing structure is an expansion of residential use. Lot coverage conformity is improved.

   Finding: Yes. The proposed development is appropriate according to the Alternative Development Overlay District.

3. ***Will the proposed development comply with the other requirements of this chapter?***

   Analysis: The proposed design complies with CBJ 49.70.1200.

   Finding: Yes. The proposed development will comply with Title 49, including parking and lighting.

4. Will the proposed development materially endanger the public health or safety?

Analysis: The proposed development eliminates encroachments into the Irwin Street right-of-way.

Finding: No. No evidence suggests that the requested development, in a D5 zoning district, will materially endanger the public health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

Analysis: 35% of historical residential structures in Casey-Shattuck neighborhood have an arctic entry or similar structure.

Finding: No**.** No evidence suggests that the requested development in a D5 zoning district will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Analysis: This project preserve the scale and density of single-family neighborhoods downtown, and maintains the character of the old neighborhood.

Finding: Yes. The proposed development with the recommended conditions, will be in general conformity with the 2013 Comprehensive Plan and the 2020 Historic and Cultural Preservation Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Alternative Development Permit. The permit would allow zero setback from the front lot line.

There are no recommended conditions for this approval.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Nonconforming Certification, NCC2020 0007
Attachment C	Parking Waiver, PWP2020 0001
Attachment D	Report of the Casey-Shattuck Neighborhood Historic Building Survey, December 2004
Attachment E	Agency Review Comments
Attachment F	Abutters Notice
Attachment G	Sign Posted

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address
407 Irwin Street

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)
Casey Shattuck Block 206 Lot 2 FR

Parcel Number(s)
1C030C060040

☑ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner	Contact Person
Erin & Andrew Heist	Erin Heist
Mailing Address: 712 Basin Rd, Juneau, AK 99801	Phone Number(s): Erin - 907-957-1728 / Andrew - 907-723-1977
E-mail Address: erinaheist@gmail.com	

LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X Erin Heist. 8/23/20
Landowner/Lessee Signature — Date

X Andrew Heist 8/23/20
Landowner/Lessee Signature — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME"

Applicant	Contact Person
SAME	
Mailing Address	Phone Number(s)
E-mail Address	

X _____ _____
Applicant's Signature — Date of Application

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Intake Initials	Case Number	Date Received
AMG 8/24/2020	ADP 20-02	8.24.20

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

ALTERNATIVE DEVELOPMENT PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

TYPE OF ALTERNATIVE DEVELOPMENT PROPOSED (ONLY AVAILABLE TO ALLOWED RESIDENTIAL USES)

☑ Rebuild w/in Existing Footprint ☐ Setback Reduction ☐ Lot Coverage Reduction ☐ Vegetative Coverage Reduction

If requesting a Reduction of Setback(s), Lot Coverage, and / or Vegetative Coverage, the following must be provided:

☐ Map of properties w/in 150' radius ☐ Table demonstrating average corresponding setbacks located w/in 150' radius

PROJECT SUMMARY

Remove wooden ramp and enclose existing shed entry for use as an arctic entry, using the exact existing footprint, but reducing the eave to ensure that property does not encroach into right of way. The shed entry is original to the house as demonstrated on the 1927 plat from the Sanborn Library and the property has received a certificate of nonconforming for lot, structure, and parking.

IS THIS A MODIFICATION OF AN EXISTING APPROVAL? ○ YES – Case # ◉ NO

Existing use of property: Single family home

Is this project an: ☐ Expansion ☑ Rehabilitation ☐ New Development

Has this property received a Variance in the Past? ◉ NO ○ YES – Case #

UTILITIES PROPOSED **WATER:** ☑ Public ☐ On Site **SEWER:** ☑ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 775 square feet Total Area of Existing Structure(s) 1248 square feet

Total Area of Proposed Structure(s) 1248 square feet

EXTERNAL LIGHTING

Existing to remain ◉ No ○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed ○ No ◉ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED MATERIALS ATTACHED

☑ **Complete Application**

☑ **Narrative including:**

- ☑ Current use of land or building(s)
- ☑ Proposed setbacks, lot coverage, vegetative coverage
- ☑ How the proposed use complies with the Alternative Development Overlay District

☑ **Plans** (details on page 2)

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	$ $400.00			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$ $50.00			
Pub. Not. Sign Deposit	$ $100.00			
Total Fee	$ $550.00			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
ADP 20-02	8.24.20

Alternative Development Permit Application Instructions

Alternative Development permits are outlined in CBJ 49.70.1200

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Alternative Development Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Alternative Development Permit Application and Development Permit Application forms.
2. **Fees:** Fee is $400. Any development, work, or use done without the necessary Land Use permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project, including how the proposed project meets the purpose of the Alternative Development Overlay District.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
    - A. Site plan, floor plan and elevation views of existing and proposed structures
    - B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
    - C. Proposed traffic circulation within the site including access/egress points and traffic control devices
    - D. Existing and proposed lighting (including cut sheets for each type of lighting)
    - E. Existing and proposed lot coverage (lot area covered by buildings)
    - F. Existing and proposed vegetation with location, area, height and type of plantings
    - G. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application m ay be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Alternative Development Permit Applications must be reviewed by the Board of Adjustment for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Alternative Development requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Board of Adjustment meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of $50, and a $100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing $50 may be refunded. The Applicant may make and erect their o bwn sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

Irwin St ADOD

Case Number: PAC20200049

Applicant: Andrew Heist

Property Owner: Andrew Heist and Erin Hanson

Property Address: 407 Irwin St

Parcel Code Number: 1C030C060040

Site Size: 775 Square Feet

Zoning: D5 Single family/duplex

Existing Land Use: Single family

Conference Date:	August 12, 2020
Report Issued:	August 17, 2020

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Erin & Andrew Heist	Applicant	Andrew.heist@gmail.com
Beth McKibben, AICP	Senior Planner	Beth.mckibben@juneau.org
Adrienne Scott	Permit Tech	Adrienne.scott@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports. The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

The applicant is seeking a reduced front yard setback through the ADOD process. There is an existing nonconforming covered front porch that the applicant would like to enclose as an arctic entry. 49.25.430(4)(C)(ii) provides a setback exception for arctic entries – which may encroach 65 square feet into a required yard setback, but can be no closer than 5 feet to a property line. The covered porch which the applicant would like to enclose has a 0-foot setback from the front property line. The conversion of the porch to an arctic entry closer than 5 feet from the property line cannot be approved with this setback exception. The Planning Commission may reduce the front yard setback (for new residential buildings, expansion, restoration and repair of existing residential buildings) through the ADOD process. (49.70.140(a)(2) the footprint of the existing residential building). The existing covered porch meets the definition of building "building means any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of persons, animals, processes, equipment, goods or materials." The covered porch meets the definition of a building, and ADOD allows the reduction of setbacks to the footprint of the existing building, the deck may be enclosed, and converted to an arctic entry with an approved ADOD.

The subject parcel measures 775 square feet. The existing structure on the subject parcel is a two-story single-family dwelling. The applicant previously received a conditional use permit for an accessory apartment on a substandard lot. The applicant also received a certificate of nonconforming status for a lot, structure and parking (NCC2020-007).

Planning Division

1. **Zoning** – D5; minimum lot size 7,000 square feet. Lot is 775 sq. ft and is nonconforming.
2. **Setbacks** –

		D5 Required	Existing
Setbacks	**Front (North)**	20 feet	1.2 feet to dwelling Ramp and deck encroach into ROW
	Rear (South)	10 feet [Reduced per 49.25.430(4)(J)]	2.6 feet
	Side (West)	5 feet	1.1 feet to dwelling Deck encroaches into adjoining lot
	Side (East)	5 feet	2.2 feet

CBJ 49.70.1240, ADOD either allows a building to 1) have a setback that is the average of corresponding setbacks in a 150' radius, or to **2) use an existing footprint.** The proposed enclosure of the existing nonconforming front deck will have a front setback of 1.2 feet. The average of corresponding setbacks within a 150' radius is 8.7 feet. The proposed arctic entry would use the existing footprint of the structure which has been certified as nonconforming. The footprint may not encroach into the ROW or across property lines.

Findings must be made that the proposal does NOT materially endanger public health/safety; decrease property values or be out of harmony w/neighborhood; IS in general conformity with comprehensive

plan; development is appropriate to the ADOD (residential); does comply with other requirements of T49.

This setback reduction may allowed through an ADOD permit. The fee is $400.00, in addition to the building permit fee.

3. **Height** - D5– maximum allowed building height for primary structure is 35 feet. The proposed arctic entry will not change the height of the existing porch.
4. **Access –** Irwin Street
5. **Parking & Circulation**– A single family home with an accessory apartment requires 3 off-street parking spaces. The site is nonconforming for the two parking spaces required for the single family home. The accessory apartment received a parking waiver for the requires one off street parking space.
6. **Lot Coverage –** D5 has a maximum lot coverage of 50%. The existing lot coverage is approximately 64% and was included in the certificate of nonconforming status. 49.70.1240(b) states "A lot within the ADOD shall not exceed 60% lot coverage." However, this site is nonconforming for lot coverage and enclosing the front entry will not increase the nonconforming situation.
7. **Vegetative Coverage –** D5 zoning district requires at least 20% of the lot area have live vegetative cover. The site no vegetative cover, which was included in the certificate of nonconforming status. 49.70.1240(c) states "A lot in the ADOD shall maintain 15% vegetative cover". However, this site is nonconforming for vegetative cover. Enclosing the existing front entry will not increase the nonconforming situation.
8. **Lighting** – Any lighting on the proposed arctic entry must be a "full cut off" design.
9. **Noise** – Noise is not expected to be a concern with the enclosure of the front porch.
10. **Flood** – N/A
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – N/A
12. **Wetlands** – N/A
13. **Habitat** – N/A
14. **Plat or Covenant Restrictions** – N/A
15. **Traffic** – not affected by the proposed enclosure of the front porch. Sight distances for vehicles and pedestrians are not impacted by the proposed arctic entry.
16. **Nonconforming situations** – Applicant received a nonconforming certificate (NCC2020 -007) for lot, structure and parking.

Building Division

17. **Building** – will be addressed at time of building permit application
18. **Outstanding Permits** -
    BLD20190674 – New 200A electrical service
    BLD20200232 – Full remodel of residence
    BLD20200233 – Build out of accessory apartment in the basement level

General Engineering/Public Works

19. **Engineering** – N/A
20. **Drainage** – N/A

21. **Utilities** – (water, power, sewer, etc.) – N/A

Fire Marshal

22. **Fire Items/Access** – N/A

Other Applicable Agency Review

23. N/A

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application
2. Building permit
3. ADOD permit (if applicable)

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. As-built of site with proposed improvements.
3. Narrative showing how proposal affects public health/safety, property value/neighborhood harmony; conformance with comp plan, etc.

Exceptions to Submittal Requirements

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A (Add any items required with the forms that are not applicable to the Conditional Use application)

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. ADOD permit; $400.00 for permit, $150.00 for public notice sign fee ($50 + $100 refundable deposit)
2. Building permit; depends on value of work

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your Completed Application

You must submit your application(s) in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

407 Irwin St.

Erin & Andrew Heist

907-957-1728

erinaheist@gmail.com

Application for an Alternative Development Permit– Narrative

We are seeking a reduced front yard set-back for 407 Irwin Street in order to enclose the existing shed entry within the existing footprint for use as an arctic entry. The lot at 407 Irwin Street is part of the Casey Shattuck Addition of Juneau and was originally platted in 1913, prior to the establishment of zoning in Juneau.

This is a single-family home with an approved accessory apartment conditional use permit (USE20-02), an approved parking waiver (PWP20-01), as well as a certificate of nonconforming status for lot, structure, and parking, which included the shed entry (NCC2020-007).

Our shed entry has a zero-foot set-back from the property line. An arctic entry exemption requires a minimum of a five foot setback, which is why we're seeking to reduce the front yard setback through the ADOD process.

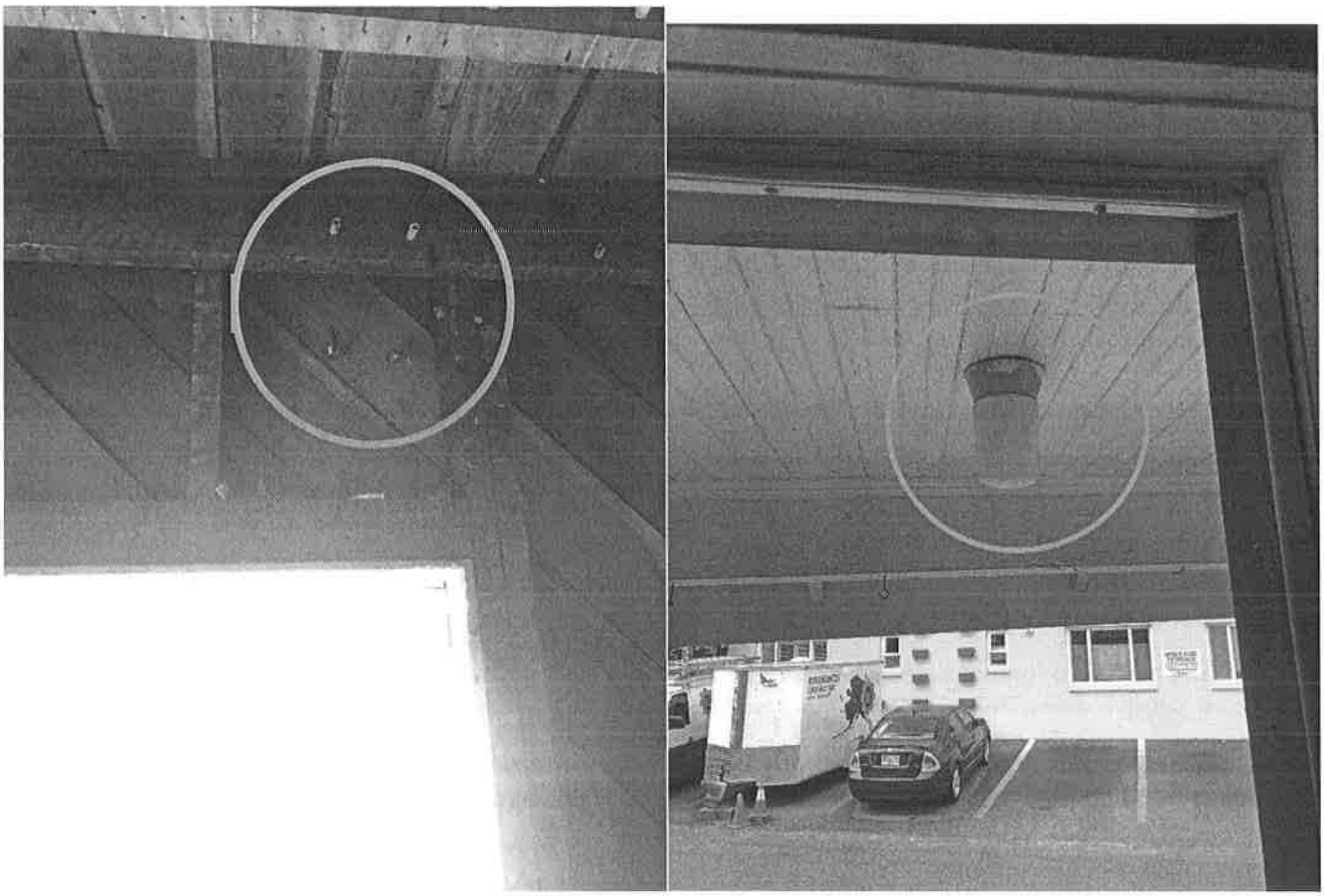
We have demolished the ramp shown on the attached as-built and our request is to enclose the existing 8' 5" x 4' 8" shed entry within the existing footprint. In addition, in order to ensure that no part of the structure encroaches into the right-of-way, we will be reducing the existing eave.

As part of the non-conforming certificate, we demonstrated that this shed entry is original to the building structure and is shown on the 1927 plat from the Sanborn Library. We searched through the Alaska State digital archives, called the Juneau Douglas City Museum and reviewed available historical neighborhood documents online, but were unable to find any old photos of the house. However, knob and tube wiring was used throughout the house, including in the shed entry. Knob and tube wiring was used in houses between the 1910s and 1940s, prior to zoning requirements.

As we are proposing to enclose only the existing roofed shed entry structure within the existing footprint, this request does not aggravate any aspect of our current nonconforming certificate and sight distances for vehicles and pedestrians will not be impacted by enclosing the existing shed entry.

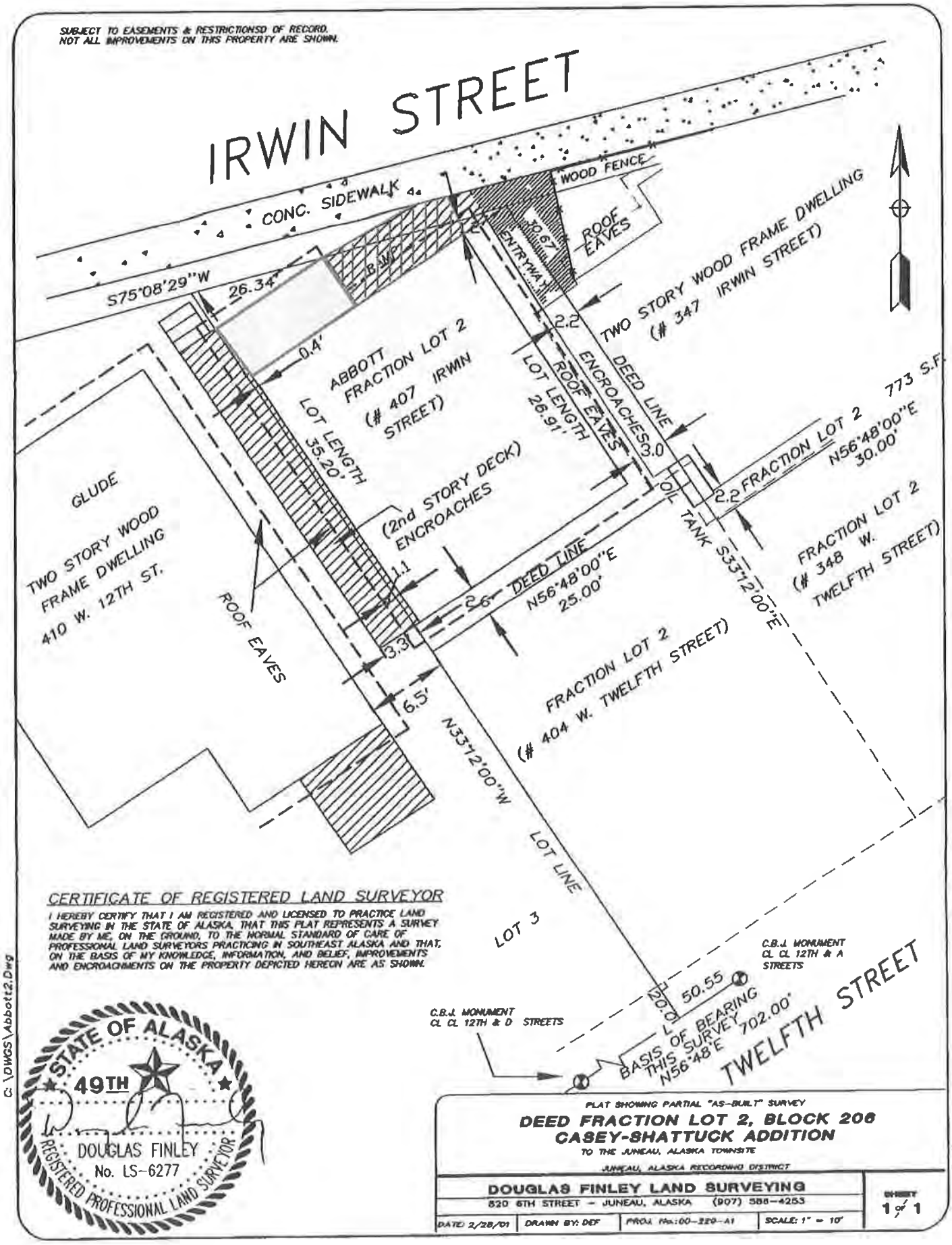
It is very common in the Casey-Shattuck neighborhood for homes to have enclosed arctic entries and this proposal will maintain the historic feel of the property and keep the current structure in harmony with the neighborhood. Like many historic homes, this property has limited closet space and the enclosure of the existing shed entry will allow for a multi-use, welcoming entry that incorporates storage and allows for a more natural floorplan.

This update to this property is in conformance with the purpose of the Alternative Development Overlay District and the Juneau Comprehensive Plan in that this is a historic single-family residence in the Casey Shattuck neighborhood and this update will increase the economic use of space and quality of life, while maintaining the historic look of the house in keeping with the character of the Casey Shattuck neighborhood.



LEFT: Knob and tube wiring above the front door leading to shed entry lighting fixture.

RIGHT: Lighting fixture in shed entry.



CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, OR THE GROUND, TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN SOUTHEAST ALASKA AND THAT, ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IMPROVEMENTS AND ENCROACHMENTS ON THE PROPERTY DEPICTED HEREON ARE AS SHOWN.

STATE OF ALASKA
49TH
DOUGLAS FINLEY
No. LS-6277
REGISTERED PROFESSIONAL LAND SURVEYOR

C:\DWGS\Abbott2.Dwg

PLAT SHOWING PARTIAL "AS-BUILT" SURVEY

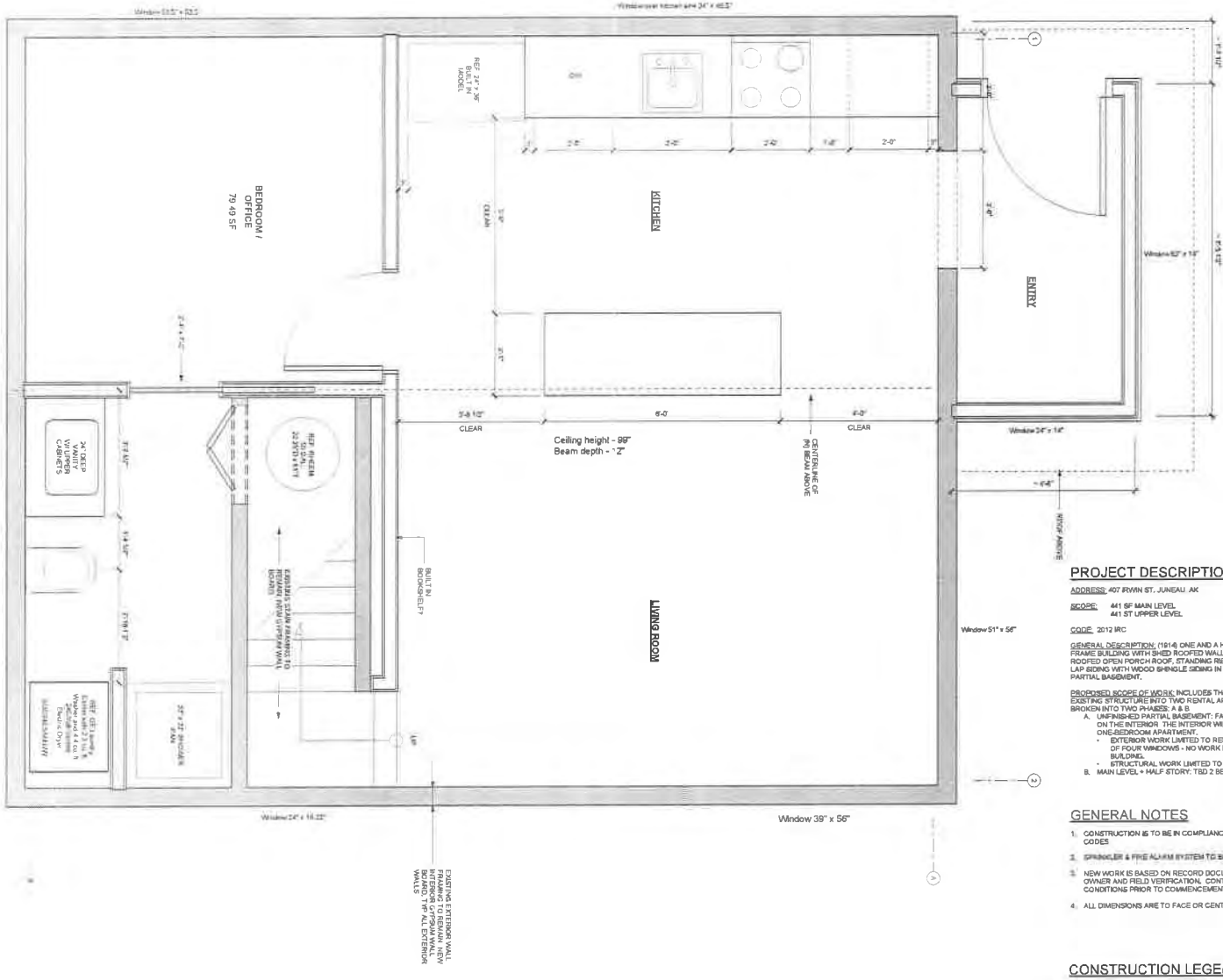
DEED FRACTION LOT 2, BLOCK 206
CASEY-SHATTUCK ADDITION

TO THE JUNEAU, ALASKA TOWNSITE

JUNEAU, ALASKA RECORDING DISTRICT

DOUGLAS FINLEY LAND SURVEYING
820 6TH STREET - JUNEAU, ALASKA (907) 586-4253

DATE: 2/28/01	DRAWN BY: DEF	PROJ. No.: 00-229-A1	SCALE: 1" = 10'	SHEET 1 of 1



PROJECT DESCRIPTION

ADDRESS: 407 IRWIN ST, JUNEAU, AK

SCOPE: 441 SF MAIN LEVEL
441 ST UPPER LEVEL

CODE: 2012 IRC

GENERAL DESCRIPTION: (1914) ONE AND A HALF STORY FRONT GABLE WOOD FRAME BUILDING WITH SHED ROOFED WALL DORMER ON RIGHT SIDE AND SHED ROOFED OPEN PORCH ROOF, STANDING RIB METAL ROOFING, HORIZONTAL WOOD LAP SIDING WITH WOOD SHINGLE SIDING IN GABLES, CONCRETE FOUNDATION PARTIAL BASEMENT.

PROPOSED SCOPE OF WORK: INCLUDES THE ADAPTIVE RENOVATION OF THE EXISTING STRUCTURE INTO TWO RENTAL APARTMENT UNITS, WORK WILL BE BROKEN INTO TWO PHASES: A & B.

A. UNFINISHED PARTIAL BASEMENT: FAIR ON THE EXTERIOR AND NONEXISTENT ON THE INTERIOR. THE INTERIOR WILL BE FULLY FINISHED INTO A 428 SF ONE-BEDROOM APARTMENT.
   - EXTERIOR WORK LIMITED TO REPAIRING EXISTING SIDING AND ADDITION OF FOUR WINDOWS - NO WORK BEYOND EXISTING FOOTPRINT OF BUILDING.
   - STRUCTURAL WORK LIMITED TO (N) BEAM TO STABILIZE FLOOR ABOVE.

B. MAIN LEVEL + HALF STORY: TBD 2 BEDROOM APARTMENT

GENERAL NOTES

1. CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL LOCAL & FEDERAL BUILDING CODES
2. SPRINKLER & FIRE ALARM SYSTEM TO BE DESIGN/BUILD BY CONTRACTOR.
3. NEW WORK IS BASED ON RECORD DOCUMENTS PROVIDED BY THE BUILDING OWNER AND FIELD VERIFICATION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
4. ALL DIMENSIONS ARE TO FACE OR CENTERLINE OF FRAMING

CONSTRUCTION LEGEND

NEW (N) CONSTRUCTION

EXISTING (EX) CONSTRUCTION

XX/XX/2018

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph (907) 586-8150
www.northwindarch.com

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES

407 IRWIN ST. RENOVATION

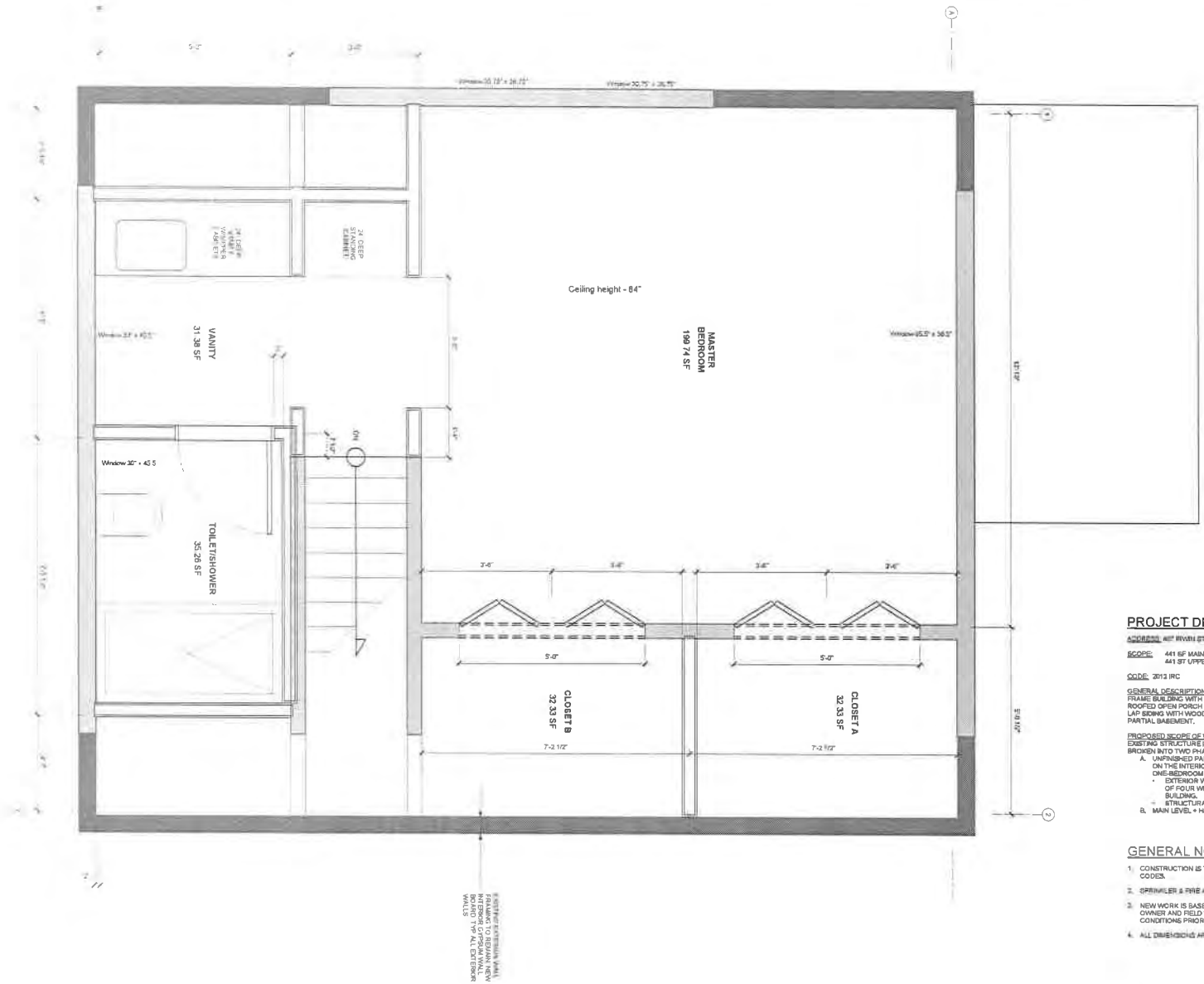
JUNEAU
ALASKA

SHEET TITLE:
APT B - MAIN LEVEL

CHECKED Checker
DRAWN Author

issue date description

SHEET # A1.1
PLOT DATE 09/07/19
ISSUE DATE XXX



PROJECT DESCRIPTION

ADDRESS: 407 IRWIN ST, JUNEAU, AK

SCOPE: 441 SF MAIN LEVEL
441 SF UPPER LEVEL

CODE: 2012 IRC

GENERAL DESCRIPTION: (1914) ONE AND A HALF STORY FRONT GABLE WOOD FRAME BUILDING WITH SHED ROOFED WALL DORMER ON RIGHT SIDE AND SHED ROOFED OPEN PORCH ROOF, STANDING RIB METAL ROOFING, HORIZONTAL WOOD LAP SIDING WITH WOOD SHINGLE SIDING IN GABLES. CONCRETE FOUNDATION PARTIAL BASEMENT.

PROPOSED SCOPE OF WORK: INCLUDES THE ADAPTIVE RENOVATION OF THE EXISTING STRUCTURE INTO TWO RENTAL APARTMENT UNITS. WORK WILL BE BROKEN INTO TWO PHASES: A & B

A. UNFINISHED PARTIAL BASEMENT: FAIR ON THE EXTERIOR AND NONEXISTENT ON THE INTERIOR. THE INTERIOR WILL BE FULLY FINISHED INTO A 426 SF ONE-BEDROOM APARTMENT
   - EXTERIOR WORK LIMITED TO REPAIRING EXISTING SIDING AND ADDITION OF FOUR WINDOWS - NO WORK BEYOND EXISTING FOOTPRINT OF BUILDING.
   - STRUCTURAL WORK LIMITED TO (N) BEAM TO STABILIZE FLOOR ABOVE.
B. MAIN LEVEL + HALF STORY: TBD 2 BEDROOM APARTMENT

GENERAL NOTES

1. CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL LOCAL & FEDERAL BUILDING CODES.
2. SPRINKLER & FIRE ALARM SYSTEM TO BE DESIGN/BUILD BY CONTRACTOR.
3. NEW WORK IS BASED ON RECORD DOCUMENTS PROVIDED BY THE BUILDING OWNER AND FIELD VERIFICATION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
4. ALL DIMENSIONS ARE TO FACE OR CENTERLINE OF FRAMING.

CONSTRUCTION LEGEND

NEW (N) CONSTRUCTION

EXISTING (EX) CONSTRUCTION

XX/XX/2018

NorthWind Architects, LLC
126 Seward St
Juneau, AK 99801
Ph (907)364-8130

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES

407 IRWIN ST. RENOVATION

JUNEAU
ALASKA

SHEET TITLE
APT B - UPPER LEVEL - OPTION A

CHECKED	Checker
DRAWN	Author

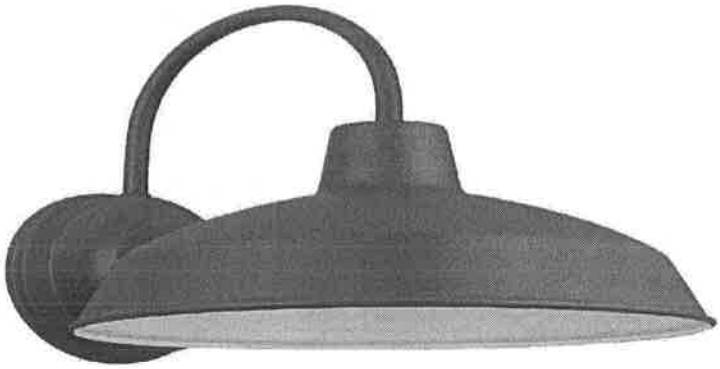
issue	date	description

SHEET # A1.2

PLOT DATE	09/07/19
ISSUE DATE	XXX

Home / Lighting / Outdoor Lighting / Outdoor Wall Lighting / Outdoor Sconces

Internet #206811505 Model # IZH1691L-2 Store SKU #1001804456



Live Chat

Save to Favorites

Hampton Bay

Bronze Outdoor LED Wall Lantern Sconce

★★★★★ (62) Write a Review

$39.97

Save up to $100* on your qualifying purchase.
Apply for a Home Depot Consumer Card

☐ **LET'S PROTECT THIS.**
Add a 2-year Home Depot Protection Plan for **$6.00**
Learn More

Quantity - 1 +

Pick Up In Store Today

Aisle 50, Bay 018 Text to Me

6 **in stock** at Juneau

Add to Cart

Check Nearby Stores

or

We'll Deliver It to You

Order within **4 hrs 3 mins** to get it by **January 23**

Free Delivery on $45 order

Add to Cart

Live Chat

Get it tomorrow at your convenience. Delivery Options

Your Fastest Checkout

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We're unable to ship this item to:
GU, PR, VI

Or buy now with

Easy returns in store and online
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Sea Gull Lighting Rectangular White Outdoor Integrated

(2)

Home Decorators Collection 1-Light Sand Black

(13)

Home Decorators Collection 1-Light Golden Bronze

(81)

S S B

$59.99 $59.97 $89.97 $

Current Item Add To Cart Add To Cart Add To Cart

Product Overview

9.61 in. Outdoor Wall Lantern that complements exterior décor

Bronze Finish with Metal construction and Weather Resistant

Integrated LED produces 630 Lumens and 60-watt equivalence

Live Chat

Model #: IZH1691L-2

Sku #: 1001804456

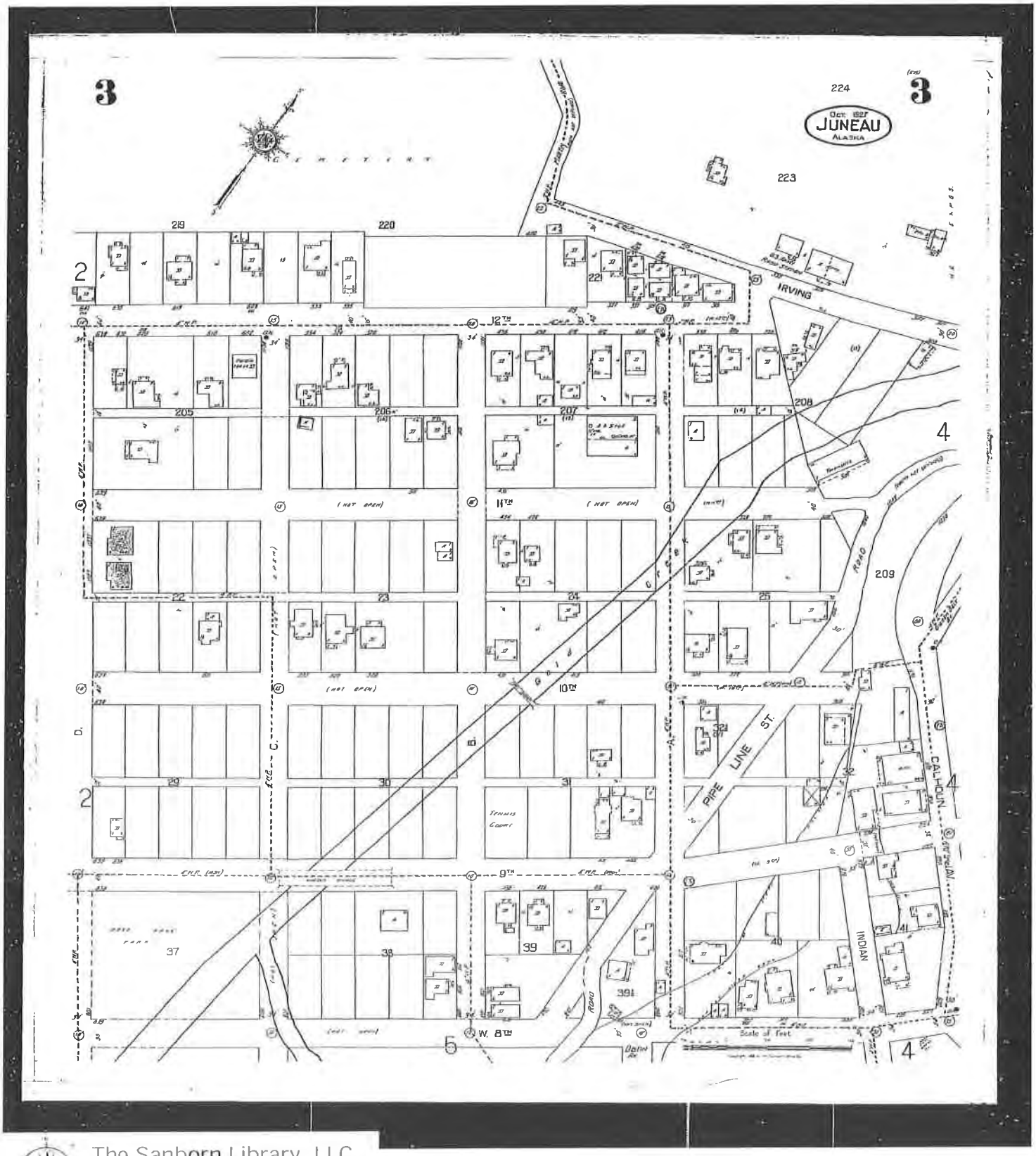
Internet #: 206811505

The outdoor LED wall lantern is uniquely designed with a contemporary feel. Its durable metal construction with hand painted bronze finish gives a sophisticated look. This uniquely designed fixture is the choice of discriminating yet value conscious homeowners who want to enrich their home.

- Darksky certified
- 630 Lumens
- Light color is 3000K (bright white)
- 80 CRI and uses only 8-Watt
- Instruction manual included for easy installation and setup
- UL listed
- Installation hardware included
- Not dimmable
- Click here to learn more about exclusive Hampton Bay patio products
- Click here to learn more about Eco Options and Energy Efficiency
- Click here for more information on Electronic Recycling Programs

Info & Guides

- Energy Guide
- Instructions / Assembly
- Warranty



The Sanborn Library, LLC
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CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

NONCONFORMING CERTIFICATE

Date: June 4, 2020
File No.: NCC2020 0007

Erin & Andrew Heist
407 Irwin St
Juneau, AK 99801

Proposal:	A Nonconforming Certification Review for lot, structure, and parking
Property Address:	407 Irwin St
Property Legal Description:	CASEY SHATTUCK BL 206 LT 2 FR
Property Parcel Code No.:	1C030C060040

The Director of Community Development adopted the analysis and findings listed in the attached memorandum dated June 4, 2020, and has found the following situations on the subject parcel to be certified nonconforming to the Title 49 Land Use Code of the City and Borough of Juneau:

- Nonconforming Lot (49.30.260). The lot is nonconforming for area (775 square feet), width (25 feet), and depth (31 feet).
- Nonconforming Structure (49.30.250). The structure and entry stairs/deck are nonconforming with a front yard setbacks of 0 feet, rear yard setback of 2.6 feet, and side yard setbacks of 0 feet and 2.2 feet. The lot is also nonconforming for lot coverage (34%) and vegetative cover (0%).
- Nonconforming Parking (49.30.270). The lot is nonconforming for number of off street parking spaces; none are provided for the single-family dwelling.

This Nonconforming Certificate applies to the nonconforming situations stated above. The nonconforming rights provided herein may be relinquished under certain circumstances provided under the CBJ Title 49 Land Use Code. It is the responsibility of the owner or agent of the owner to ensure that all development on the parcel is in compliance with this certification and the CBJ Title 49 Land Use Code.

This Nonconforming Certificate constitutes a final decision of the Director of Community Development. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Project Planner: Laurel Christian

Laurel Christian, Planner II
Community Development Department

Jill Maclean

Jill Maclean, Director, AICP
Community Development Department

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DIRECTOR'S REVIEW STAFF REPORT
NONCONFORMING CERTIFICATION
NCC2020 0007

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

STAFF RECOMMENDATION:

Staff recommends the following situations receive Nonconforming Certification:

- Nonconforming Structure (49.30.250)
- Nonconforming Lot (49.30.260)
- Nonconforming Parking (49.30.270)

ABANDONMENT:

If a nonconforming situation is deemed to be abandoned by the Director, the decision may be reconsidered in accordance with CBJ 49.30.220. After reconsideration is reviewed, an appeal may be filed in accordance with CBJ 49.20.110.

NONCOMPLIANCE:

If a situation fails to be certified as nonconforming, an appeal of this decision may be filed in accordance with CBJ 49.20.110.

DATE: June 4, 2020

TO: Jill Maclean, Director, AICP

FROM: Laurel Christian, Planner II LaurelChristian

PROPOSAL SYNOPSIS: Applicant requests a Nonconforming Certification Review for structure, lot, and parking.

SUMMARY OF KEY CONSIDERATIONS:

- Dwelling was constructed in 1914
- No parking is available on-site
- Portions of the structure cross property lines

GENERAL INFORMATION	
Property Owner	Erin & Andrew Heist
Applicant	Erin & Andrew Heist
Property Address	407 Irwin Street
Legal Description	CASEY SHATTUCK BL 206 LT 2 FR
Parcel Number	1C030C060040
Zoning	D5
Lot Size	775 SQFT
Water/Sewer	Public
Access	Irwin Street
Existing Land Use	Single-family dwelling
Associated Applications	N/A

SURROUNDING LAND USES	
North	D18 Multi-family
South	D5 Single-family
East	D5 Single-family
West	D5 Single-family

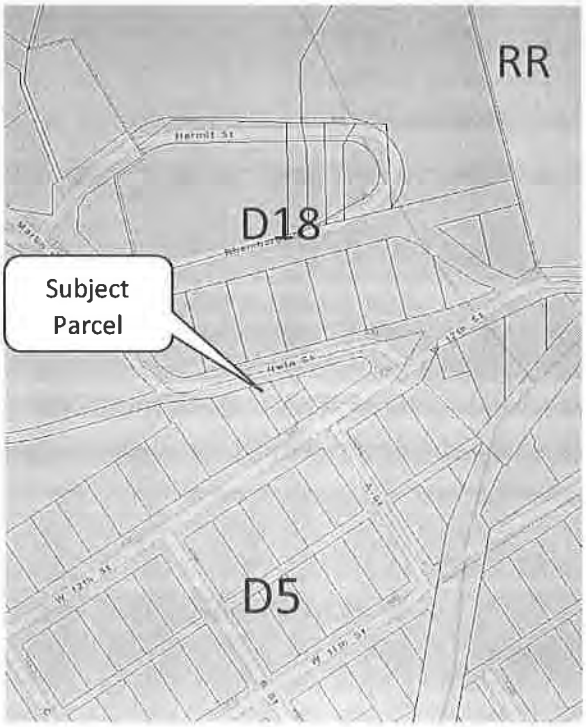
SITE FEATURES	
Anadromous	N/A
Flood Zone	N/A
Hazard	N/A
Hillside	N/A
Wetlands	N/A

49.30.310(a) Nonconforming certification review by the director. *The purpose of nonconforming certification review is to determine whether nonconforming status under this chapter exists, and whether nonconforming certification is justified.*

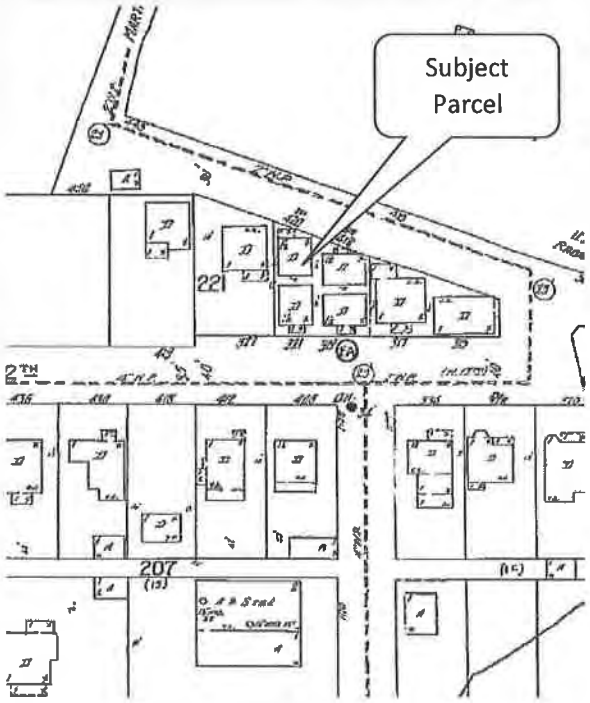
ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Information Reviewed

CURRENT ZONING MAP



1927 Sanborn Map



ZONING HISTORY

Year	Zoning District	Summary
1914	NA	Structure was constructed in 1914 prior to establishment of zoning.
1956	R-2	Single-family/duplex zoning district. Required lot area for a single-family dwelling under this zoning was 3,600 square feet. Required setbacks were 15' front; 5' side; 10' rear. Residential uses were allowed in the R-2 zoning district. Structure, lot and parking were not conforming.

Year	Zoning District	Summary
1969	RMM	Multi-family medium density zoning district. Minimum lot size was increased to 4,800 square feet. The required setbacks were 15' front, 5' side, 10' rear. Structure, lot and parking were not conforming.
1987	D5	Current zoning of the parcel. The minimum lot size increased to 7,000 square feet. The setbacks were increased to 20' front, 5' side, 20' rear. Structure, lot and parking are not conforming.

BACKGROUND INFORMATION

The subject parcel was originally platted in 1913 through the Casey Shattuck Additional to Juneau, prior to the establishment of zoning. The subject parcel measures 775 square feet. According to the Casey Shattuck Historic Building Survey, the single-family dwelling on the subject parcel was constructed in 1914, prior to the establishment of zoning in Juneau.

INFORMATION REVIEWED

Year	Type	Summary
2001	As Built Survey	As built survey for the structure showing the primary dwelling and deck
1913	Plat	1913-6: Casey Shattuck Addition to Juneau;
1934	Plat	1934-1: Plat of Juneau, Alaska
1927	Sanborn Maps	Map shows dwelling and deck structure existed in 1927
NA	Assessor's Records	No paper file is available for this lot
2004	Historic Survey	Casey Shattuck Historic Building Survey

ANALYSIS

Zoning District Comparison Table – The table below lists the required standards for the D5 zoning district compared to the parcel. Bolded items in the table are nonconforming to the requirements for the D5 zoning district. A description of these situations is provided in the following sections.

Standard		D5 Requirement	Existing	Code Reference
Lot	Size	7,000 SQFT	**775 SQFT**	49.25.400
	Width	70'	**25'**	49.25.400
	Depth	80'	**31'**	49.25.400
Setbacks	Front (N)	20'	**1.2' to dwelling Deck encroaches into ROW**	49.25.400
	Rear (S)	10' reduced per 49.25.430(4)(J)	**2.6'**	49.25.400
	Side (W)	5'	**1.1' to dwelling Deck encroaches into neighboring lot**	49.25.400
	Side (E)	5'	**2.2'**	49.25.400

Lot Coverage		50% Maximum	**64%**	49.25.400
Height	Permissible	35'	25' approx...	49.25.400
	Accessory	25'	25' approx...	49.25.400
Maximum Dwelling Units		1 dwelling	1 dwelling	49.25.500
Use		Residential	Residential	49.25.300
Vegetative Cover		20%	**None**	49.50.300
Parking		2	**0**	49.40.210(a)

Minimum Lot Requirements – The Casey Shattuck Addition to Juneau was originally platted in 1913. The subject parcel is a fraction of lot 2, Block 206 within the Casey Shattuck Addition. Lots labeled as fractions were typically split by deed. It is not clear based on DNR records when the lot was created by deed. The oldest DNR record found that identifies the lot as a legal lot is from 1977; however, it is not a deed document, which would have completed the split. There are no Assessor's records to indicate when the lot was split, and no historic building permits. Splitting lots by deed was common practice and lots that were split by deed have been recognized as legal lots by CBJ and the State. Because this lot was split by deed prior to current zoning regulations, adopted in 1987, staff recommends the lot, as it exists today, be considered nonconforming for minimum lot area, width, and depth.

Finding: Staff finds the lot is nonconforming for lot area, width, and depth.

Minimum Setback Requirements – The structure does not meet the required front, rear, and side yard setbacks, as demonstrated in the table above. The structure was built in 1914, prior to the establishment of zoning in Juneau. Sanborn Maps from 1927 show the dwelling and the footprint of the covered deck. This indicates that the dwelling and the deck in the front of the dwelling were built prior to zoning requirements for setbacks.

Finding: Staff finds the single-family dwelling and deck/entry is nonconforming for setbacks.

Lot Coverage –The structure does not meet the required maximum lot coverage as demonstrated in the table above. The structure covers approximately 64% of the lot. The structure was built prior to the establishment of zoning requirements for lot coverage.

Finding: Staff finds the parcel is nonconforming for lot coverage.

Structure Height – The structure is a 1.5 story building with a basement. The structure does not exceed 35 feet in height.

Finding: Staff finds the structure is conforming for height.

Residential Density – The parcel contains a single-family dwelling. A Conditional Use Permit was recently issued for an accessory apartment on an undersized lot for the subject parcel.

Finding: Staff finds the lot is conforming for density.

Use – The parcel is residential.

Finding: Staff finds the parcel is conforming for use.

Vegetative Cover – The lot does not meet the minimum vegetative cover requirement. There is no vegetative cover on the parcel. When the dwelling was constructed, there were no zoning requirements for vegetative cover.

Finding: Staff finds the lot is nonconforming for vegetative cover.

Parking – CBJ 49.40.210 requires a single-family dwelling provide two (2) off-street parking spaces. The dwelling was constructed prior to the establishment of zoning and parking requirements; no parking is on the site. The site does not have vehicular access to the street or any area to add parking.

Finding: Staff finds the single-family dwelling is nonconforming for number of parking spaces.

NONCOMPLIANT SITUATIONS

49.30.310(j) ***Failure of a situation to qualify for nonconforming certification.*** If a situation does not qualify for or is denied nonconforming certification, it is noncompliant and the property is subject to enforcement actions consistent with this title.

Finding: Staff finds no evidence of noncompliant situations on the subject parcel at this time.

ABANDONMENT

49.30.220(b) Abandonment of a nonconforming situation. *A nonconforming situation is abandoned if any of the following events occur:*

(1) The owner indicates in writing that the nonconforming situation is being permanently discontinued;

(2) The nonconforming situation is damaged, destroyed, removed or demolished intentionally by the owner or intentionally by an authorized agent of the owner;

(3) The nonconforming structure is moved;

(4) The owner takes action consistent with an intent to abandon the nonconforming situation;

(5) The structure(s) associated with the nonconforming situation has been vacant for 365 consecutive days;

(6) Except for a structure with a nonconforming residential density, the nonconforming use has ceased and not substantially resumed for 365 consecutive days; or

(7) A structure with a nonconforming residential density has been unoccupied for 1095 consecutive days.

No information has been submitted to suggest the nonconforming situations listed above on the parcel have been abandoned.

Finding: Staff finds that none of the above events have taken place and the nonconforming situations on the parcel are not deemed abandoned.

FINDINGS

1. **Was the nonconforming situation allowed, or not prohibited by law, when it was established?**

   Analysis: The nonconforming situations were established prior to the establishment of zoning.

Finding: Yes. Staff finds the following situations were allowed or not prohibited by law when established and are considered nonconforming to the CBJ Title 49 Land Use Code:

- Lot area, width, and depth
- Lot coverage
- Vegetative Cover
- Structure Setbacks
- Number of off-street parking spaces

2. Has the nonconforming situation been abandoned?

Analysis: There is no information to suggest the nonconforming situations on the parcel have been abandoned.

Finding: No. None of the nonconforming situations have been abandoned.

RECOMMENDATION

Staff recommends that Director adopt the analysis and findings, and find the following situations on the parcel to be nonconforming to the Title 49 Land Use Code and issue a Nonconforming Certification for the following situations:

1. Nonconforming Lot (49.30.260). The lot is nonconforming for area (775 square feet), width (25 feet), and depth (31 feet).
2. Nonconforming Structure (49.30.250). The structure and entry stairs/deck are nonconforming with a front yard setbacks of 0 feet, rear yard setback of 2.6 feet, and side yard setbacks of 0 feet and 2.2 feet. The lot is also nonconforming for lot coverage (34%) and vegetative cover (0%).
3. Nonconforming Parking (49.30.270). The lot is nonconforming for number of off street parking spaces; none are provided for the single-family dwelling.

Reconsideration of Abandonment

49.30.220(c) An abandonment determination may be reconsidered within 20 days of the date of the determination. No appeal of an abandonment determination may be made unless reconsideration is first sought.

49.30.220(a) A director's determination of abandonment under 49.30.220 may be reconsidered if information submitted establishes all of the following:

(1) The owner has been maintaining the land and structure(s) in accordance with applicable building, fire, and other codes and regulations;

(2) The owner has been maintaining or pursuing applicable permits and licenses; and

(3) The owner has filed applicable tax documents.

If the situation is still deemed abandoned after reconsideration is sought, an appeal may be filed in accordance with CBJ 49.20.110

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

APPLICATION FOR A NONCONFORMING CERTIFICATION REVIEW

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

TYPE OF NONCONFORMING SITUATION (CHECK ALL THAT MAY APPLY)

☐ USE ☒ STRUCTURE ☐ DENSITY ☒ PARKING ☒ LOT

Have you submitted a narrative that fully explains the above listed nonconforming situations? YES ☒ NO ☐

The narrative should explain the nature of the nonconforming situation(s). Be specific, state past and present uses of the building, property, etc.

List all relevant information being submitted. Include this material and an as-built or site plan with the application.

Relevant information to show that the ***situation was allowed when established*** may include: building or land use permits, recorded plats, zoning codes or maps, dated photographs.

Situation	Type of Documentation
Structure, Parking, & Lot	As Built & Report from Case USE20-20-0002, Casey-Shattuck Survey

Relevant information to show that the ***situation was maintained over time*** may include: business licenses, dated photographs, insurance records and maps, utility bills, property tax records, business license, telephone listing, advertisement in dated publications, leases.

Maintained Situation	Type of Documentation

NOTE: If an as-built survey is not submitted, the Community Development Department may not be able to issue a Nonconforming Certificate for setbacks. As-built surveys should show the property in its current condition.

ALL REQUIRED MATERIALS ATTACHED

- ☒ **Complete Application (Per CBJ 49.30.310)**
  - ☒ **Narrative**
  - ☒ **As-built survey or similar document**
  - ☒ **Documentation**
  - ☐ **Fees**

NONCONFORMING CERTIFICATION REVIEW FEES:

	Fees	Check No.	Receipt	Date
Application Fees	$_____			
Admin. of Guarantee	$_____			
Adjustment	$_____			
Total Fee	$_____			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center 907-586-0770.

Case Number	Date Received

Nonconforming Certification Application Instructions

Nonconforming Situations is outlined in CBJ 49.30.310

Pre-Application Conference: A pre-application conference is **NOT** required prior to submitting an application. It is highly recommended that applicants meet with a planner to discuss the nonconforming situation(s) and necessary or appropriate documentation for submittal. Staff may have access to documentation that the applicant does not. Please contact the Permit Center at 907-586-0770 or via e-mail at permits@juneau.org.

Application: An application for a Nonconforming Certificate will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed application for Nonconforming Certificate and Development Permit Application forms.
2. **Fees:** Fee is $150. If submitted in conjunction with a development permit, the fee is waived. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the nonconforming situation(s).

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process, the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes. Depending on the details of the permit request, the application may require review by other City & Borough of Juneau departments. Applicants may be required to provide additional information and clarification.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

407 Irwin St.

Erin & Andrew Heist

907-957-1728

erinaheist@gmail.com

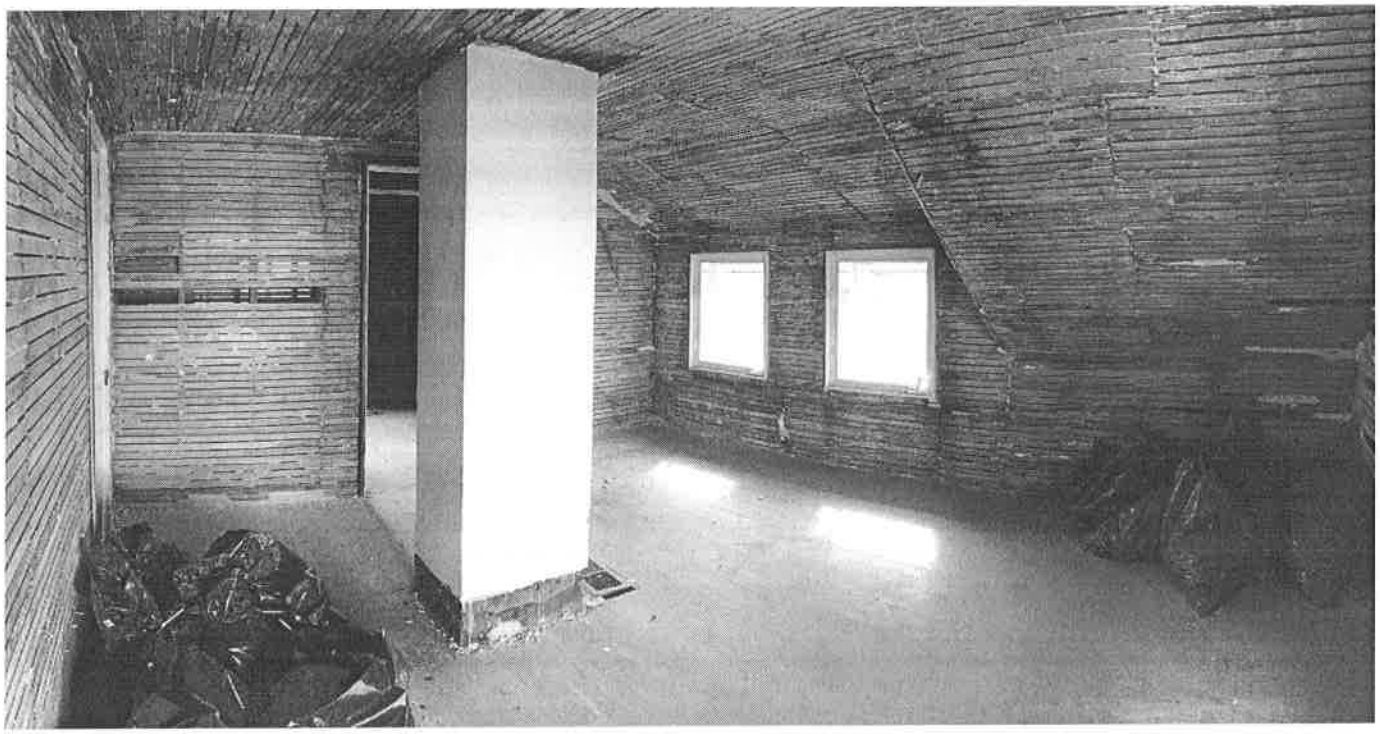
Application for a Nonconforming Certification Review – Narrative

The lot at 407 Irwin Street is part of the Casey Shattuck Addition of Juneau and was originally platted in 1913, prior to the establishment of zoning in Juneau. The parcel is 775 square feet and is non-conforming for lot area. The house was built in 1914 prior to zoning requirements and is nonconforming for setbacks, lot coverage, and parking.

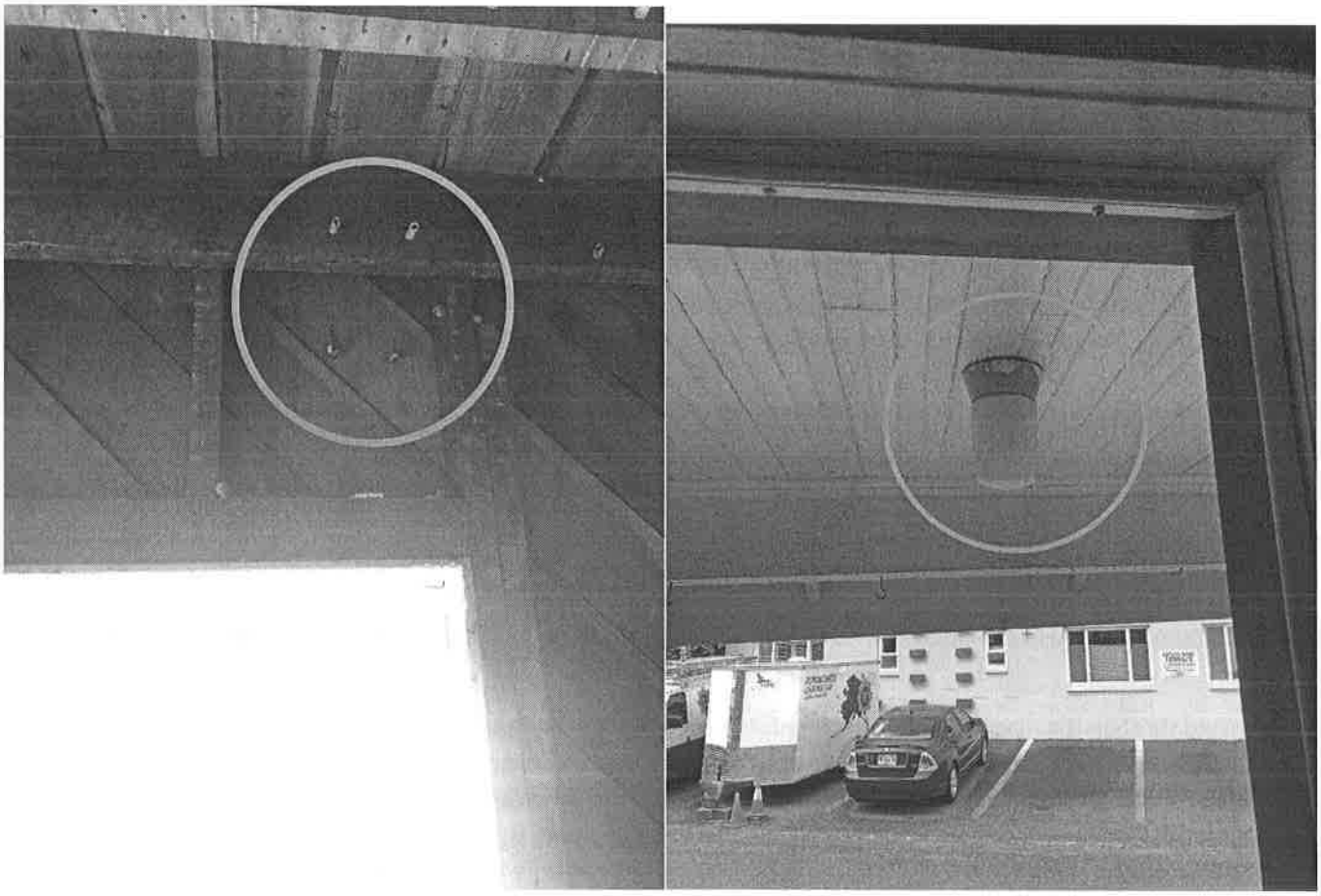
This is a single-family home with an approved accessory apartment conditional use permit (USE20-02) and an approved parking waiver (PWP20-01).

This application is in filed in conjunction with two building permits. Both building permits are to renovate the existing structure.

We searched through the Alaska State digital archives, called the Juneau Douglas City Museum and reviewed available historical neighborhood documents online, but were unable to find any old photos of the house. However, knob and tube wiring was used throughout the house, including the shed entry. Knob and tube wiring was used in houses between the 1910s and 1940s, prior to zoning requirements. In addition, the full interior of the house was finished with plaster and lath, which also went out of standard use in the 1940s, prior to zoning requirements.

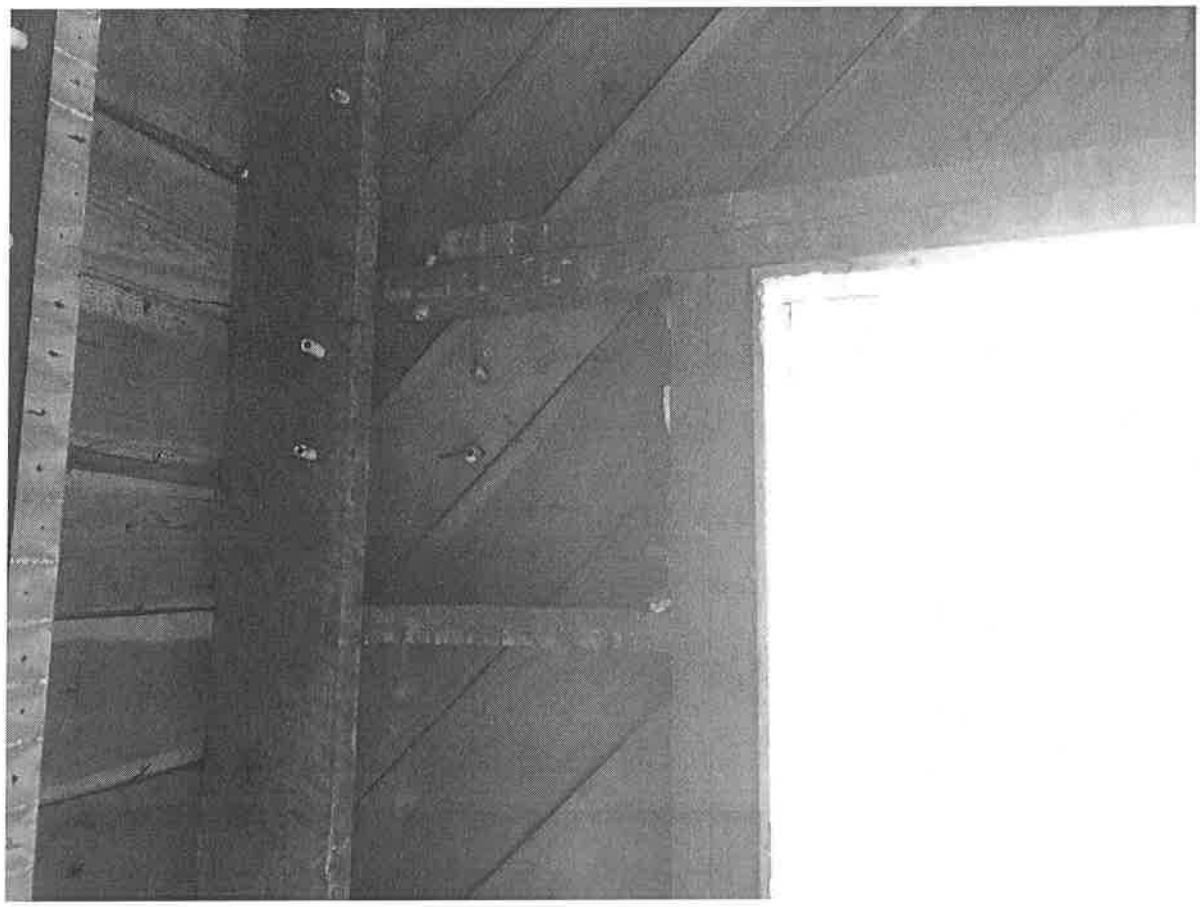


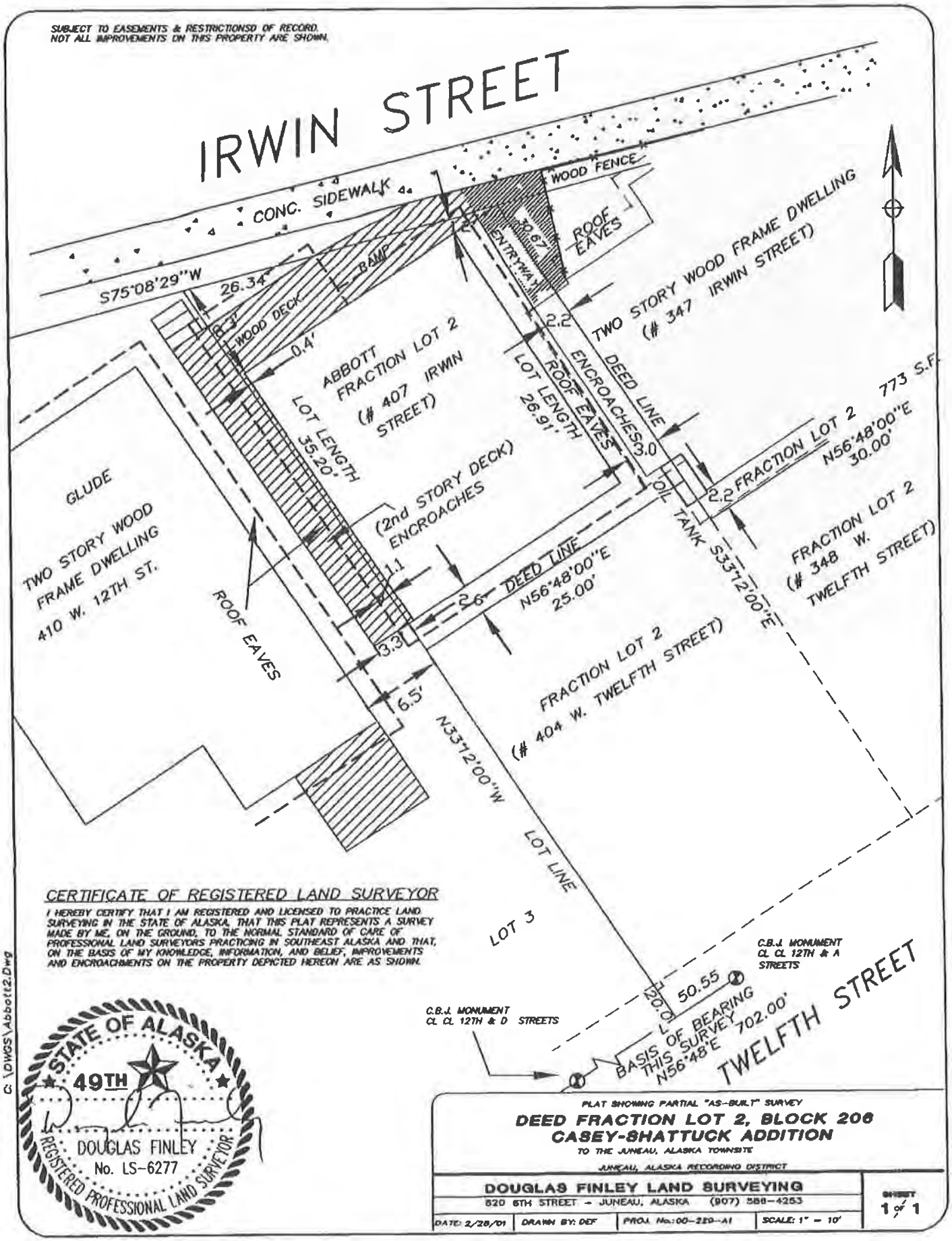
ABOVE: Top floor after plaster had been removed, exposing lathe.



LEFT: Knob and tube wiring above the front door leading to shed entry lighting fixture.

RIGHT: Lighting fixture in shed entry.





CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, OR THE GROUND, TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN SOUTHEAST ALASKA AND THAT, ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IMPROVEMENTS AND ENCROACHMENTS ON THE PROPERTY DEPICTED HEREON ARE AS SHOWN.

STATE OF ALASKA 49TH
DOUGLAS FINLEY
No. LS-6277
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT SHOWING PARTIAL "AS-BUILT" SURVEY

DEED FRACTION LOT 2, BLOCK 206
CASEY-SHATTUCK ADDITION

TO THE JUNEAU, ALASKA TOWNSITE

JUNEAU, ALASKA RECORDING DISTRICT

DOUGLAS FINLEY LAND SURVEYING				
520 6TH STREET - JUNEAU, ALASKA (907) 586-4253				SHEET 1 of 1
DATE: 2/28/01	DRAWN BY: DEF	PROJ. No.: 00-229-A1	SCALE: 1" = 10'	

BOOK 0562 PAGE 106

Douglas Finley Land Surveying
April 24, 2001

AN EASEMENT FOR EAVES AND FOR A SECOND STORY DECK

Grantor William Glude, as owner of Lot 3, Block 206 Casey Shattuck Addition to the Juneau, Alaska Townsite, Juneau Recording District, State of Alaska ("410 West Twelfth Street" Property), hereby grants an easement for eaves and a second story deck to Grantees Charles and Anna Abbott, as owners of a portion of Lot 2, Block 206, Casey Shattuck Addition to the Juneau, Alaska Townsite ("407 Irwin Street" Property). The portion of said Lot 2 favored by this easement ("407 Irwin Street" Property) is described as follows: "Begin at the Northwest corner of said lot, run thence S33°12'E, on the Southwest line of said lot, 35.20 feet; thence N56°48'E, parallel with the Southeast line of said lot, 25.00 feet; thence N33°12'W, 26.00 feet to the Northerly line of said lot; thence S75°13'W, on the Northerly line 26.95 feet to the point of beginning." The easement is perpetual and runs with the property.

The portion of Lot 3 Block 206 encumbered by this easement is described as follows:

Beginning at the common corner of Lots 2 and 3 Block 206 on the right-of-way of Irwin Street; thence S75°08'29"W along said right of way of Irwin Street, 3.67 feet; thence S33°12'E parallel with the line between said Lots 2 and 3, Block 206, 35.30 feet; thence N56°48'E, 3.31 feet to a point on the line between said Lots 2 and 3, Block 206; thence N33°12'W along said boundary between Lots 2 and 3, Block 206, 34.13 feet to the point of beginning; containing 118 Square Feet.

Grantor William Glude grants as well, a right of reasonable and necessary access to the roof eaves and second story deck for maintenance purposes.

William J. Glude

William Glude, GRANTOR

STATE OF ALASKA)
)
FIRST JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on this 4th day of May 2001, by William Glude , GRANTOR, of said instrument.

STATE OF ALASKA
OFFICIAL SEAL
Ramona D. Gerber
NOTARY PUBLIC
My Commission Expires

Notary Public for Alaska
My Commission Expires: 2/7/04

RECORDED - FILED
RECORDING DISTRICT
2001 MAY -9 AM 8:36
REQUESTED BY D. Finley

Return To
Charles and Anna Abbott
407 Irwin Street
Juneau AK 99801

Douglas Finley Land Surveying

820 Sixth Street
Juneau, AK 99801

Phone (907) 586-4253

June 29, 2001

Charles and Anna Abbott
407 Irwin Street
Juneau, Alaska 99801

STATEMENT : SURVEYING & MAPPING SERVICES

Subject Properties: Fraction Lot 2 Casey Shattuck Addition
407 Irwin Street

Lot 3 Casey Shattuck Addition

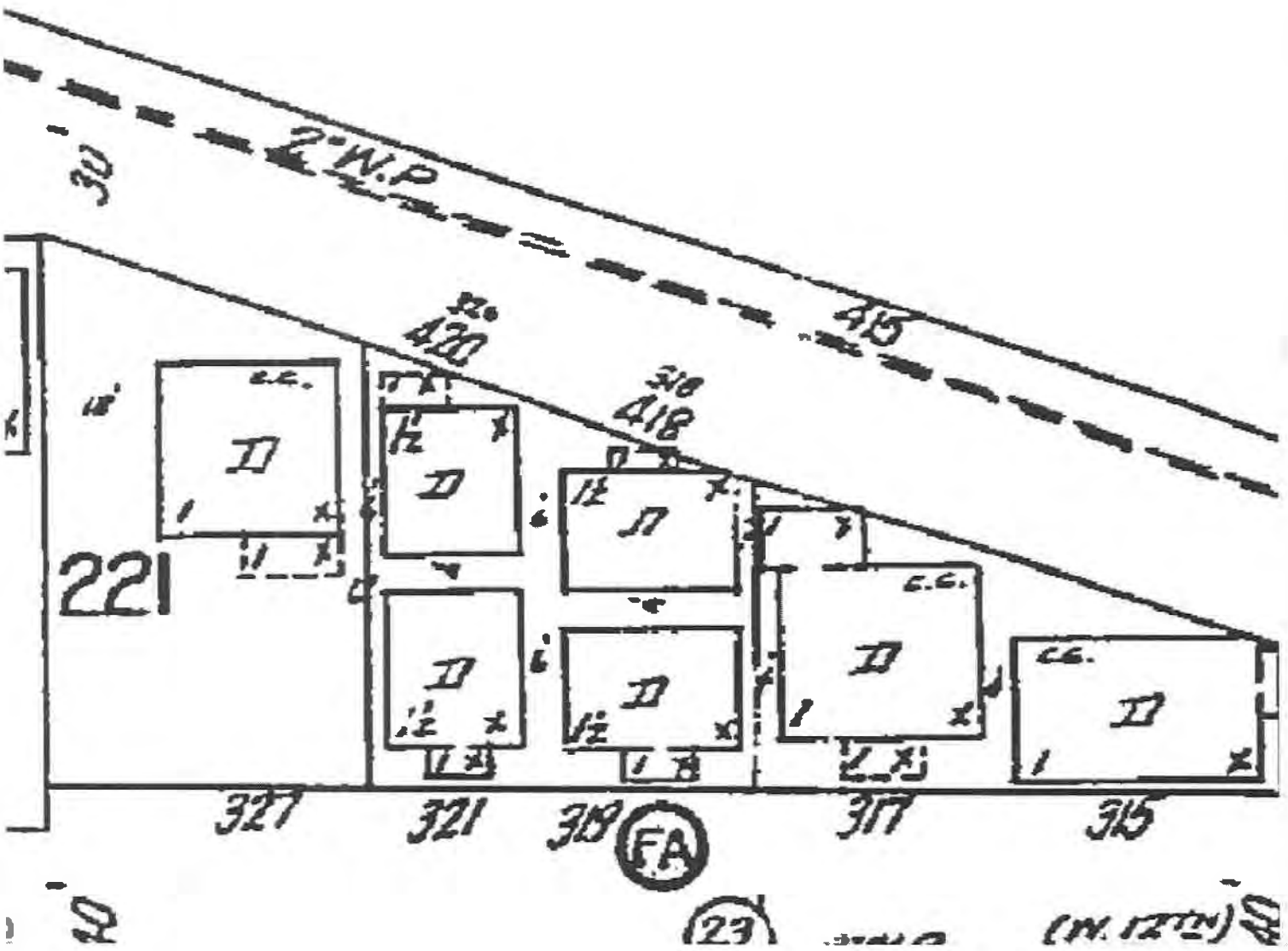
410 W 12th Street Properety

Survey House Locations
As Built Survey Plat
Write Legal Descriptions
Record Easement for Deck
Provide CBJ Inspector with documentation for Easment for Fire Egress

Fee for Services:	$390
Paid on Account 4/25/2001	-$200
Due	$190

No Sales Tax. Bldg Permit

PAID IN FULL
7-06-01
Douglas Finley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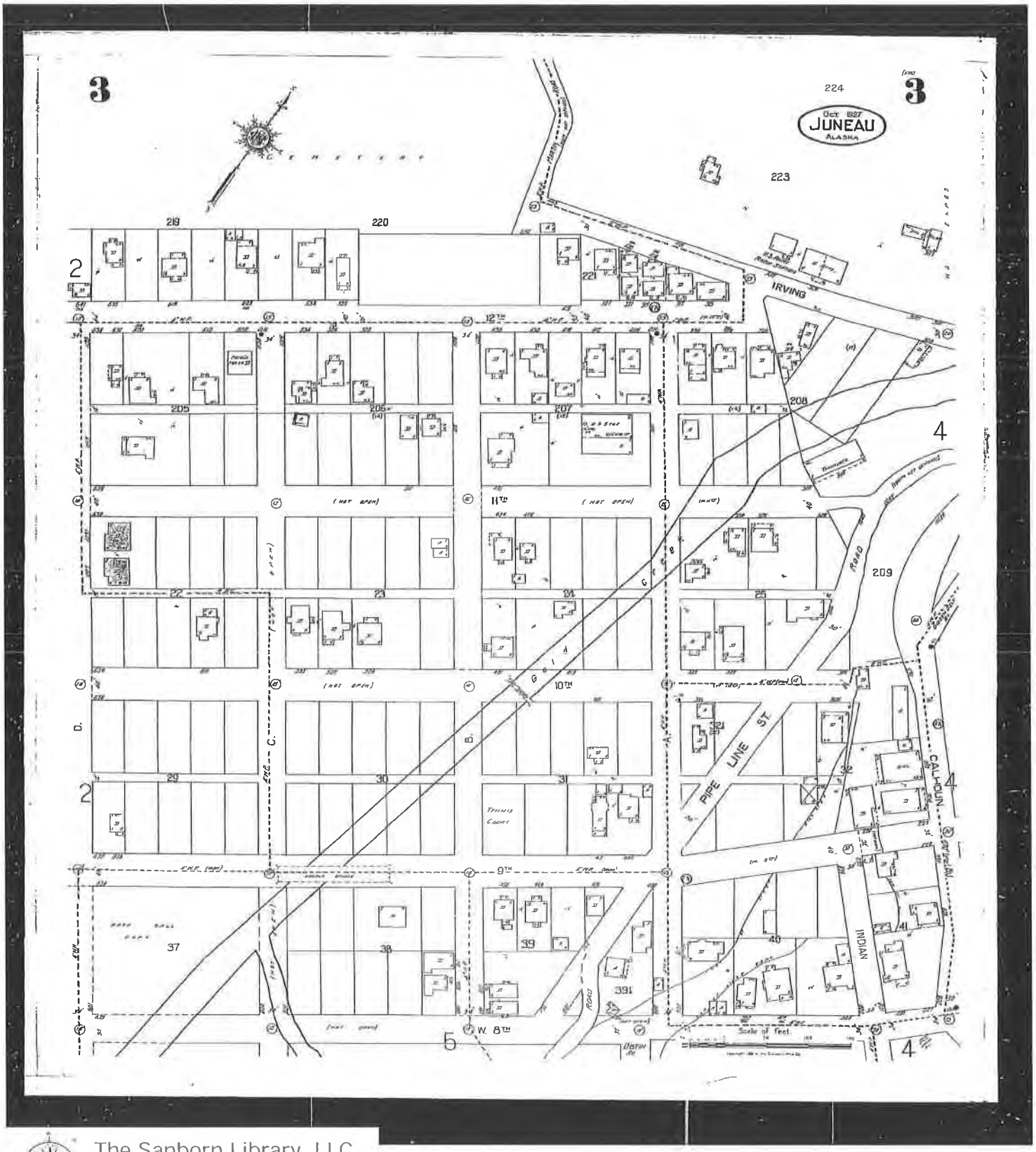

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Casey Shattuck Historic Building Survey

AHRS #: JUN-765 **CBJ #:** F-013 **Parcel #:** 1C030C060040 **Year Built:** AD 1914

Historic Name: Martin House 4 **Other Name:** Abbott House

Location: 407 Irwin St., Juneau **Legal Description:** Fr Lot 2; Block 206; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Craftsman

General Description: One and a half story front gable wood frame building with shed roofed wall dormer on right side and shed roofed open porch roof, standing rib metal roofing, horizontal wood lap siding with wood shingle siding in gables, concrete foundation, partial basement.

Architectural Features: Roof brackets

Historical Information: Ralph Martin was a manager at the local light company. He purchased two Casey Shattuck lots and subdivided them into four lots, then built a house on each. Charles Abbott and his wife lived in the house for more than 20 years. Previously Charle's mother lived in the house.

Alterations: Shed roofed entry and ramp, newer windows, roofing

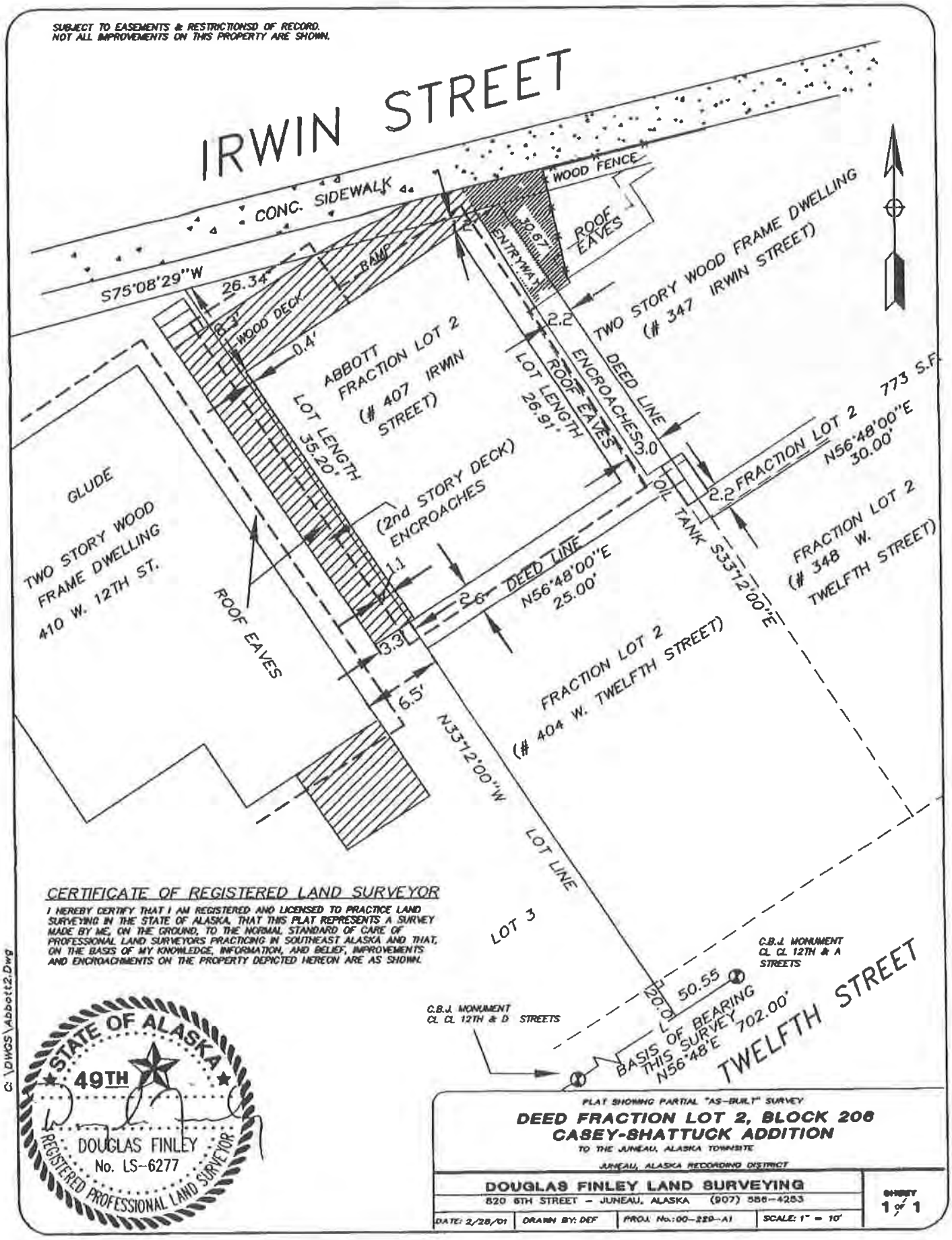
Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer


SUBJECT TO EASEMENTS & RESTRICTIONSD OF RECORD.
NOT ALL IMPROVEMENTS ON THIS PROPERTY ARE SHOWN.
IRWIN STREET
CONC. SIDEWALK
WOOD FENCE
ROOF EAVES
ENTRYWAY
10.67'
RAMP
S75°08'29"W
26.34'
6.3'
WOOD DECK
0.4'
ABBOTT
FRACTION LOT 2
(# 407 IRWIN STREET)
LOT LENGTH 35.20'
LOT LENGTH 26.91'
ROOF EAVES
2.2
DEED LINE
ENCROACHES 3.0
TWO STORY WOOD FRAME DWELLING
(# 347 IRWIN STREET)
773 S.F.
2.2 FRACTION LOT 2
N56°48'00"E
30.00'
OIL TANK
S33°12'00"E
FRACTION LOT 2
(# 348 W. TWELFTH STREET)
GLUDE
TWO STORY WOOD
FRAME DWELLING
410 W. 12TH ST.
(2nd STORY DECK)
ENCROACHES
1.1
2.6'
DEED LINE
N56°48'00"E
25.00'
ROOF EAVES
3.3'
6.5'
N33°12'00"W
LOT LINE
FRACTION LOT 2
(# 404 W. TWELFTH STREET)
LOT 3
C.B.J. MONUMENT
CL CL 12TH & A
STREETS
50.55
20.0'
C.B.J. MONUMENT
CL CL 12TH & D STREETS
BASIS OF BEARING
THIS SURVEY
N56°48'E
702.00'
TWELFTH STREET
CERTIFICATE OF REGISTERED LAND SURVEYOR
I HEREBY CERTIFY THAT I AM REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, OR THE GROUND, TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN SOUTHEAST ALASKA AND THAT, ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IMPROVEMENTS AND ENCROACHMENTS ON THE PROPERTY DEPICTED HEREON ARE AS SHOWN.
STATE OF ALASKA
49TH
DOUGLAS FINLEY
No. LS-6277
REGISTERED PROFESSIONAL LAND SURVEYOR
C:\DWGS\Abbott2.Dwg
PLAT SHOWING PARTIAL "AS-BUILT" SURVEY
DEED FRACTION LOT 2, BLOCK 206
CASEY-SHATTUCK ADDITION
TO THE JUNEAU, ALASKA TOWNSITE
JUNEAU, ALASKA RECORDING DISTRICT
DOUGLAS FINLEY LAND SURVEYING
820 6TH STREET - JUNEAU, ALASKA (907) 586-4253
DATE: 2/28/01
DRAWN BY: DEF
PROJ. No.:00-229-A1
SCALE: 1" = 10'
SHEET 1 of 1

BOOK 0562 PAGE 106

Douglas Finley Land Surveying
April 24, 2001

AN EASEMENT FOR EAVES AND FOR A SECOND STORY DECK

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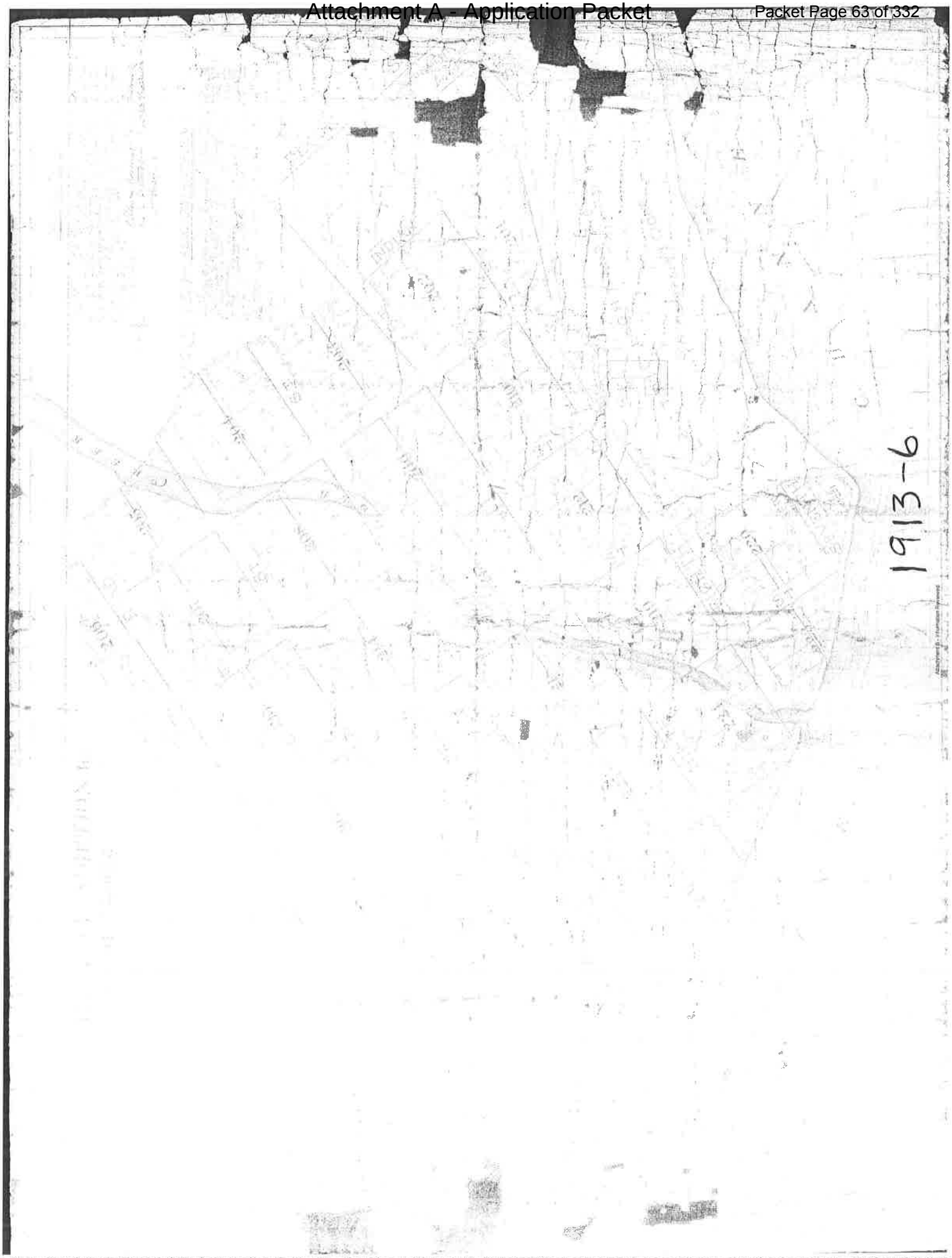
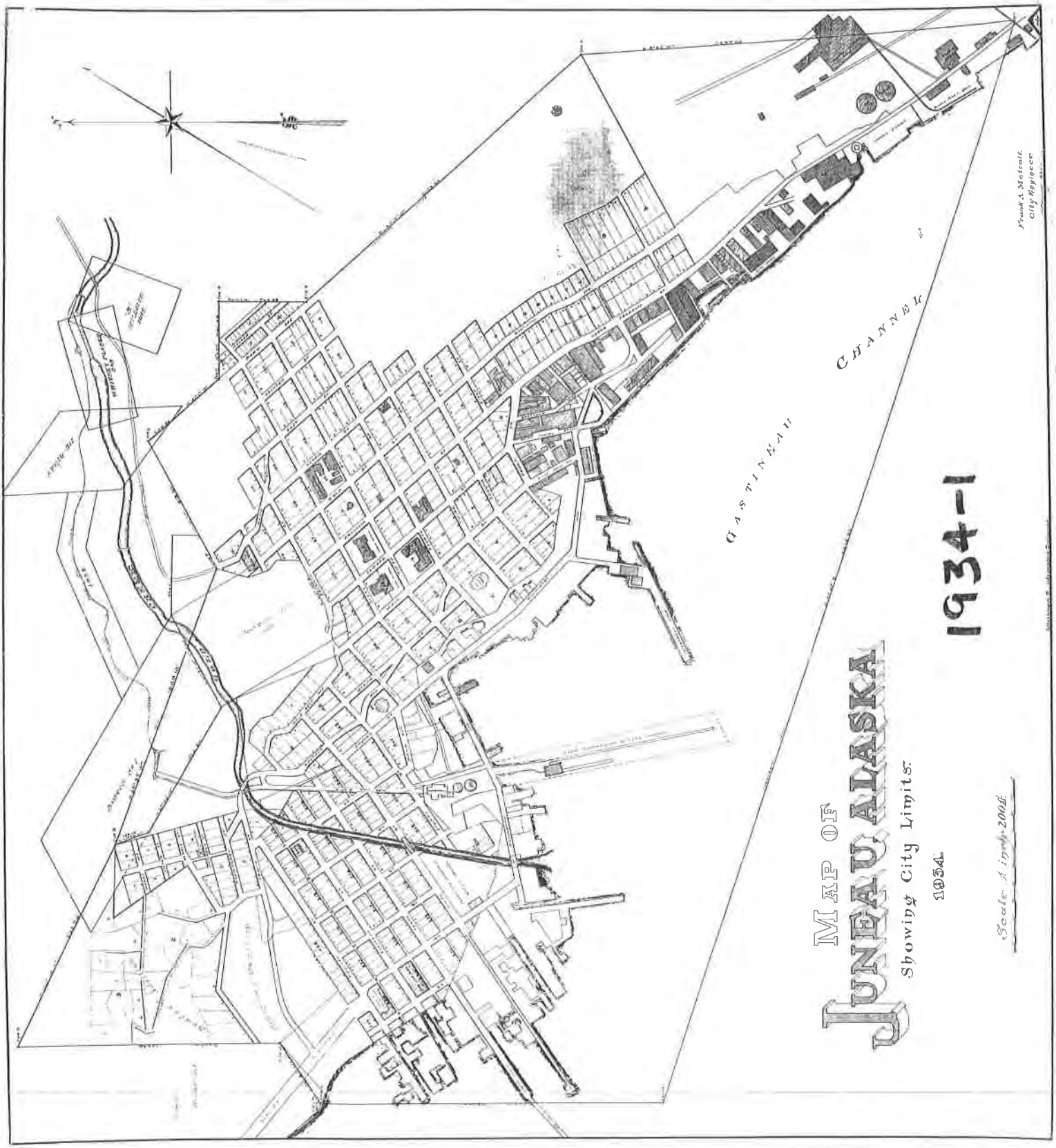
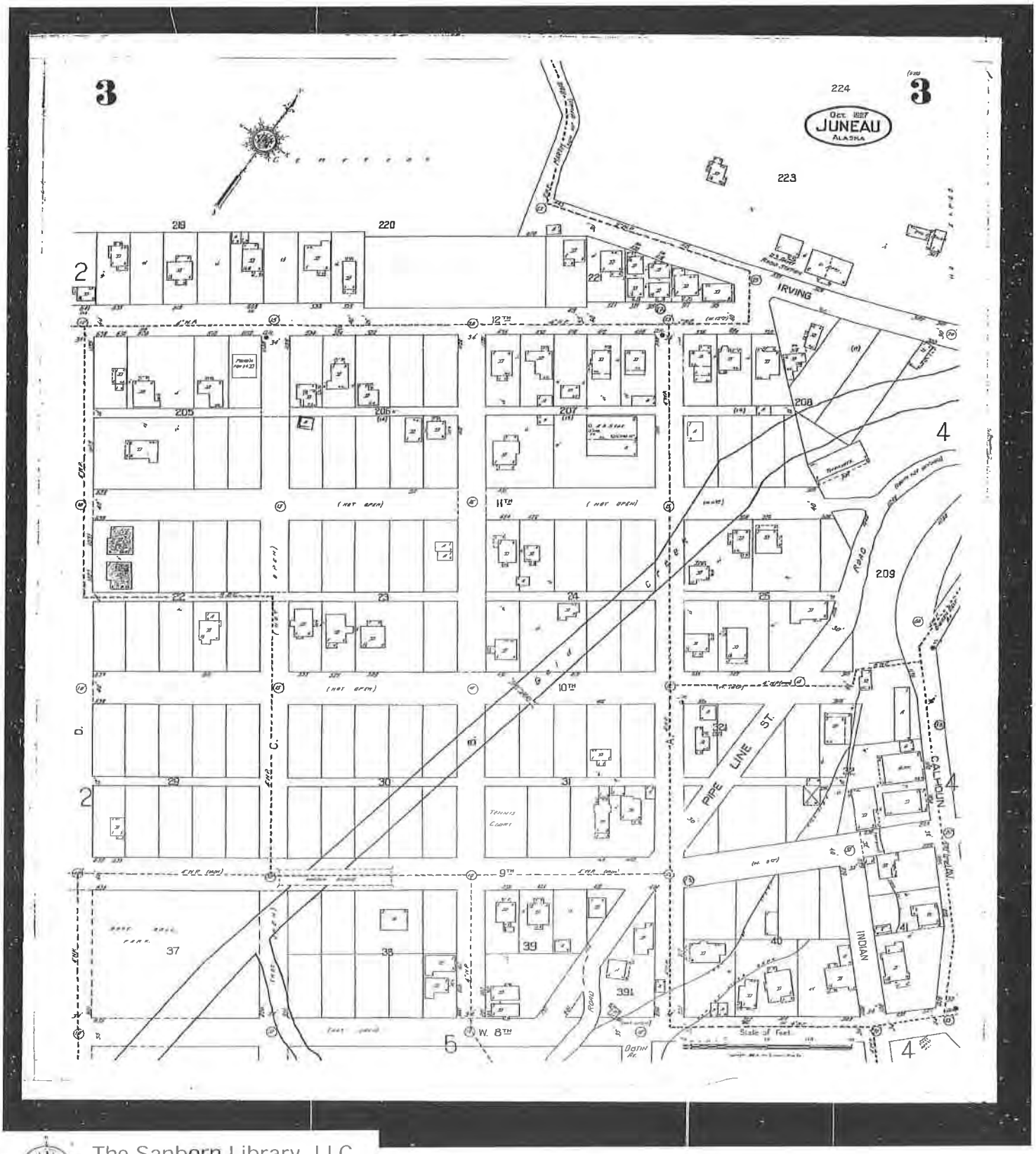

1913-6


MAP OF
JUNEAU ALASKA
Showing City Limits
1934
1934-1
GASTINEAU CHANNEL
Frank A Metcalf
City Engineer
Scale 1 inch = 200 ft.



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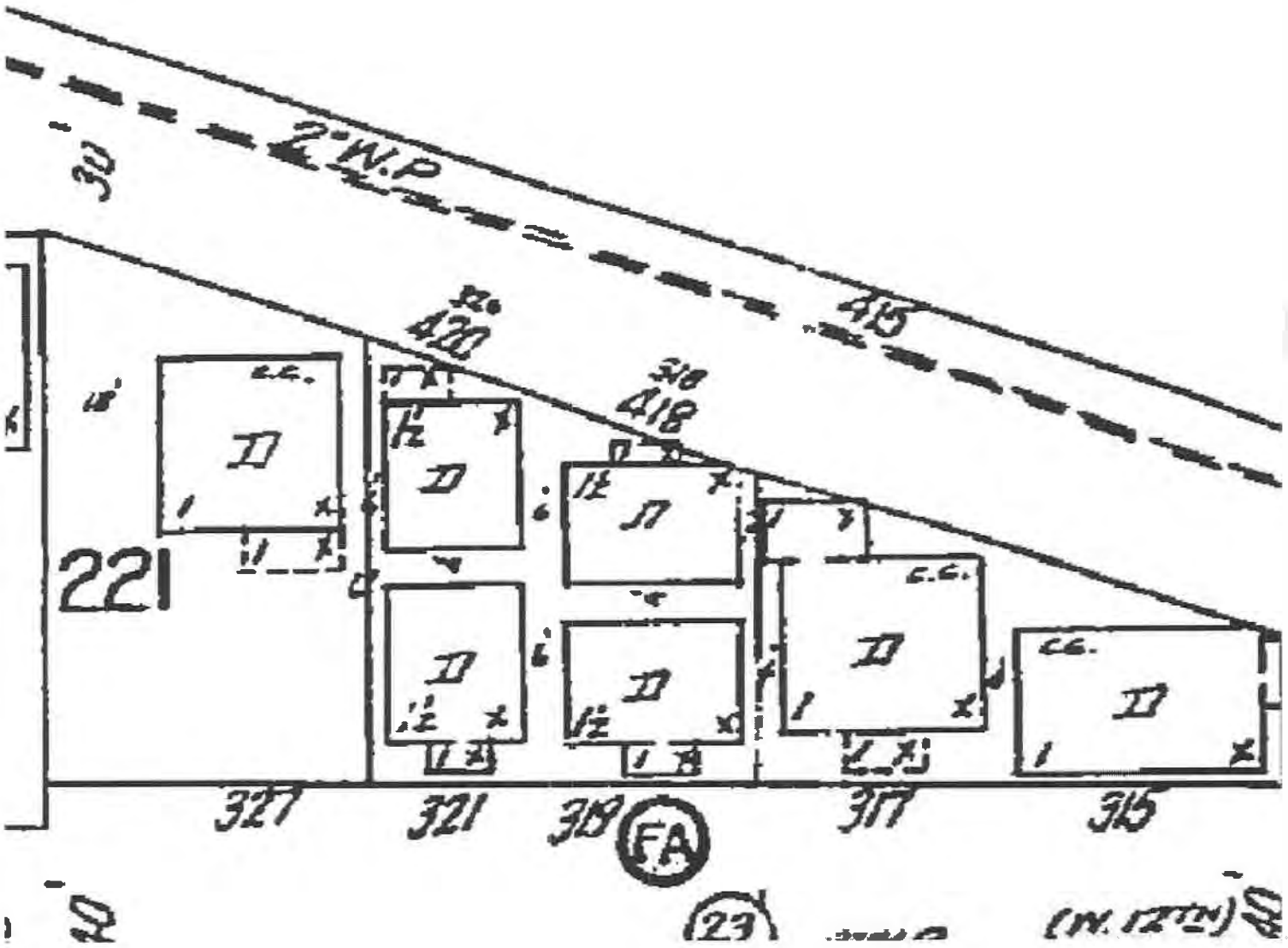
Attachment A - Application Packet



Attachment B - Information Reviewed

Casey Shattuck Historic Building Survey

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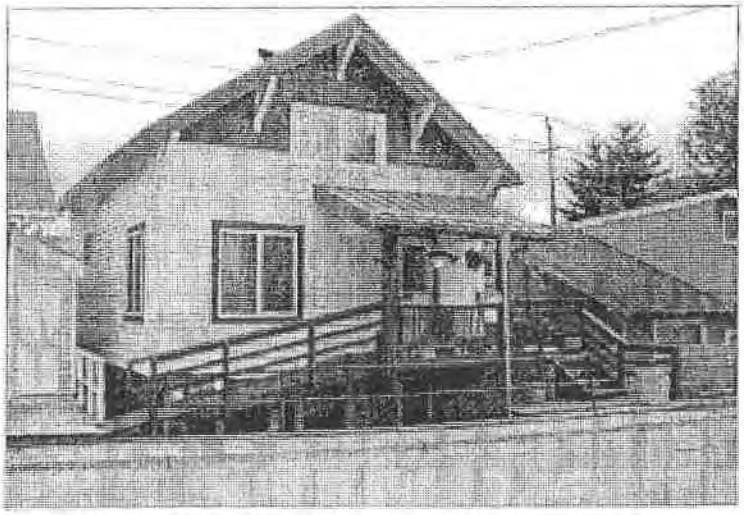


Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

NONCONFORMING CERTIFICATE

Date: June 4, 2020
File No.: NCC2020 0007

Erin & Andrew Heist
407 Irwin St
Juneau, AK 99801

Proposal:	A Nonconforming Certification Review for lot, structure, and parking
Property Address:	407 Irwin St
Property Legal Description:	CASEY SHATTUCK BL 206 LT 2 FR
Property Parcel Code No.:	1C030C060040

The Director of Community Development adopted the analysis and findings listed in the attached memorandum dated June 4, 2020, and has found the following situations on the subject parcel to be certified nonconforming to the Title 49 Land Use Code of the City and Borough of Juneau:

- Nonconforming Lot (49.30.260). The lot is nonconforming for area (775 square feet), width (25 feet), and depth (31 feet).
- Nonconforming Structure (49.30.250). The structure and entry stairs/deck are nonconforming with a front yard setbacks of 0 feet, rear yard setback of 2.6 feet, and side yard setbacks of 0 feet and 2.2 feet. The lot is also nonconforming for lot coverage (34%) and vegetative cover (0%).
- Nonconforming Parking (49.30.270). The lot is nonconforming for number of off street parking spaces; none are provided for the single-family dwelling.

This Nonconforming Certificate applies to the nonconforming situations stated above. The nonconforming rights provided herein may be relinquished under certain circumstances provided under the CBJ Title 49 Land Use Code. It is the responsibility of the owner or agent of the owner to ensure that all development on the parcel is in compliance with this certification and the CBJ Title 49 Land Use Code.

This Nonconforming Certificate constitutes a final decision of the Director of Community Development. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Project Planner: Laurel Christian

Laurel Christian, Planner II
Community Development Department

Jill Maclean

Jill Maclean, Director, AICP
Community Development Department

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DIRECTOR'S REVIEW STAFF REPORT
NONCONFORMING CERTIFICATION
NCC2020 0007

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

STAFF RECOMMENDATION:

Staff recommends the following situations receive Nonconforming Certification:

- Nonconforming Structure (49.30.250)
- Nonconforming Lot (49.30.260)
- Nonconforming Parking (49.30.270)

ABANDONMENT:

If a nonconforming situation is deemed to be abandoned by the Director, the decision may be reconsidered in accordance with CBJ 49.30.220. After reconsideration is reviewed, an appeal may be filed in accordance with CBJ 49.20.110.

NONCOMPLIANCE:

If a situation fails to be certified as nonconforming, an appeal of this decision may be filed in accordance with CBJ 49.20.110.

DATE: June 4, 2020

TO: Jill Maclean, Director, AICP

FROM: Laurel Christian, Planner II

PROPOSAL SYNOPSIS: Applicant requests a Nonconforming Certification Review for structure, lot, and parking.

SUMMARY OF KEY CONSIDERATIONS:

- Dwelling was constructed in 1914
- No parking is available on-site
- Portions of the structure cross property lines

GENERAL INFORMATION	
Property Owner	Erin & Andrew Heist
Applicant	Erin & Andrew Heist
Property Address	407 Irwin Street
Legal Description	CASEY SHATTUCK BL 206 LT 2 FR
Parcel Number	1C030C060040
Zoning	D5
Lot Size	775 SQFT
Water/Sewer	Public
Access	Irwin Street
Existing Land Use	Single-family dwelling
Associated Applications	N/A

SURROUNDING LAND USES	
North	D18 Multi-family
South	D5 Single-family
East	D5 Single-family
West	D5 Single-family

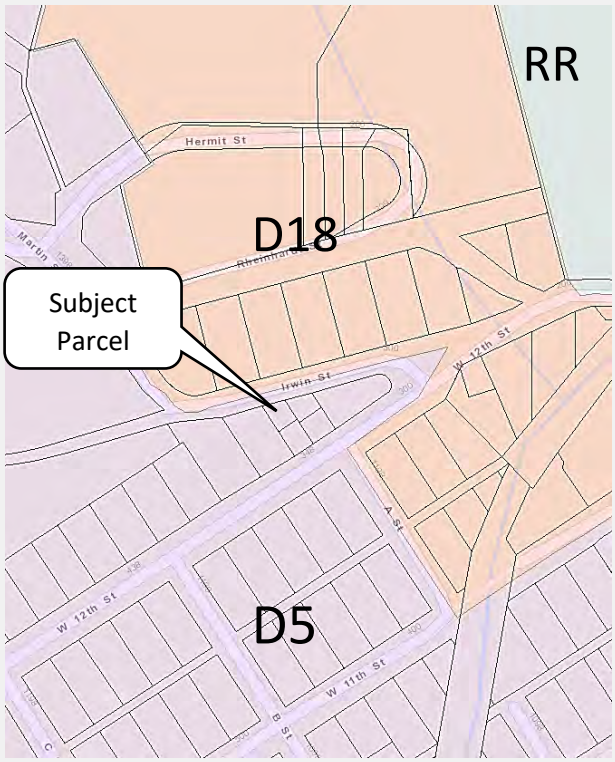
SITE FEATURES	
Anadromous	N/A
Flood Zone	N/A
Hazard	N/A
Hillside	N/A
Wetlands	N/A

49.30.310(a) Nonconforming certification review by the director. *The purpose of nonconforming certification review is to determine whether nonconforming status under this chapter exists, and whether nonconforming certification is justified.*

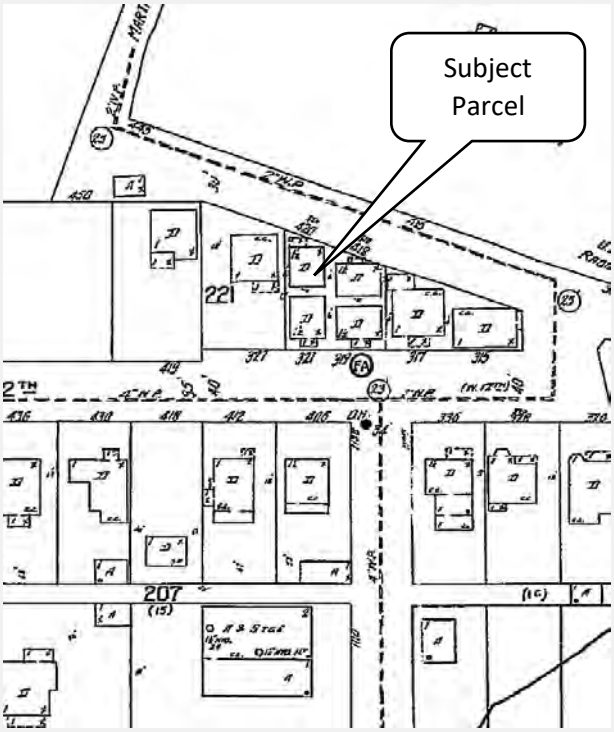
ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Information Reviewed

CURRENT ZONING MAP



1927 Sanborn Map



ZONING HISTORY

Year	Zoning District	Summary
1914	NA	Structure was constructed in 1914 prior to establishment of zoning.
1956	R-2	Single-family/duplex zoning district. Required lot area for a single-family dwelling under this zoning was 3,600 square feet. Required setbacks were 15’ front; 5’ side; 10’ rear. Residential uses were allowed in the R-2 zoning district. Structure, lot and parking were not conforming.

Year	Zoning District	Summary
1969	RMM	Multi-family medium density zoning district. Minimum lot size was increased to 4,800 square feet. The required setbacks were 15' front, 5' side, 10' rear. Structure, lot and parking were not conforming.
1987	D5	Current zoning of the parcel. The minimum lot size increased to 7,000 square feet. The setbacks were increased to 20' front, 5' side, 20' rear. Structure, lot and parking are not conforming.

BACKGROUND INFORMATION

The subject parcel was originally platted in 1913 through the Casey Shattuck Additional to Juneau, prior to the establishment of zoning. The subject parcel measures 775 square feet. According to the Casey Shattuck Historic Building Survey, the single-family dwelling on the subject parcel was constructed in 1914, prior to the establishment of zoning in Juneau.

INFORMATION REVIEWED

Year	Type	Summary
2001	As Built Survey	As built survey for the structure showing the primary dwelling and deck
1913 1934	Plat Plat	1913-6: Casey Shattuck Addition to Juneau; 1934-1: Plat of Juneau, Alaska
1927	Sanborn Maps	Map shows dwelling and deck structure existed in 1927
NA	Assessor's Records	No paper file is available for this lot
2004	Historic Survey	Casey Shattuck Historic Building Survey

ANALYSIS

Zoning District Comparison Table – The table below lists the required standards for the D5 zoning district compared to the parcel. Bolded items in the table are nonconforming to the requirements for the D5 zoning district. A description of these situations is provided in the following sections.

Standard		D5 Requirement	Existing	Code Reference
Lot	Size	7,000 SQFT	**775 SQFT**	49.25.400
	Width	70'	**25'**	49.25.400
	Depth	80'	**31'**	49.25.400
Setbacks	Front (N)	20'	**1.2' to dwelling** **Deck encroaches into ROW**	49.25.400
	Rear (S)	10' reduced per 49.25.430(4)(J)	**2.6'**	49.25.400
	Side (W)	5'	**1.1' to dwelling** **Deck encroaches into neighboring lot**	49.25.400
	Side (E)	5'	**2.2'**	49.25.400

Lot Coverage		50% Maximum	**64%**	49.25.400
Height	Permissible	35’	25’ approx...	49.25.400
	Accessory	25’	25’ approx...	49.25.400
Maximum Dwelling Units		1 dwelling	1 dwelling	49.25.500
Use		Residential	Residential	49.25.300
Vegetative Cover		20%	**None**	49.50.300
Parking		2	**0**	49.40.210(a)

Minimum Lot Requirements – The Casey Shattuck Addition to Juneau was originally platted in 1913. The subject parcel is a fraction of lot 2, Block 206 within the Casey Shattuck Addition. Lots labeled as fractions were typically split by deed. It is not clear based on DNR records when the lot was created by deed. The oldest DNR record found that identifies the lot as a legal lot is from 1977; however, it is not a deed document, which would have completed the split. There are no Assessor’s records to indicate when the lot was split, and no historic building permits. Splitting lots by deed was common practice and lots that were split by deed have been recognized as legal lots by CBJ and the State. Because this lot was split by deed prior to current zoning regulations, adopted in 1987, staff recommends the lot, as it exists today, be considered nonconforming for minimum lot area, width, and depth.

Finding: Staff finds the lot is nonconforming for lot area, width, and depth.

Minimum Setback Requirements – The structure does not meet the required front, rear, and side yard setbacks, as demonstrated in the table above. The structure was built in 1914, prior to the establishment of zoning in Juneau. Sanborn Maps from 1927 show the dwelling and the footprint of the covered deck. This indicates that the dwelling and the deck in the front of the dwelling were built prior to zoning requirements for setbacks.

Finding: Staff finds the single-family dwelling and deck/entry is nonconforming for setbacks.

Lot Coverage –The structure does not meet the required maximum lot coverage as demonstrated in the table above. The structure covers approximately 64% of the lot. The structure was built prior to the establishment of zoning requirements for lot coverage.

Finding: Staff finds the parcel is nonconforming for lot coverage.

Structure Height – The structure is a 1.5 story building with a basement. The structure does not exceed 35 feet in height.

Finding: Staff finds the structure is conforming for height.

Residential Density – The parcel contains a single-family dwelling. A Conditional Use Permit was recently issued for an accessory apartment on an undersized lot for the subject parcel.

Finding: Staff finds the lot is conforming for density.

Use – The parcel is residential.

Finding: Staff finds the parcel is conforming for use.

Vegetative Cover – The lot does not meet the minimum vegetative cover requirement. There is no vegetative cover on the parcel. When the dwelling was constructed, there were no zoning requirements for vegetative cover.

Finding: Staff finds the lot is nonconforming for vegetative cover.

Parking – CBJ 49.40.210 requires a single-family dwelling provide two (2) off-street parking spaces. The dwelling was constructed prior to the establishment of zoning and parking requirements; no parking is on the site. The site does not have vehicular access to the street or any area to add parking.

Finding: Staff finds the single-family dwelling is nonconforming for number of parking spaces.

NONCOMPLIANT SITUATIONS

49.30.310(j) ***Failure of a situation to qualify for nonconforming certification****.* If a situation does not qualify for or is denied nonconforming certification, it is noncompliant and the property is subject to enforcement actions consistent with this title.

Finding: Staff finds no evidence of noncompliant situations on the subject parcel at this time.

ABANDONMENT

49.30.220(b) Abandonment of a nonconforming situation. *A nonconforming situation is abandoned if any of the following events occur:*

(1) The owner indicates in writing that the nonconforming situation is being permanently discontinued;

(2) The nonconforming situation is damaged, destroyed, removed or demolished intentionally by the owner or intentionally by an authorized agent of the owner;

(3) The nonconforming structure is moved;

(4) The owner takes action consistent with an intent to abandon the nonconforming situation;

(5) The structure(s) associated with the nonconforming situation has been vacant for 365 consecutive days;

(6) Except for a structure with a nonconforming residential density, the nonconforming use has ceased and not substantially resumed for 365 consecutive days; or

(7) A structure with a nonconforming residential density has been unoccupied for 1095 consecutive days.

No information has been submitted to suggest the nonconforming situations listed above on the parcel have been abandoned.

Finding: Staff finds that none of the above events have taken place and the nonconforming situations on the parcel are not deemed abandoned.

FINDINGS

1. Was the nonconforming situation allowed, or not prohibited by law, when it was established?

Analysis: The nonconforming situations were established prior to the establishment of zoning.

Finding: Yes. Staff finds the following situations were allowed or not prohibited by law when established and are considered nonconforming to the CBJ Title 49 Land Use Code:

- Lot area, width, and depth
- Lot coverage
- Vegetative Cover
- Structure Setbacks
- Number of off-street parking spaces

2. Has the nonconforming situation been abandoned?

Analysis: There is no information to suggest the nonconforming situations on the parcel have been abandoned.

Finding: No. None of the nonconforming situations have been abandoned.

RECOMMENDATION

Staff recommends that Director adopt the analysis and findings, and find the following situations on the parcel to be nonconforming to the Title 49 Land Use Code and issue a Nonconforming Certification for the following situations:

1. Nonconforming Lot (49.30.260). The lot is nonconforming for area (775 square feet), width (25 feet), and depth (31 feet).
2. Nonconforming Structure (49.30.250). The structure and entry stairs/deck are nonconforming with a front yard setbacks of 0 feet, rear yard setback of 2.6 feet, and side yard setbacks of 0 feet and 2.2 feet. The lot is also nonconforming for lot coverage (34%) and vegetative cover (0%).
3. Nonconforming Parking (49.30.270). The lot is nonconforming for number of off street parking spaces; none are provided for the single-family dwelling.

Reconsideration of Abandonment

49.30.220(c) An abandonment determination may be reconsidered within 20 days of the date of the determination. No appeal of an abandonment determination may be made unless reconsideration is first sought.

49.30.220(a) A director's determination of abandonment under 49.30.220 may be reconsidered if information submitted establishes all of the following:

(1) The owner has been maintaining the land and structure(s) in accordance with applicable building, fire, and other codes and regulations;

(2) The owner has been maintaining or pursuing applicable permits and licenses; and

(3) The owner has filed applicable tax documents.

If the situation is still deemed abandoned after reconsideration is sought, an appeal may be filed in accordance with CBJ 49.20.110

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

APPLICATION FOR A NONCONFORMING CERTIFICATION REVIEW

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

TYPE OF NONCONFORMING SITUATION (CHECK ALL THAT MAY APPLY)

☐ USE ☒ STRUCTURE ☐ DENSITY ☒ PARKING ☒ LOT

Have you submitted a narrative that fully explains the above listed nonconforming situations? YES ☒ NO ☐

The narrative should explain the nature of the nonconforming situation(s). Be specific, state past and present uses of the building, property, etc.

List all relevant information being submitted. Include this material and an as-built or site plan with the application.

Relevant information to show that the ***situation was allowed when established*** may include: building or land use permits, recorded plats, zoning codes or maps, dated photographs.

Situation	Type of Documentation
Structure, Parking, & Lot	As Built & Report from Case USE20-20-0002, Casey-Shattuck Survey

Relevant information to show that the ***situation was maintained over time*** may include: business licenses, dated photographs, insurance records and maps, utility bills, property tax records, business license, telephone listing, advertisement in dated publications, leases.

Maintained Situation	Type of Documentation

NOTE: If an as-built survey is not submitted, the Community Development Department may not be able to issue a Nonconforming Certificate for setbacks. As-built surveys should show the property in its current condition.

ALL REQUIRED MATERIALS ATTACHED

☒ **Complete Application (Per CBJ 49.30.310)**

- ☒ **Narrative**
- ☒ **As-built survey or similar document**
- ☒ **Documentation**
- ☐ **Fees**

NONCONFORMING CERTIFICATION REVIEW FEES:

	Fees	Check No.	Receipt	Date
Application Fees	$_____			
Admin. of Guarantee	$_____			
Adjustment	$_____			
Total Fee	$_____			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center 907-586-0770.

Case Number	Date Received

Nonconforming Certification Application Instructions

Nonconforming Situations is outlined in CBJ 49.30.310

Pre-Application Conference: A pre-application conference is **NOT** required prior to submitting an application. It is highly recommended that applicants meet with a planner to discuss the nonconforming situation(s) and necessary or appropriate documentation for submittal. Staff may have access to documentation that the applicant does not. Please contact the Permit Center at 907-586-0770 or via e-mail at permits@juneau.org.

Application: An application for a Nonconforming Certificate will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed application for Nonconforming Certificate and Development Permit Application forms.
2. **Fees:** Fee is $150. If submitted in conjunction with a development permit, the fee is waived. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the nonconforming situation(s).

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process, the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes. Depending on the details of the permit request, the application may require review by other City & Borough of Juneau departments. Applicants may be required to provide additional information and clarification.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

407 Irwin St.

Erin & Andrew Heist

907-957-1728

erinaheist@gmail.com

Application for a Nonconforming Certification Review – Narrative

The lot at 407 Irwin Street is part of the Casey Shattuck Addition of Juneau and was originally platted in 1913, prior to the establishment of zoning in Juneau. The parcel is 775 square feet and is non-conforming for lot area. The house was built in 1914 prior to zoning requirements and is nonconforming for setbacks, lot coverage, and parking.

This is a single-family home with an approved accessory apartment conditional use permit (USE20-02) and an approved parking waiver (PWP20-01).

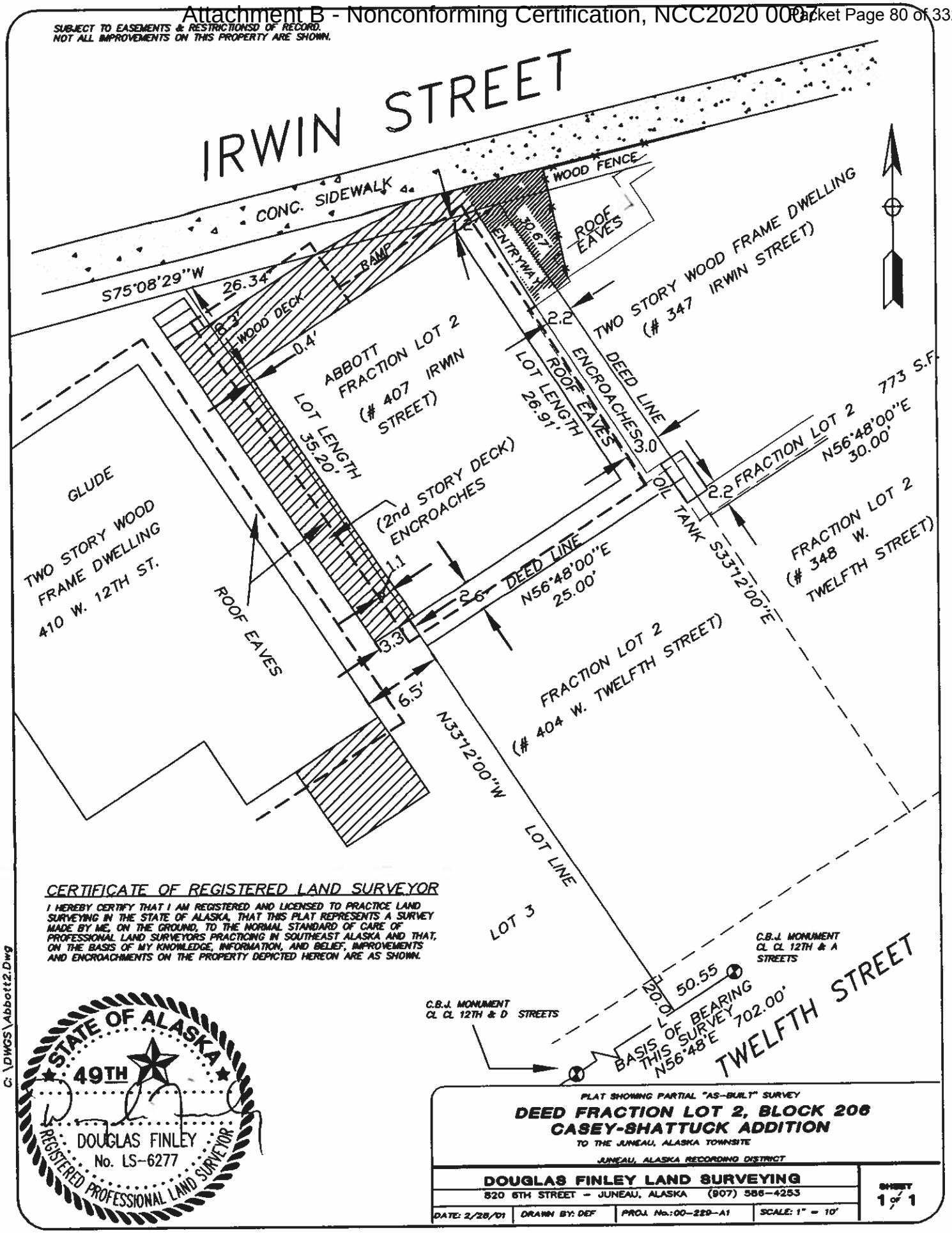
This application is in filed in conjunction with two building permits. Both building permits are to renovate the existing structure.

We searched through the Alaska State digital archives, called the Juneau Douglas City Museum and reviewed available historical neighborhood documents online, but were unable to find any old photos of the house. However, knob and tube wiring was used throughout the house, including the shed entry. Knob and tube wiring was used in houses between the 1910s and 1940s, prior to zoning requirements. In addition, the full interior of the house was finished with plaster and lath, which also went out of standard use in the 1940s, prior to zoning requirements.

ABOVE: Top floor after plaster had been removed, exposing lathe.

LEFT: Knob and tube wiring above the front door leading to shed entry lighting fixture.

RIGHT: Lighting fixture in shed entry.



CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, ON THE GROUND, TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN SOUTHEAST ALASKA AND THAT, ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IMPROVEMENTS AND ENCROACHMENTS ON THE PROPERTY DEPICTED HEREON ARE AS SHOWN.

STATE OF ALASKA
49TH
DOUGLAS FINLEY
No. LS-6277
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT SHOWING PARTIAL "AS-BUILT" SURVEY

DEED FRACTION LOT 2, BLOCK 206
CASEY-SHATTUCK ADDITION

TO THE JUNEAU, ALASKA TOWNSITE

JUNEAU, ALASKA RECORDING DISTRICT

DOUGLAS FINLEY LAND SURVEYING			
820 6TH STREET – JUNEAU, ALASKA (907) 586-4253			SHEET 1 of 1
DATE: 2/28/01	DRAWN BY: DEF	PROJ. No.:00-229-A1	SCALE: 1" = 10'

C:\DWGS\Abbott2.Dwg

Douglas Finley Land Surveying
April 24, 2001

BOOK 0562 PAGE 106

AN EASEMENT FOR EAVES AND FOR A SECOND STORY DECK

Grantor William Glude, as owner of Lot 3, Block 206 Casey Shattuck Addition to the Juneau, Alaska Townsite, Juneau Recording District, State of Alaska ("410 West Twelfth Street" Property), hereby grants an easement for eaves and a second story deck to Grantees Charles and Anna Abbott, as owners of a portion of Lot 2, Block 206, Casey Shattuck Addition to the Juneau, Alaska Townsite ("407 Irwin Street" Property). The portion of said Lot 2 favored by this easement ("407 Irwin Street" Property) is described as follows: "Begin at the Northwest corner of said lot, run thence S33°12'E, on the Southwest line of said lot, 35.20 feet; thence N56°48'E, parallel with the Southeast line of said lot, 25.00 feet; thence N33°12'W, 26.00 feet to the Northerly line of said lot; thence S75°13'W, on the Northerly line 26.95 feet to the point of beginning." The easement is perpetual and runs with the property.

The portion of Lot 3 Block 206 encumbered by this easement is described as follows:

Beginning at the common corner of Lots 2 and 3 Block 206 on the right-of-way of Irwin Street; thence S75°08'29"W along said right of way of Irwin Street, 3.67 feet; thence S33°12'E parallel with the line between said Lots 2 and 3, Block 206, 35.30 feet; thence N56°48'E, 3.31 feet to a point on the line between said Lots 2 and 3, Block 206; thence N33°12'W along said boundary between Lots 2 and 3, Block 206, 34.13 feet to the point of beginning; containing 118 Square Feet.

Grantor William Glude grants as well, a right of reasonable and necessary access to the roof eaves and second story deck for maintenance purposes.

William J. Glude

William Glude, GRANTOR

STATE OF ALASKA)
)
FIRST JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on this 4th day of May 2001, by William Glude , GRANTOR, of said instrument.

STATE OF ALASKA
OFFICIAL SEAL
Ramona D. Gerber
NOTARY PUBLIC
My Commission Expires

Notary Public for Alaska
My Commission Expires: 2/7/04

RECORDED IN JUNEAU RECORDING DISTRICT
2001 MAY -9 AM 8:36
REQUESTED BY D. Finley

Return To:
Charles and Anna Abbott
407 Irwin Street
Juneau AK 99801

Douglas Finley Land Surveying

820 Sixth Street
Juneau, AK 99801

Phone (907) 586-4253

June 29, 2001

Charles and Anna Abbott
407 Irwin Street
Juneau, Alaska 99801

STATEMENT : SURVEYING & MAPPING SERVICES

Subject Properties: Fraction Lot 2 Casey Shattuck Addition
407 Irwin Street

Lot 3 Casey Shattuck Addition

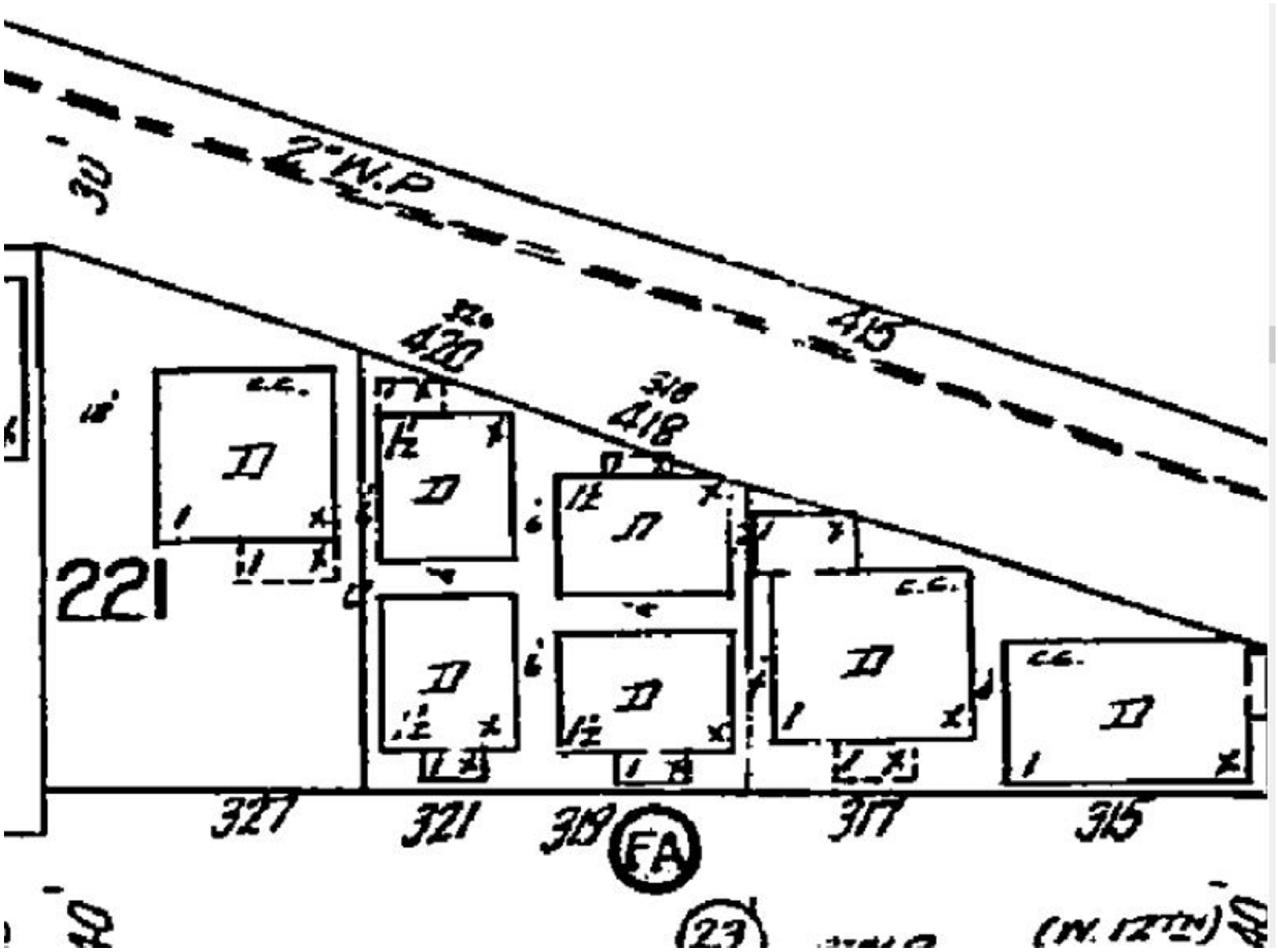
410 W 12th Street Properety

Survey House Locations
As Built Survey Plat
Write Legal Descriptions
Record Easement for Deck
Provide CBJ Inspector with documentation for Easment for Fire Egress

Fee for Services:	$390
Paid on Account 4/25/2001	-$200
Due	$190

No Sales Tax. Bldg Permit

PAID IN FULL
7-06-01
Douglas Finley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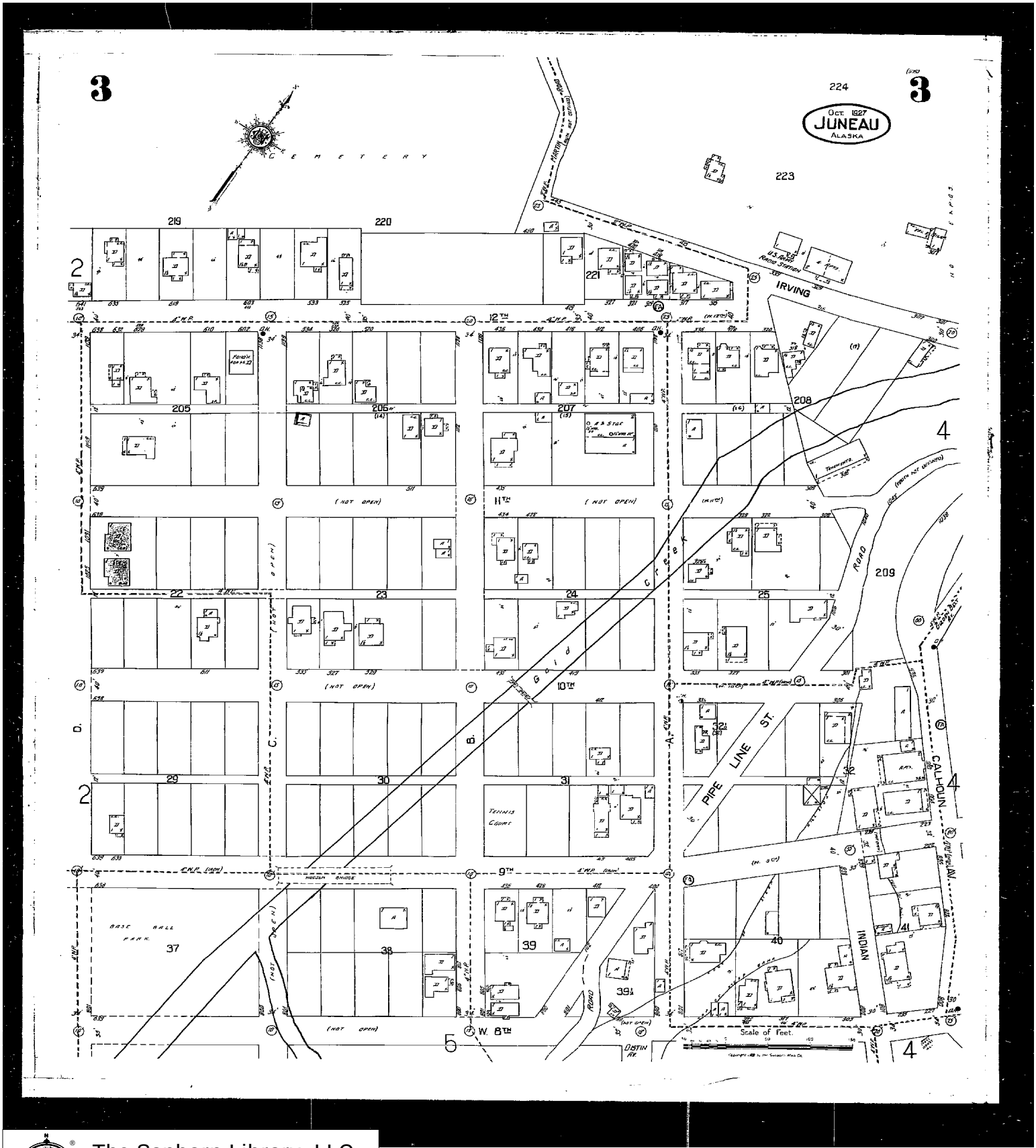

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Casey Shattuck Historic Building Survey

AHRS #: JUN-765 **CBJ #:** F-013 **Parcel #:** 1C030C060040 **Year Built:** AD 1914

Historic Name: Martin House 4 **Other Name:** Abbott House

Location: 407 Irwin St., Juneau **Legal Description:** Fr Lot 2; Block 206; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

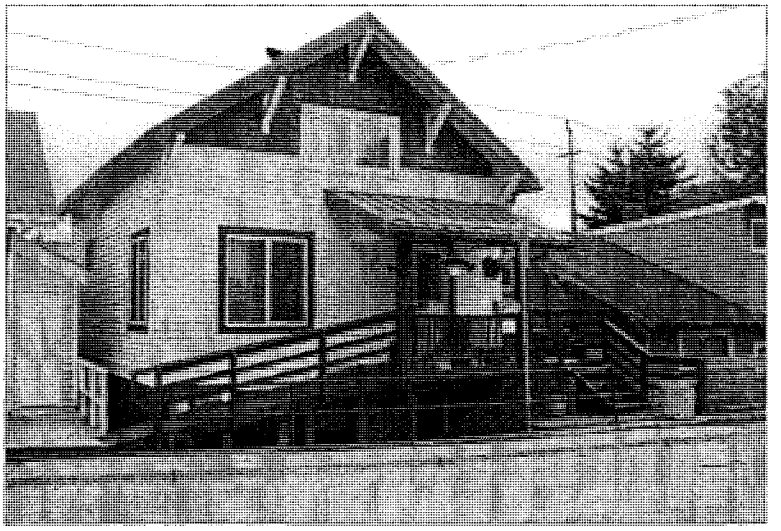
Architectural Style: Craftsman

General Description: One and a half story front gable wood frame building with shed roofed wall dormer on right side and shed roofed open porch roof, standing rib metal roofing, horizontal wood lap siding with wood shingle siding in gables, concrete foundation, partial basement.

Architectural Features: Roof brackets

Historical Information: Ralph Martin was a manager at the local light company. He purchased two Casey Shattuck lots and subdivided them into four lots, then built a house on each. Charles Abbott and his wife lived in the house for more than 20 years. Previously Charle's mother lived in the house.

Alterations: Shed roofed entry and ramp, newer windows, roofing



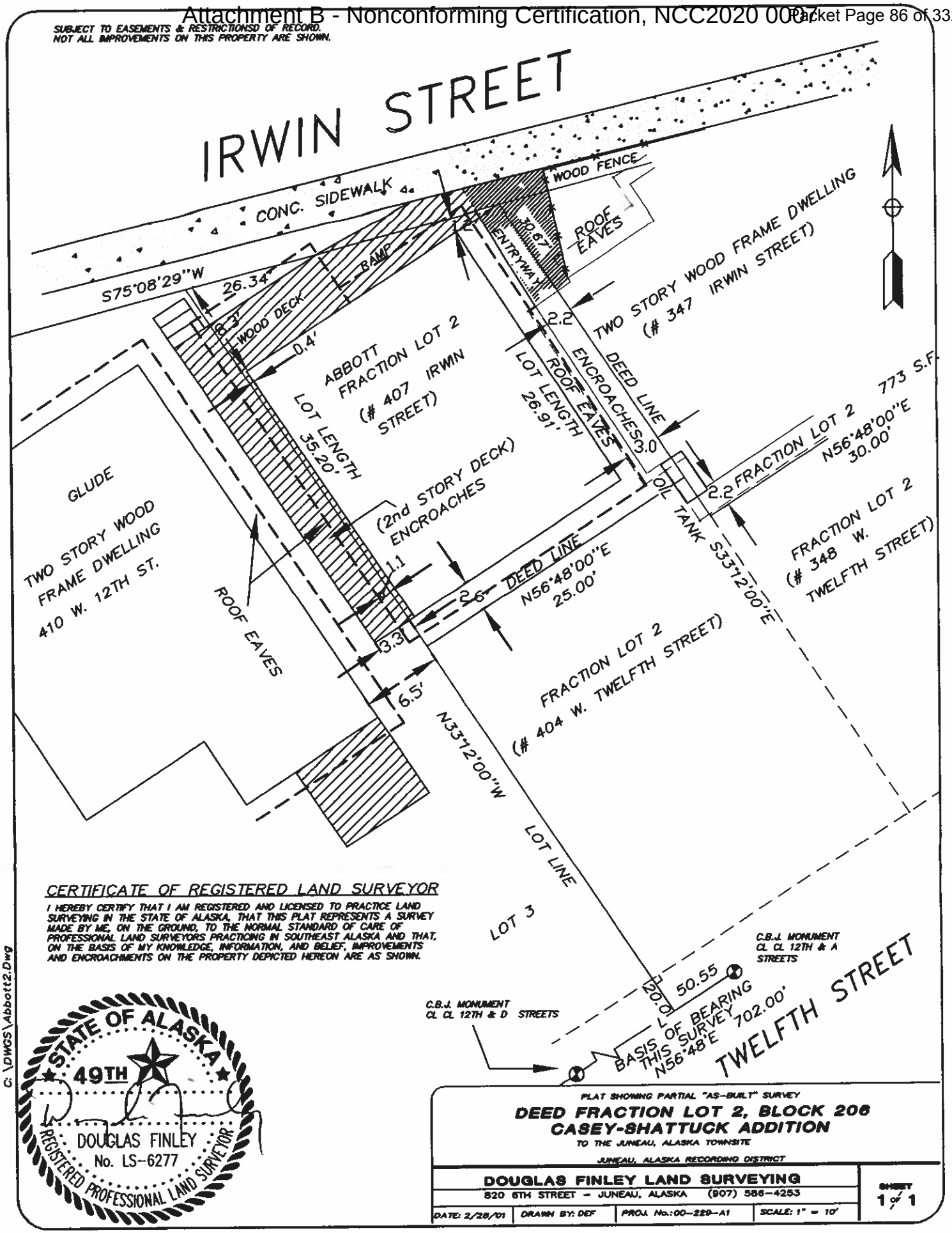
Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer



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No. LS-6277
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C:\DWGS\Abbott2.Dwg

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DEED FRACTION LOT 2, BLOCK 206
CASEY-SHATTUCK ADDITION
TO THE JUNEAU, ALASKA TOWNSITE
JUNEAU, ALASKA RECORDING DISTRICT

DOUGLAS FINLEY LAND SURVEYING			
820 6TH STREET – JUNEAU, ALASKA (907) 586-4253			SHEET 1 of 1
DATE: 2/28/01	DRAWN BY: DEF	PROJ. No.:00-229-A1	SCALE: 1" = 10'

BOOK 0562 PAGE 106

Douglas Finley Land Surveying
April 24, 2001

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William J. Glude

William Glude, GRANTOR

STATE OF ALASKA)
)
FIRST JUDICIAL DISTRICT)

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STATE OF ALASKA
OFFICIAL SEAL
Ramona D. Gerber
NOTARY PUBLIC
My Commission Expires

Notary Public for Alaska
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RECORDED IN JUNEAU RECORDING DISTRICT
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407 Irwin Street

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As Built Survey Plat
Write Legal Descriptions
Record Easement for Deck
Provide CBJ Inspector with documentation for Easment for Fire Egress

Fee for Services:	$390
Paid on Account 4/25/2001	-$200
Due	$190

No Sales Tax. Bldg Permit

PAID IN FULL
7-06-01
Douglas Finley

MAP OF THE CASEY — SHATTUCK ADDITION to Juneau, Alaska.

Scale 1" = 50'

SURVEYED BY HILL * WILHELM 1913

DEDICATION

We, Allen Shattuck and M.A. Shattuck, his wife, Henry Shattuck and M.E. Shattuck, his wife, and W.W. Casey, owners in fee simple of the lands embraced in this plat of the Casey and Shattuck Addition to the City of Juneau, Alaska, do hereby declare this plat and do hereby dedicate to the use of the public forever all the streets and alleys shown thereon, except Block 233, and we do hereby reserve said Block 233 for the use and benefit of ourselves and our heirs and assigns. And we, Allen Shattuck and M.A. Shattuck, his wife, Henry Shattuck and M.E. Shattuck, his wife, and W.W. Casey for himself and for Lena L. Casey, do not, hereby, covenant with the grantees of lots as shown on this plat, that we have hereunto, affixed their signatures this 12th day of May A.D. 1913

Allen Shattuck
M.A. Shattuck
Casey

Henry Shattuck
Mrs. M.E. Shattuck

ACKNOWLEDGEMENT

United States of America, } ss
Territory of Alaska, }

This is to certify that on this 12th day of May A.D. 1913 before me personally appeared Allen Shattuck and M.A. Shattuck, his wife, Henry Shattuck and M.E. Shattuck, his wife, and W.W. Casey, to me known as the identical individuals who signed the above dedication, each for himself and not one for the other, and the said W.W. Casey for his part, Allen Shattuck, his wife, and Henry Shattuck, and M.E. Shattuck, his wife, owners in fee simple of the lands embraced in the aforesaid plat, and acknowledged the said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and seal this 12th day of May A.D. 1913

Notary Public in and for the District of Alaska, residing at Juneau.

PHILLIPS TRACT
EXCLUDED
ROAD
GOVERNMENT
ELEVENTH
TENTH
NINTH
EIGHTH
SEVENTH
ST.
A ST.
B ST.
C ST.
D ST.
CREEK
GOLD
DIXON
INDIAN
Calhoun
Salmonberry Creek
Shattuck Addition to the City of Juneau
Casey
ALASKA ELECTRIC LIGHT & POWER CO.
Power House
Sawmill Creek
Sawmesied Clam
Flats
Reserve
Reserve
Reserve

Attachment B - Nonconforming Certification, NCC2020-0007

MAP OF JUNEAU, ALASKA

Showing City Limits

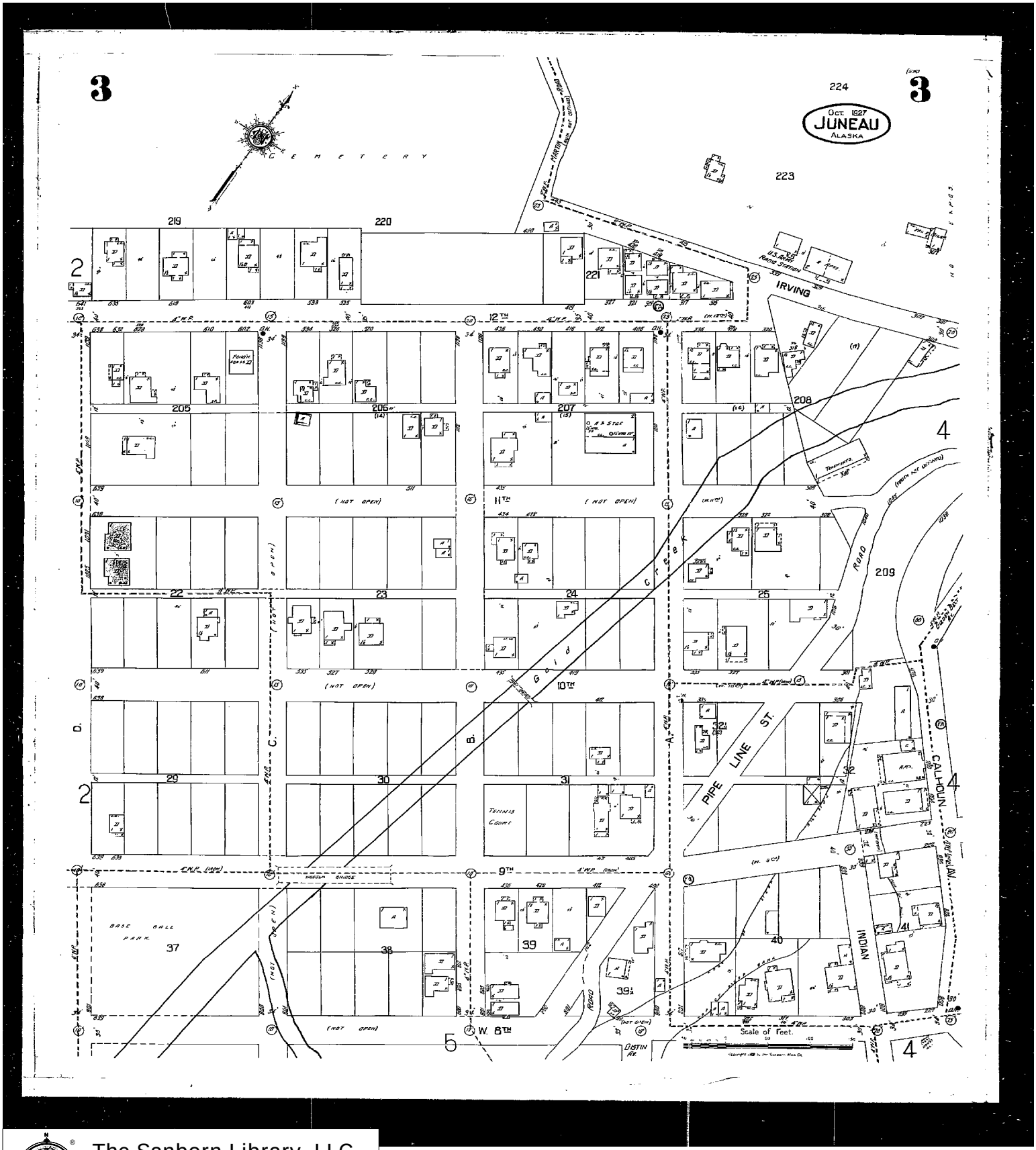
1934

1934-1

Scale 1 inch = 200 ft.

Frank A. Metcalf
City Engineer
February 1934

Attachment B - Information Reviewed



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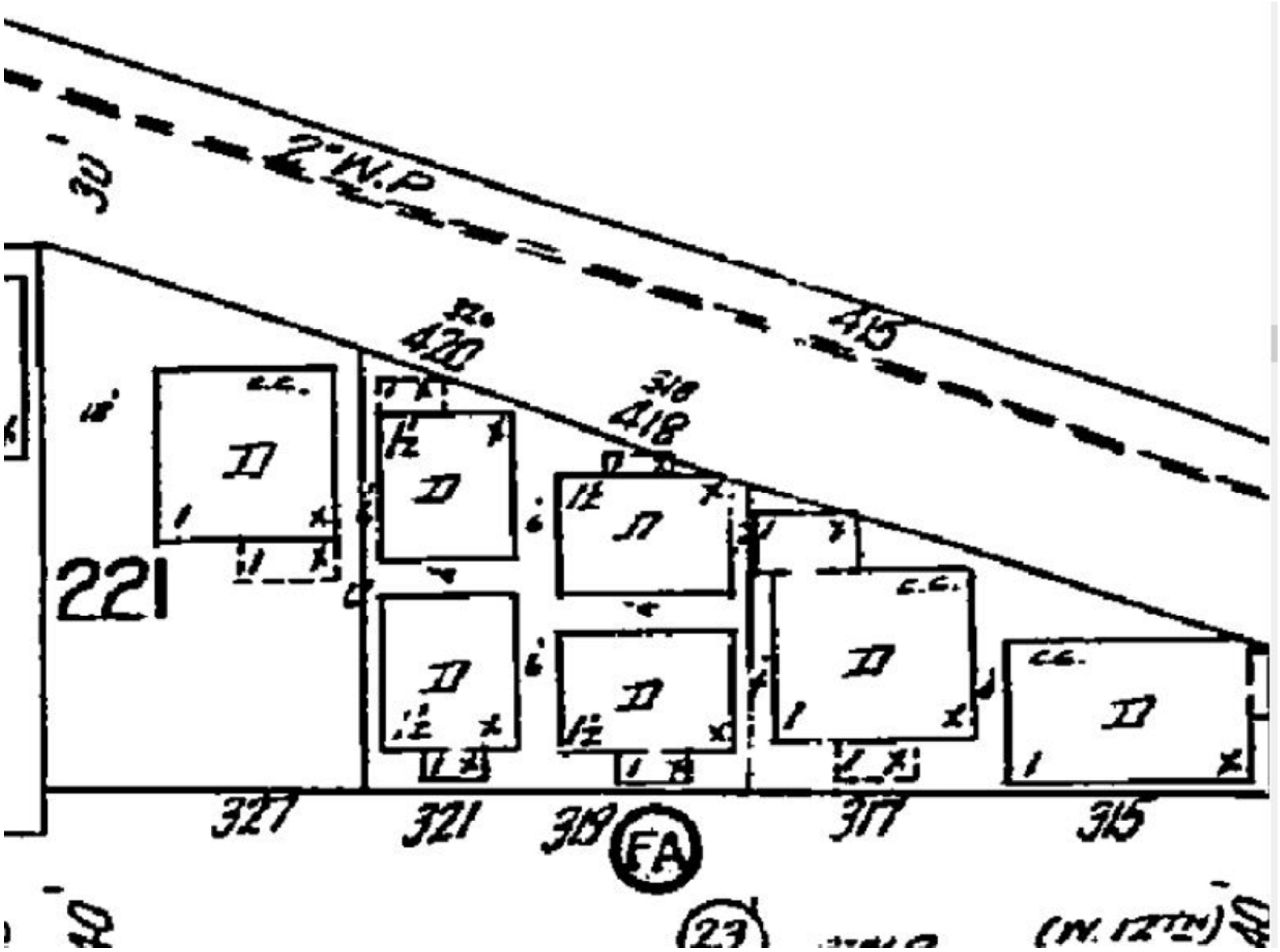
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Casey Shattuck Historic Building Survey

AHRS #: JUN-765 **CBJ #:** F-013 **Parcel #:** 1C030C060040 **Year Built:** AD 1914

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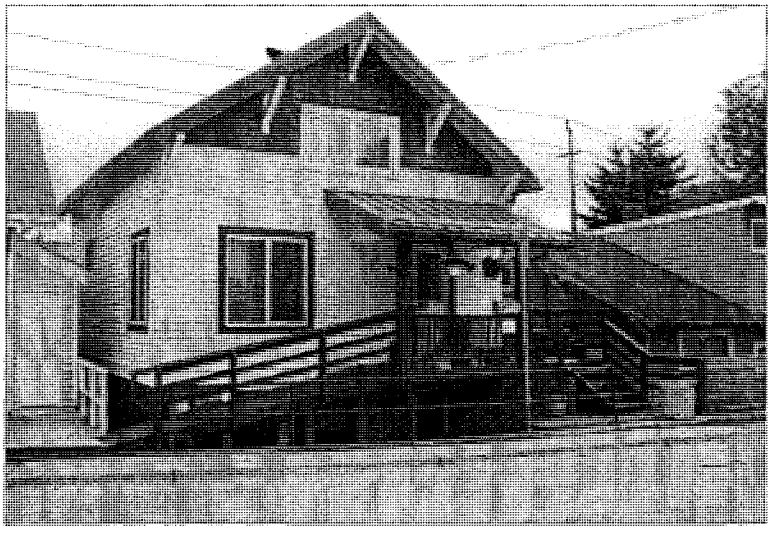


Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION

Date: April 17, 2020
File No.: PWP2020 0001

Erin & Andrew Heist
712 Basin Rd
Juneau, AK 99801

Proposal: Parking waiver for one (1) parking space for an accessory apartment related to USE2020 0002

Property Address: 407 Irwin St

Legal Description: CASEY SHATTUCK BL 206 LT 2 FR

Parcel Code No.: 1C030C060040

Hearing Date: April 14, 2020

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 12, 2020 and APPROVED the waiver of the requirement for one (1) parking space to be conducted as described in the project description and project drawings submitted with the application.

Attachments: March 12, 2020 memorandum from Laurel Christian, Planner, Community Development to the CBJ Planning Commission regarding PWP2020 0001.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

Erin & Andrew Heist
File No.: PWP2020 0001
April 17, 2020

Effective Date: The waiver is effective upon approval by the Planning Commission, April 14, 2020.

Expiration Date: Approved Parking Waivers shall expire upon a change of use.

Project Planner: Laurel Christian

Laurel Christian, Planner
Community Development Department

Michael LeVine, Chair
Planning Commission

Filed With Municipal Clerk

4/20/2020
Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: March 12, 2020

TO: Planning Commission

FROM: Laurel Christian, Planner
Community Development Department

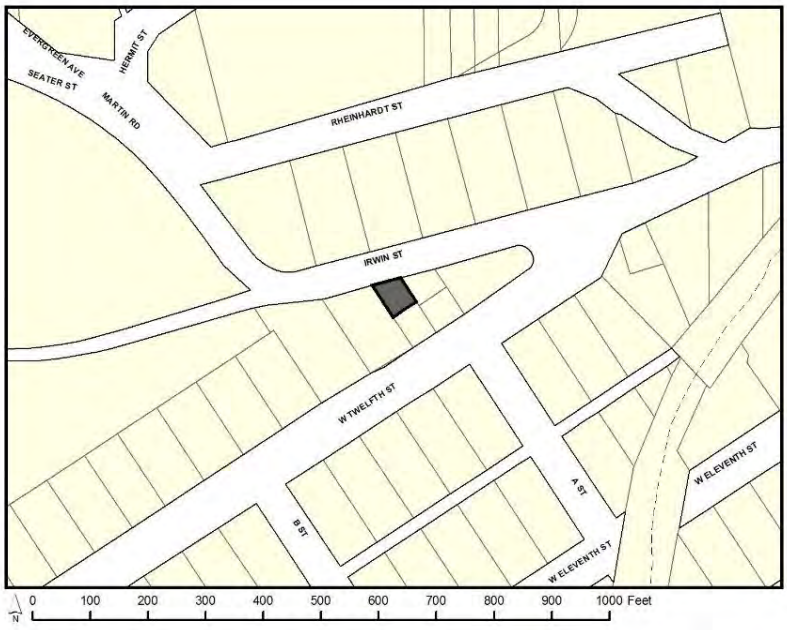
FILE NO.: PWP2020 0001

PROPOSAL: Parking waiver for one (1) parking space for an accessory apartment related to USE2020 0002

GENERAL INFORMATION

Applicant:	Erin & Andrew Heist
Property Owner:	Erin & Andrew Heist
Property Address:	407 Irwin St
Legal Description:	Casey Shattuck Block 206 Lot 2 FR
Parcel Code No.:	1C030C060040
Site Size:	775 square feet
Comprehensive Plan Land Use Designation:	Medium Density Residential, Single-family Detached (MDR-SF)
Zoning:	D5
Utilities:	Public Water & Sewer
Access:	Irwin Street
Existing Land Use:	Single-family Dwelling
Surrounding Land Use:	North - D18 Zoning, Condominiums South - D5 Zoning, Single-family Dwelling East - D5 Zoning, Single-family Dwelling West - D5 Zoning, Single-family Dwelling

VICINITY MAP



ATTACHMENTS

Attachment A – Application
Attachment B – Parking Study
Attachment C – Public Comment

PROJECT DESCRIPTION

The applicant has requested a Conditional Use Permit for an accessory apartment on an undersized lot in the D5 zoning District (USE2020 0002). The proposed accessory apartment requires one (1) off-street parking space. The applicant requests a parking waiver to the off-street parking requirement.

BACKGROUND

The subject parcel was originally platted in 1913 through the Casey Shattuck Addition to Juneau, prior to the establishment of zoning in Juneau. The subject parcel measures 775 square feet and is non-conforming for lot area. According to the CBJ Assessors database, the dwelling on the subject parcel was constructed in 1914. The structure on the subject parcel is nonconforming for setbacks, lot coverage, and parking.

The applicant proposes to provide zero off-street parking spaces for the proposed development. According to CBJ 49.30.400, nonconforming situations may not be aggravated. If the parking waiver were granted, providing zero off-street parking spaces for the proposed development would not be considered an aggravation to the existing nonconforming parking situation. The parking waiver process is an acceptable exception process, and, if granted, would not be considered an aggravation according to CBJ 49.30.400(a).

ANALYSIS

Project Location – The subject parcel is located on Irwin Street, in the downtown residential "Flats" neighborhood. The subject parcel is in the D5 zoning district and neighbored by D18, D10, and Rural Reserve zoning districts. Nearby uses include single-family dwellings, multi-family dwellings, a church, and the Evergreen Cemetery. The subject parcel is located outside of the PD1, PD2, and Fee-in-Lieu of Parking Districts.

Impacts on Nearby On-Street Parking – Staff performed a parking study to evaluate the potential impacts on nearby on-street parking. The complete study can be found in Attachment B. Staff performed parking counts in the morning, afternoon, and evenings on March 3, 5, 7, 9, and 11. On March 8, staff performed parking counts in the late morning and evening. The following map demonstrates where on-street parking was evaluated (see Attachment B for color version).

Within this study area, there are approximately 103 on-street parking spaces. Staff measured each street segment then divided it by 22 feet, which is the length required for a parallel parking space [CBJ49.40.210(b)(1)]. Block length excludes driveways and alleys.

During this parking study, staff observed ample on-street parking spaces. The highest number of parked vehicles was counted at 11A.M., Sunday morning on March 8; 65 vehicles were counted in the study area during this time. Even at this peak time, there were 38 available parking spaces within the study area. During the afternoon parking counts, the highest number of parked vehicles was counted around 12:30P.M., on Wednesday, March 11; 51 vehicles were counted within the study area at this time. In the evening, the highest number of vehicles counted in the study area was around 6:00P.M. on March 11; 61 vehicles were counted in the study area at this time.

Based on information from the parking study, the addition of one (1) on-street parking space will not have a significant impact on available on-street parking.

Proximity to Public Transportation – The nearest bus stops are located along Glacier Avenue, which is approximately a quarter mile walk from the subject parcel. There are sidewalks the entire route to the bus stop along W. Twelfth Street and Glacier Avenue. There is a pedestrian route through the Evergreen Cemetery from Irwin Street to Glacier Avenue. The proposed development would not cause an undue burden on existing public transportation.

Agency Comments – An agency review period was held between January 27 and February 10, 2020. Staff invited CBJ Engineering & Public Works, Capital City Fire and Rescue, the CBJ Building Division, and the CBJ Streets Division to comment on the proposed development. No issues were raised through the agency review process.

Public Comments – At time of writing this staff report, one public comment regarding the proposed development was received. Public comment can be found in Attachment C.

Jim Donaghey, February 6, 2020 – Mr. Donaghey expressed concerns about the density of the area and the lack of parking. Mr. Donaghey included photos of on-street parking in the area and requests that all future development be provided adequate parking. Complete comments are found in Attachment C.

HABITAT

There are no known habitats regulated by the Land Use Code on the subject parcel.

CONFORMITY WITH ADOPTED PLANS

Staff finds the proposed development is in general conformity with policies and guidelines found in the CBJ Comprehensive Plan and the Housing Action Plan.

2013 Comprehensive Plan – The 2013 Comprehensive Plan addresses housing and development patterns in Chapter 3, Policy 3.2, which specifically addresses compact urban development:

> *Policy 3.2 to promote compact urban development within the designated urban service area to ensure efficient utilization of land resources and to facilitate cost effective provision of community services and facilities while balancing protection of natural resources, fish and wildlife habitat and scenic corridors*.

The proposed development is located in the Urban Service Area, and would be connected to public utilities. There are no known negative impacts to natural resources or sensitive habitat. Chapter 4 of the Comprehensive Plan addresses the need for various types of housing within the Borough:

> *Policy 4.2 to facilitate the provision of an adequate supply of various housing types and sizes to accommodate present and future housing needs for all economic groups.*

As discussed above, the proposed accessory apartment is within an approximately quarter mile walk to transit. Additionally, on-street parking is available in the surrounding area. Chapter 10 of

the Comprehensive Plan identifies the need to facilitate residential development when public facilities and transportation is available:

> *POLICY 10.3. TO FACILITATE RESIDENTIAL DEVELOPMENTS OF VARIOUS TYPES AND DENSITIES THAT ARE APPROPRIATELY LOCATED IN RELATION TO SITE CONDITIONS, SURROUNDING LAND USES, AND CAPACITY OF PUBLIC FACILITIES AND TRANSPORTATION SYSTEMS.*

2016 Housing Action Plan – The 2016 Housing Action Plan identifies a need for various housing types in Juneau. An action item identified in the plan to help solve this problem is to create housing for workforce, seniors, and young families. The proposal is consistent with the plan as it would add a year-round rental to the housing stock in Juneau.

The Housing Action Plan also calls for the development of housing downtown. The plan specifically recommends addressing parking as a barrier to development in the downtown area (pg. 51). The proposed development would be consistent with this goal.

FINDINGS

Per CBJ 49.40.210(D)(6), the Director makes the following findings on the proposed parking waiver:

1. **The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the Comprehensive Plan.**

Yes. As discussed above, housing is an identified need by the Comprehensive Plan and other adopted plans. If the waiver is granted, the proposed accessory apartment would add one rental unit to Juneau's rental housing stock.

2. **The development is located outside the PD-1 parking district, the PD-2 parking district, and the Downtown Fee-in-lieu of Parking District map areas.**

Yes. The development is located outside the above parking overlay districts.

3. **Granting the waiver will not result in adverse impacts to property in the neighboring area.**

Yes. Per the analysis above, there is no evidence that the proposed development would have an adverse impact to neighboring properties.

4. **The waiver will not materially endanger public health, safety, and welfare.**

Yes. Per the analysis above, there is no evidence that the proposed development will materially endanger the public health, safety, or welfare.

RECOMMENDATION

Staff recommends the Planning Commission adopt staffs recommendations and findings and GRANT the requested parking waiver for the one (1) required off-street parking space associated with the proposed accessory apartment (USE2020 0002).

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address
407 Irwin Street

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)
CASEY SHATTUCK BL 206 LT 2 FR

Parcel Number(s)
1C030C060040

☑ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner	Contact Person
Erin & Andrew Heist	Erin Heist
Mailing Address	**Phone Number(s)**
712 Basin Rd, Juneau, AK 99801	907-957-1728, 907-723-1977
E-mail Address	
erinaheist@gmail.com	

LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ 17 JAN 2020
Landowner/Lessee Signature — Date

X _____ 1/17/20
Landowner/Lessee Signature — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME"

Applicant	Contact Person
SAME	
Mailing Address	**Phone Number(s)**
E-mail Address	

X _____ _____
Applicant's Signature — Date of Application

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials	
AE	
Case Number	Date Received
USE 2020 0001	1/17/2020

This form and all documents associated with it are public record once submitted

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PARKING WAIVER APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.
NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

This application is for a 1 bed 1 bath accessory apartment in the aboveground basement of 407 Irwin Street. There will be no changes to setbacks, height, or lot coverage and the apartment will be confined to the original footprint of the house.

TYPE OF PARKING WAIVER REQUESTED (check one)

MINOR DEVELOPMENT	MAJOR DEVELOPMENT
(•) Parking Waiver Departmental Review (PWD)	( ) Parking Waiver Planning Commission Review (PWP)

DEVELOPMENT FOR WHICH THE PARKING IS REQUIRED (check one)

(•) Existing ( ) Proposed – Related Case Number: _____

NUMBER OF REQUIRED PARKING SPACES PER CBJ 49.40.210(A)

[✓] For Residential Uses: 1 spaces [ ] For Non-Residential Uses: _____ spaces

NUMBER OF PARKING SPACES THAT WILL BE PROVIDED

[✓] For Residential Uses: 0 spaces [ ] For Non-Residential Uses: _____ spaces

ALL REQUIRED MATERIALS ATTACHED

- [✓] **Complete application per CBJ 49.15 and CBJ 49.40.210(d)(6)**
- [✓] **Narrative including:**
  - [✓] Why the parking waiver is being requested?
  - [✓] How the requested waiver meets items 1-4 on page 2

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

PARKING WAIVER FEES

Residential Spaces	1	Non-Residential Spaces	0
Residential Fee	$	Non-Residential Fee	$
Total Residential	$ 320.00	Total Non-Residential	$

(Submitted w/ CUP) **Total Fee** $ 320.00

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
PWD2020 0001	1/17/20

Parking Waiver Information

Parking waivers are outlined in CBJ 49.40.210(d)(6)

Parking Waivers are pursuant to 49.40.210(d) Exceptions (6) Parking Waivers. The required number of non-accessible parking spaces required by this section may be reduced if the requirements of this subsection are met. The determination of whether these requirements are met, with or without conditions, deemed necessary for consistency with this title, shall be made by the Director of the Community Development Department in the case of minor development; the Planning Commission in the case of major development; and the Planning Commission if the application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director.

Any waiver granted under this subsection shall be in writing and shall include the following required findings and any conditions, such as public amenities, imposed by the director or commission that are consistent with the purpose of this title:

(1) The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the comprehensive plan;
(2) The development is located outside of the PD-1 parking district, PD-2 parking district, and Downtown Fee in Lieu of Parking District Map areas;
(3) Granting the waiver will not result in adverse impacts to property in the neighboring area; and
(4) The waiver will not materially endanger public health, safety, or welfare.

- Applications for parking waivers shall be on a form specified by the director and shall be accompanied by a one-time fee of $400. If the application is filed in conjunction with a major development permit, the fee shall be reduced by 20 percent.
- The director shall mail notice of any complete parking waiver application to the owners of record of all property located within a 250 foot radius of the site seeking the waiver. If the parking waiver application is filed in conjunction with a major development permit, notice of both applications shall be made concurrently in accordance with CBJ 49.15.230.

Approved parking waivers shall expire upon a change in use.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Parking Waiver Application - Narrative

407 Irwin St.
Andrew & Erin Heist
erinaheist@gmail.com
907-957-1728

Why the parking waiver is being requested

As a historic home in the Casey Shattuck neighborhood, this house was built with no onsite parking. The original layout of the house made it clear that the basement had once been used as an apartment, although it has not been used in that way in several decades. This parking waiver application is associated with an Accessory Apartment Application and Conditional Use Permit to remodel the aboveground basement of 407 Irwin to add a 1 bedroom, 1 bath accessory apartment to the property.

The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the comprehensive plan.

The City and Borough of Juneau Comprehensive Plan specifically sites a need for increased housing. This remodel will add a high-quality rental in a highly desirable neighborhood and does not include any change to the setbacks, height, or lot coverage of the property. Accessory apartments are common in this neighborhood, and the request for a parking waiver for one parking spot will not have an adverse impact on the community.

The development is located outside of the PD-1 parking district, PD-2 parking district, and Downtown Fee in Lieu of Parking District Map areas.

The development is zoned D5 and is in the Casey Shattuck district.

Granting the waiver will not result in adverse impacts to the property in the neighboring area.

This remodel does not include any exterior changes to the house or property in setbacks, height, or lot coverage and will have no impacts on the surrounding properties.

The waiver will not materially endanger public health, safety, or welfare.

This waiver will not endanger public health, safety, or welfare.

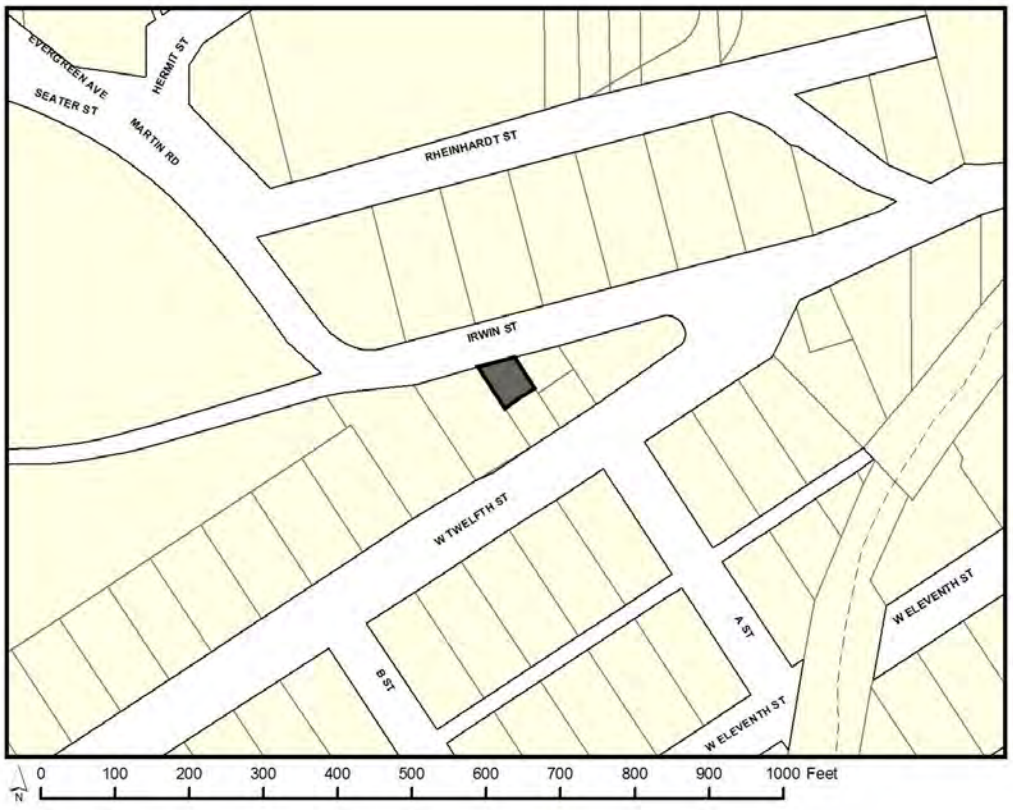
CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

Parking Study

USE2020 0002 & PWP2020 0001

Completed by: Laurel Christian, Planner, Community Development Department



Schedule

Morning Counts

Tuesday, March 3, 2020
Thursday March 5, 2020

Saturday, March 7, 2020
Sunday, March 8, 2020

Monday, March 9, 2020
Wednesday, March 11, 2020

Afternoon Counts

Tuesday, March 3, 2020
Thursday, March 5, 2020

Saturday, March 7, 2020

Monday, March 9, 2020
Wednesday, March 11, 2020

Evening Counts

Tuesday, March 3, 2020
Thursday, March 5, 2020

Saturday, March 7, 2020
Sunday, March 8, 2020

Monday, March 9, 2020
Wednesday, March 11, 2020

407 Irwin Street

Irwin Street

Background Information

Site Size: 775 Square Feet

Zoning: D5 Single-family/Duplex

Utilities: Public Water & Sewer

Access: Pedestrian Access via Irwin Street. No Vehicular Access.

Proposed Development:

Current use of the site is a single-family dwelling. The applicant proposes to develop an accessory apartment within the basement of the existing dwelling. No parking will be provided on-site.

Original survey materials and photographs are on file with the Community Development Department and available upon request.

SEATER ST
MARTIN RD
RHEINHARDT ST
IRWIN ST
No parking this side of the street
Parking allowed (surveyed)
W TWELFTH ST
A ST
B ST
C ST
W ELEVENTH ST

Available on-street parking spaces within the study area:

Segment	Length (Excludes Driveways)	Spaces (22' Length)	Notes
Irwin Street *Martin Road to W Twelfth Street*	*48'*	*2.18*	No parking is allowed on Irwin Street with the exception of 2 spaces near the intersection of Irwin Street and W Twelfth Street.
Martin Road *Irwin Street to Seater Street*	*NO Parking*	*0*	
Seater Street *Martin Road to First 200' on Seater Street*	*200'*	*9.09*	
Rheinhardt Street *Martin Road to End*	*339'*	*15.4*	
W Twelfth Street *Irwin Street to C Street*	*387*	*17.59*	
W Eleventh Street *Capital Avenue to C Street*	*733* *(Both sides of the street)*	*33.31*	
A Street *W Twelfth Street to W Eleventh Street*	*172'*	*7.8*	
B Street *W Twelfth Street to W Tenth Street*	*320'*	*14.54*	Two blocks of B Street were counted.
C Street *W Twelfth Street to W Eleventh Street*	*142'*	*6.45*	
TOTAL: 103 Parking Spaces			For the purposes of this study, staff rounded down to the nearest whole parking space.

Morning Count Totals

		Vehicles Parked					
Segment	**Total Spaces**	**3/3/2020**	**3/5/2020**	**3/7/2020**	**3/8/2020**	**3/9/2020**	**3/11/2020**
Irwin Street *Martin Road to W Twelfth Street*	*2*	2	2	3	3	1	1
Martin Road *Irwin Street to Seater Street*	0	0	0	0	0	0	0
Seater Street *Martin Road to First 200' on Seater Street*	9	2	2	4	0	1	4
Rheinhardt Street *Martin Road to End*	15	7	6	12	7	6	7
W Twelfth Street *Irwin Street to C Street*	17	13	12	12	13	16	13
W Eleventh Street *Capital Avenue to C Street*	33	10	4	10	22	8	9
A Street *W Twelfth Street to W Eleventh Street*	7	4	5	3	6	3	3
B Street *W Twelfth Street to W Tenth Street*	14	11	5	8	10	7	8
C Street *W Twelfth Street to W Eleventh Street*	6	5	5	4	4	5	5
TOTALS:	**103**	**54**	**41**	**56**	**65**	**47**	**50**

Afternoon Count Totals

		Vehicles Parked					
Segment	**Total Spaces**	**3/3/2020**	**3/5/2020**	**3/7/2020**	**3/8/2020**	**3/9/2020**	**3/11/2020**
Irwin Street *Martin Road to W Twelfth Street*	*2*	2	2	3	NA	1	2
Martin Road *Irwin Street to Seater Street*	0	0	0	0	NA	0	0
Seater Street *Martin Road to First 200' on Seater Street*	9	0	2	1	NA	0	1
Rheinhardt Street *Martin Road to End*	15	2	4	5	NA	4	4
W Twelfth Street *Irwin Street to C Street*	17	4	7	11	NA	9	12
W Eleventh Street *Capital Avenue to C Street*	33	13	11	9	NA	14	14
A Street *W Twelfth Street to W Eleventh Street*	7	3	2	3	NA	2	4
B Street *W Twelfth Street to W Tenth Street*	14	7	9	6	NA	7	7
C Street *W Twelfth Street to W Eleventh Street*	6	5	3	3	NA	3	7
TOTALS:	**103**	**36**	**40**	**41**	**0**	**40**	**51**

Evening Count Totals

Segment	Total Spaces	Vehicles Parked 3/3/2020	3/5/2020	3/7/2020	3/8/2020	3/9/2020	3/11/2020
Irwin Street *Martin Road to W Twelfth Street*	2	3	3	3	3	3	2
Martin Road *Irwin Street to Seater Street*	0	0	0	0	0	0	0
Seater Street *Martin Road to First 200' on Seater Street*	9	5	3	1	2	1	4
Rheinhardt Street *Martin Road to End*	15	4	5	7	6	6	6
W Twelfth Street *Irwin Street to C Street*	17	8	12	10	15	10	11
W Eleventh Street *Capital Avenue to C Street*	33	15	9	14	8	8	15
A Street *W Twelfth Street to W Eleventh Street*	7	5	3	5	7	3	5
B Street *W Twelfth Street to W Tenth Street*	14	8	9	7	7	8	12
C Street *W Twelfth Street to W Eleventh Street*	6	4	4	3	5	5	6
TOTALS:	**103**	**52**	**48**	**50**	**53**	**44**	**61**

Irwin Street

Tuesday, March 3, 2020. 5:46PM

Rheinhardt Street

Saturday, March 7, 2020. 12:27PM

C Street

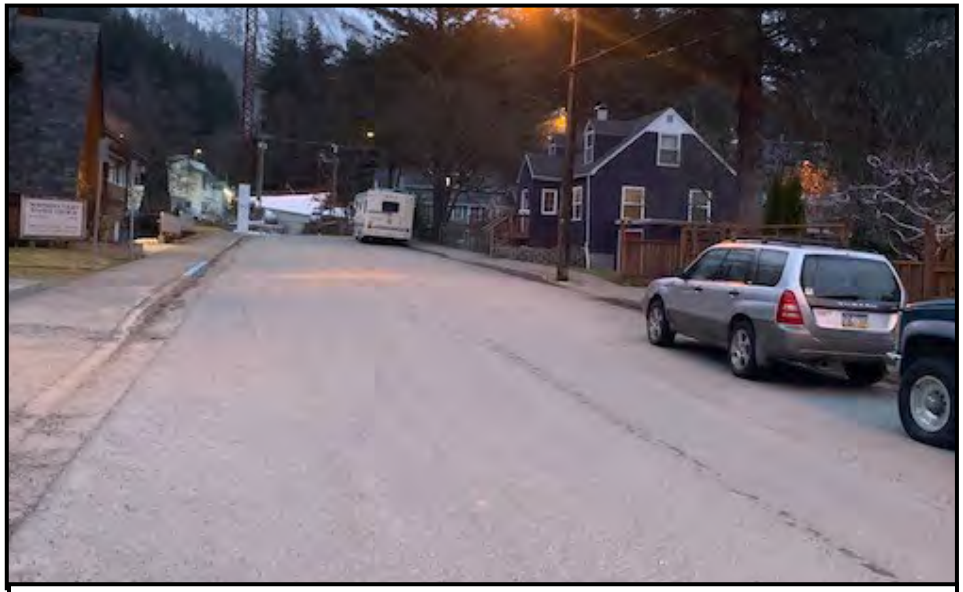
Monday, March 9, 2020. 1:33PM

A Street

Saturday, March 7, 2020. 7:27AM

W Eleventh Street
Sunday, March 8, 2020. 11:07AM

W Eleventh Street
Sunday, March 8, 2020. 11:07AM



W Eleventh Street
Thursday, March 5, 2020. 5:53PM

W Eleventh Street
Monday, March 9, 2020. 5:37PM

W Twelfth Street

Saturday, March 7, 2020. 7:30AM

From: Jim Donaghey
To: PC_Comments
Cc: James Donaghey
Subject: Case No.: CSP2020 0002
Date: Thursday, February 6, 2020 10:10:15 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

This has reference to "Invitation to Comment" On the above subject Case No.: CSP2020 0002/PWP2020 0001

I am absolutely against allowing a Conditional Use Permit for an accessory apartment and a waiver for required parking.
It appears there is five dwellings on these six lots on this piece of land between Irwin St and 12th Street.
None of them have any on lot parking plus there is no on street parking on any section of Irwin St adjacent to these lots.

The house on the left wants the accessory apartment.

There's no street parking on Irwin St

There's no street parking on this section of 12th St.

No street parking on this side of 12th St. all the way down to the yellow house.

This is where those who live in these five houses park. A St. between 11the St. and 12th St. by Northern Light Church and their pre-school operation.

Not a good idea!

Additionally., due to the extreme shortage of parking in the "Flats" neighborhood I strongly recommend the following.

- That in the future all applications for all Conditional Use Permits for an accessory apartments must include not only at least one off street parking spot for the apartment but must include at least one parking spot for the current owner/occupant.
- Further, any future permits for any type of major dwelling construction be it new or remodel must include at least one parking spot for the current owner/occupant.

This will not only mitigate many of the parking hassles but also go a long way to improve street maintenance i.e. snow removal/sweeping etc.

Community Development and the Planning Commission should be more than approving or not approving various permits there should be a intentional movement toward correcting the sins of our forbearers. More housing may be necessary but let us not encourage any more "Slum Lords".

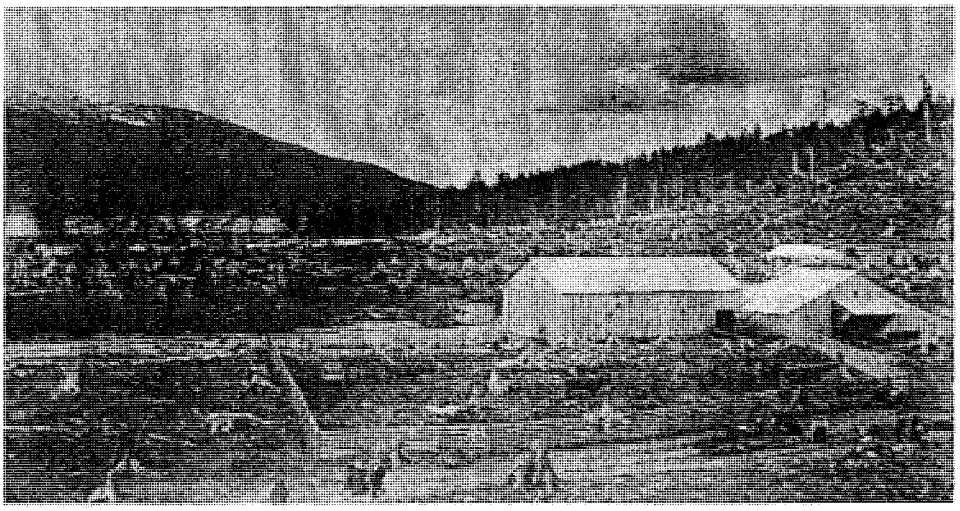
Thank you for asking.

Kind regards, *Jim*

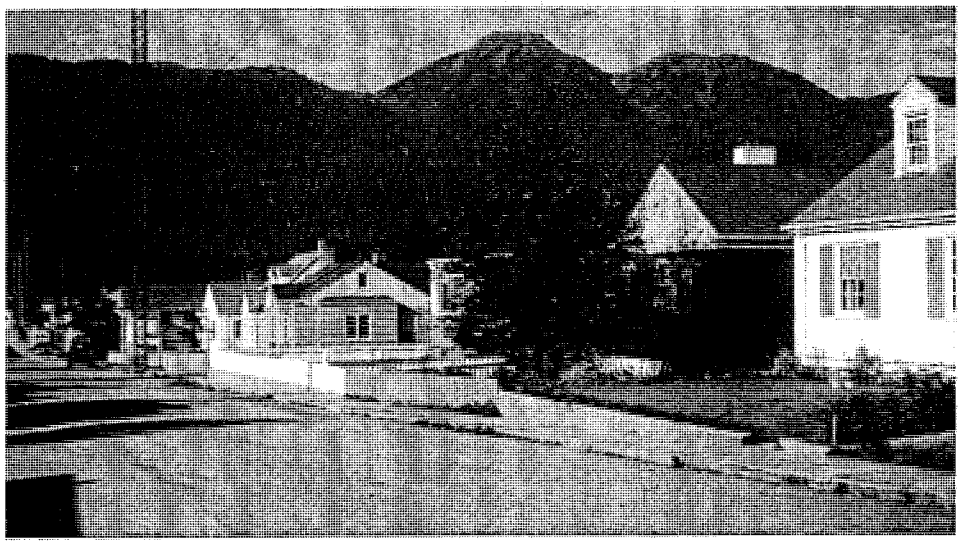
James M. Donaghey
1029 A Street
Juneau AK 99801

Cell (907) 209-2560
Email donaghey@gci.net

REPORT
of the
CASEY-SHATTUCK NEIGHBORHOOD HISTORIC BUILDING SURVEY



FROM DAIRY FARM TO NEIGHBORHOOD



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

The research for this report has been financed in part with Federal funds from the National Park Service, Department of the Interior, and through the assistance of the Office of History and Archaeology, Alaska Department of Natural Resources. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the National Park Service, Department of the Interior or the Alaska Department of Natural Resources.

REPORT OF THE CASEY-SHATTUCK NEIGHBORHOOD HISTORIC BUILDING SURVEY

Former Government Hospital - Demolished
Location of parking lot for current Federal Building
Building to the left is former Jimmy Larsen Shop (Jun-814)

December 2004

City and Borough of Juneau Assembly

Bruce Botelho, Mayor
Jeff Bush
Johan Dybdahl
Dan Peterson
Stan Ridgeway
Merrill Sanford
David Stone
Randy Wanamaker
Marc Wheeler

Historic Resources Advisory Committee

Kathryn Cohen, Chair
Cristine Crooks
Marie Darlin
Gary Gillette
Gerald Gotschall
Susan Marvin
Marie Olson
Nora Ann Toner

City and Borough of Juneau Staff

Chris Beanes, Historic Preservation Planner
Gary Gillette, Historical Architect
Jeanette St. George, Cartographer

IN MEMORY

Curtis Gordon Shattuck

June 2, 1907 - August 24, 2001

Curt Shattuck was the last surviving child of Allen Shattuck, who along with his brother Henry and William Casey developed the Casey Shattuck Subdivision. Curt recalled some of the early days when Gold Creek flooded and caused damage to buildings and eroded precious land area. In 1930 Curt joined his father in the family insurance business and became a partner in the Shattuck and Grummett Insurance Company in 1971. He served in the Territorial House of Representatives in 1945-46, the same years his father, Allen, was president of the Territorial Senate. We thank Curt for sharing his memories of the Casey Shattuck Neighborhood.

Elizabeth Ellen "Betty" Harris

July 10, 1925 - September 16, 2004

Betty was born and raised in the Casey Shattuck neighborhood in homes built by her father Homer Nordling. Later she married Vern Harris and raised their family of four children on Eleventh Street in the neighborhood. Shortly after Vern died she purchased her parents home on Twelfth Street and lived there the rest of her life. Betty was instrumental in the documentation of history of the homes and people living in the Casey Shattuck neighborhood. Betty was a long time member of the Juneau Historic Resources Advisory Committee. We thank her for sharing her knowledge and personal experiences of the neighborhood.

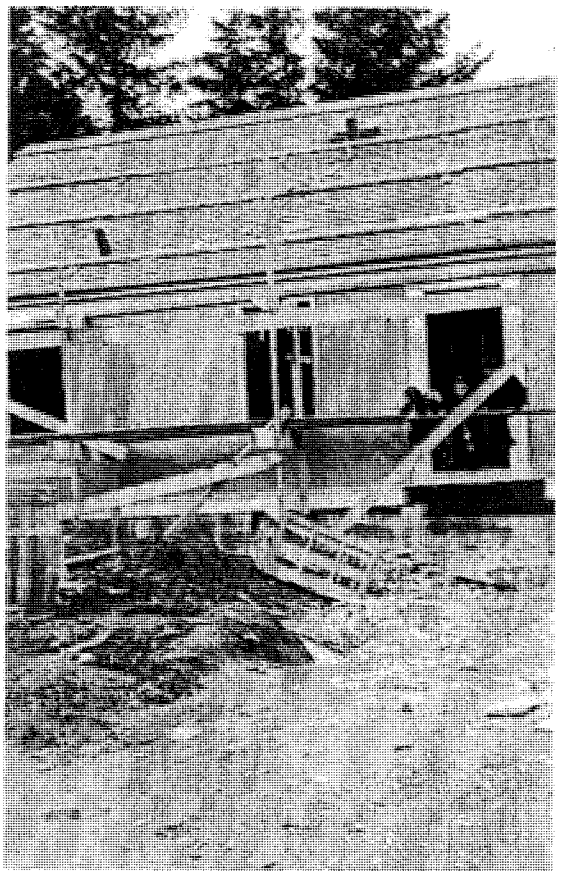
ACKNOWLEDGEMENTS

The survey of historic buildings in the Casey-Shattuck Neighborhood was produced by the City and Borough of Juneau, Community Development Department with oversight by the Historic Resources Advisory Committee.

Historic research, oral histories, current photography, and field survey work was performed by CBJ Staff and volunteers listed below. The culmination of this project resulted in a body of knowledge about a major historic neighborhood in Juneau. This is new information about significant historic resources of the community and will be of valuable for planning and research projects into the future. The City and Borough of Juneau thanks all those involved in the project.

Volunteers

Amber Ceffalio
Jeanette Gould
Betty Harris
Renee Hughes
Katherine Shaw
Corey Wall



Jimmy Larsen House 10
610 West Eleventh Street
Under Construction, ca 1939
Courtesy of Lee Powelson

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Cover Photos: *Top:* *Calhoun Dairy, ca. 1900*
W.L. Whitaker Collection
Courtesy of Alaska State Historical Library

Bottom: *Eleventh Street, 1955*
Courtesy of Mike Blackwell

FOREWORD

In July of 2000 the City and Borough of Juneau (CBJ) Community Development Department (CDD) embarked on an ambitious project to survey the historic buildings of the Casey-Shattuck Neighborhood in Juneau. The project was divided into two phases, both of which received CLG grant funding from the Alaska Office of History and Archaeology.

The Casey Shattuck Neighborhood was in effect Juneau's first suburb. W. W. Casey and brothers Henry and Allen Shattuck created a subdivision of approximately 200 lots in an area considered "out of town" on the road to Evergreen Cemetery. The neighborhood catered to the working class families of the community during a time of rapid growth. The buildings in the area were modest in size and architectural style but cohesiveness of the neighborhood provided a pleasant place for families to prosper and grow. The neighborhood remains today a very desirable location to live. The historic buildings and their relationship to the rest of downtown Juneau significantly enhance the character of the neighborhood.

During the research of this project I had the opportunity to speak to Curt Shattuck, last surviving child of Allen Shattuck. He recalled his father's involvement in the development of the subdivision and some of the problems they faced when Gold Creek flooded and washed some of the lots and a couple of houses into the creek. Sadly Curt Shattuck passed before the project was completed. Mr. Shattuck continued the business of his father along with the Grummett family partners until he retired in the mid 1970's. Louise Shattuck, Curt's wife of 61 years died in 2003.

Nearing the end of the project Betty Harris died in the home of her parents, which she had since purchased and lived in for many years. Betty recalled the many years she had lived in the neighborhood as a child, wife and mother of her own family, and finally as a respected elder in the community. Betty was instrumental in developing the history of the people and homes for this report.

The loss of these Juneau pioneers only exemplifies the importance of historic preservation as an important ingredient in the process of community development. Historic preservation provides the basis for understanding the influences in the growth and development of a region and the local community. It compliments the tale of the struggle our predecessors endured as they pursued their dreams in the often-harsh environment and remoteness of Southeast Alaska. The importance of informing people of their community's heritage cannot be understated. It is with this goal that the City and Borough of Juneau has pursued the survey of the historic buildings in the Casey Shattuck Neighborhood.

Gary Gillette, AIA
Historical Architect
December 2004

INTRODUCTION

Historic Preservation

The Casey Shattuck Neighborhood Historic Building Survey is a continuation of the City and Borough of Juneau's effort to identify, survey, and preserve historic resources of the community. The Casey Shattuck Neighborhood is a rich historical and architectural resource and is deserving of recognition and preservation. The survey information gathered in this report will be beneficial in the event it is decided to nominate the Casey Shattuck neighborhood to the National Register of Historic Places as a historic district.

The preservation of cultural resources is an important tie to the past and promotes a more livable community for Juneau residents. Historic preservation is evident by the actions of government and private citizens alike. Many of these efforts began with the Antiquities Act of 1906 and the Historic Sites Act of 1935 that established the National Historic Landmarks Survey. The National Historic Preservation Act of 1966 authorized the National Register of Historic Places, expanding Federal recognition to historic properties of local and state significance.

The National Register of Historic Places is the official Federal list of districts, sites, objects, buildings, and structures significant in American history, architecture, archeology, engineering, and culture. Significance may be found in four aspects of American history recognized by the National Register Criteria:

Criterion A:	Association with historic events or activities
Criterion B:	Association with important persons,
Criterion C:	Distinctive design or physical characteristics, or
Criterion D:	Potential to provide important information about prehistory or history.

The National Register is administrated by the National Park Service and nominations for listing historic properties come from State Historic Preservation Officers. Communities, such as the City and Borough of Juneau, having a certified local historic preservation program, called Certified Local Governments (CLGs), also make recommendations, based on identification and surveys such as this one, to the SHPO on the eligibility of properties within their community.

Purpose of Survey

In 1984 the City and Borough of Juneau, adopted its Comprehensive Plan, which was subsequently updated in 1996. The Plan establishes policies for planning and development throughout the community. Policy 4.18 states:

> *"It is the policy of the CBJ to identify and protect historic and archaeological resources; to educate, encourage, and assist the general public in recognizing the value of historic preservation; and to promote heritage tourism which accurately represents Juneau's unique native Alaskan, Russian, Early American, and other cultures."*

The Comprehensive Plan lists implementing actions for this policy which include:

4.18.1 Identify appropriate regulatory measures to protect identified historic resources. These may include special review of proposed changes, development standards, tax concessions and other measures.

4.18.12 Complete the inventory of historic resources and evaluate historical significance and relative value of each resource.

During 1996 and 1997, with funding from a CLG Historic Preservation Grant, the Community Development Department and the Historic Resources Advisory Committee developed a draft Historic Preservation Plan for Juneau. The plan includes the following goal, objective, and implementing action specific to the Casey Shattuck Neighborhood:

Goal G1

Identify, evaluate, and protect the historic and archaeological resources within the City and Borough of Juneau.

Objective O-2

Continue the effort to identify historic resources within the City and Borough of Juneau.

Implementing Action O-2A

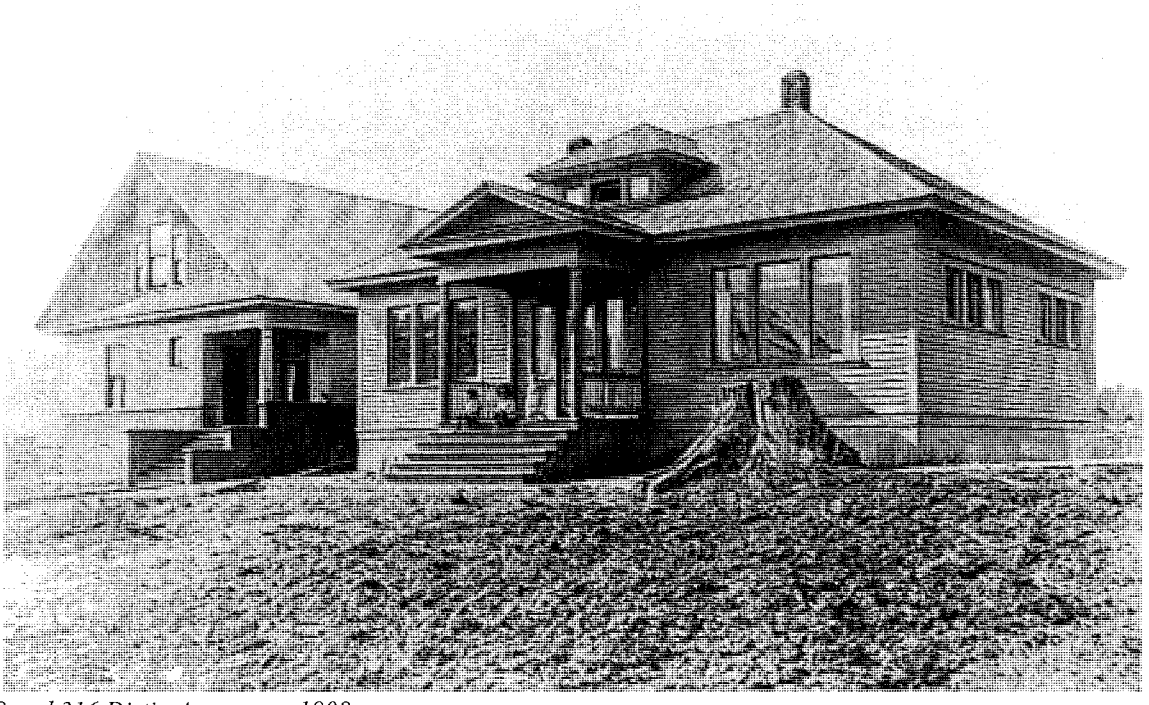
Continue to survey pre-historic and historic sites, structures, buildings, and objects within the City and Borough of Juneau. The following neighborhoods need to be surveyed for historic building to complete the inventory of historic resources in the community: Casey Shattuck, Gastineau Avenue, Thane, Distin Street, Starr Hill, and Twin Lakes Area.

One priority identified in the plan was the need to survey potential historic districts. As a means of identifying areas for study and for devising better strategies for management, the department developed its historic neighborhood concept. Areas of potential significance are identified which can be described as cohesive architectural and/or historical entities. Boundaries are based on geography, topography, historic uses, and resource types. These areas are surveyed and the information collected through these surveys identifies districts of historic and/or architectural significance which, when placed in regional and community contexts, allows for planning in areas relating to the preservation of these cultural resources. Specifically, these surveys allow the Community Development Department to identify architectural and/or historic districts, which may be eligible for nomination to the National Register of Historic Places.

Description of Survey Area

The Casey Shattuck subdivision was platted by W.W. Casey and Henry and Allen Shattuck in 1913. The geographical area of the Casey Shattuck Neighborhood is primarily contained within the original subdivision. There were a few lots west of Glacier Avenue, however, in the 1960's when buildings were demolished and lots were re-subdivided as part of a nationwide urban renewal program. For the

purpose of this survey the original Casey Shattuck lots west of Glacier Avenue were not considered as no historic buildings remain. Generally the survey area lies between Glacier Avenue on the west and Calhoun Avenue on the east and from Willoughby Avenue on the south and Twelfth Street on the north. The boundaries of the survey are shown on Subdivision Map. The Casey Shattuck Neighborhood encompasses approximately 32 acres.



308 and 316 Distin Avenue, ca 1908
Photo Courtesy of Dorothy Douglas

Survey Methodology

The individual properties located within the Casey Shattuck Neighborhood were part of a lengthy documentation process. The search for information included research in the Tax Assessor's office, local newspapers, Alaska Historical Library, oral history interviews, study of historic photos, and architectural survey and photographic recordation of each property. Survey forms were developed which include information for completion of Alaska Heritage Resources Survey (AHRS) forms. The forms provide a physical description of the building, identification of alterations, historic and current uses, and historical information of each of the properties.

The survey project was completed in two phases. Phase I included field survey, photography, and historical research. A draft report was distributed to numerous persons familiar with the neighborhood and long time residents. Many of those reviewing the draft had lived in the homes for many years. Some, like Katherine Shaw, grew up in the neighborhood and at 94 years of age continue to live in the immediate vicinity. Important historical information was received through these oral interviews.

Phase II began with a neighborhood meeting held at the Northern Lights Church located within the Casey Shattuck Subdivision. Many former, long time, and new residents exchanged information

about the houses and their occupants. The information was then incorporated into this final report.

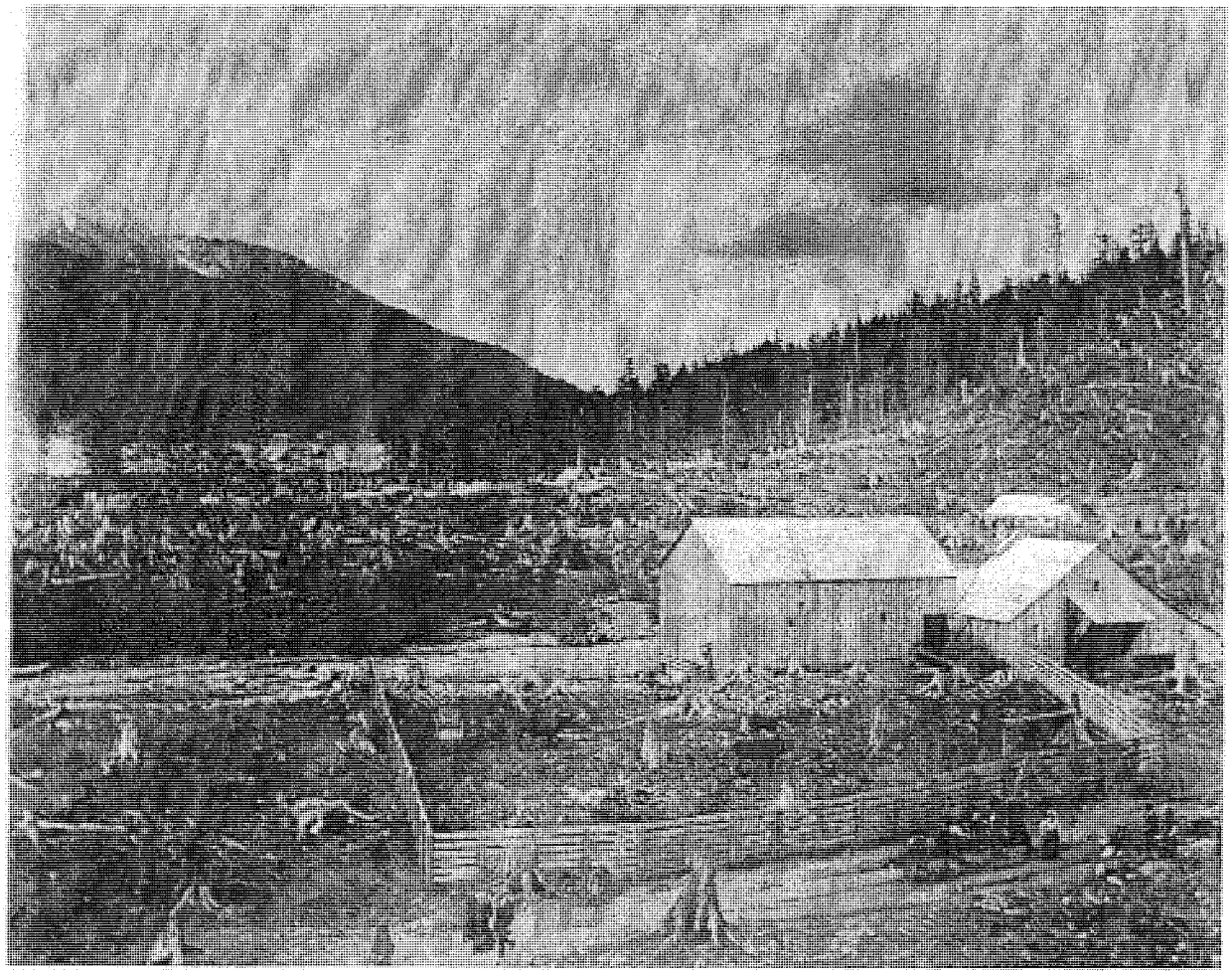
This report documents the research effort and presents a look at the significance of the buildings and the neighborhood. Nearly 200 buildings were surveyed. One hundred fifty-seven buildings were deemed to have historic significance and contribute to the integrity of the neighborhood as an historic district worthy of nomination to the National Register of Historic Places.

Goals and Priorities of the Survey

The goal of the Community Development Department is to identify areas worthy of recognition and preservation in Juneau. In conducting the survey of the Casey Shattuck Neighborhood, and indeed in all of its preservation related activities, the Community Development Department seeks to instill awareness and pride in Juneau's historic and architectural resources. This survey is an important step in documenting historic resources in the community and provides valuable information if it is decided to pursue a nomination to the National Register of Historic Places.

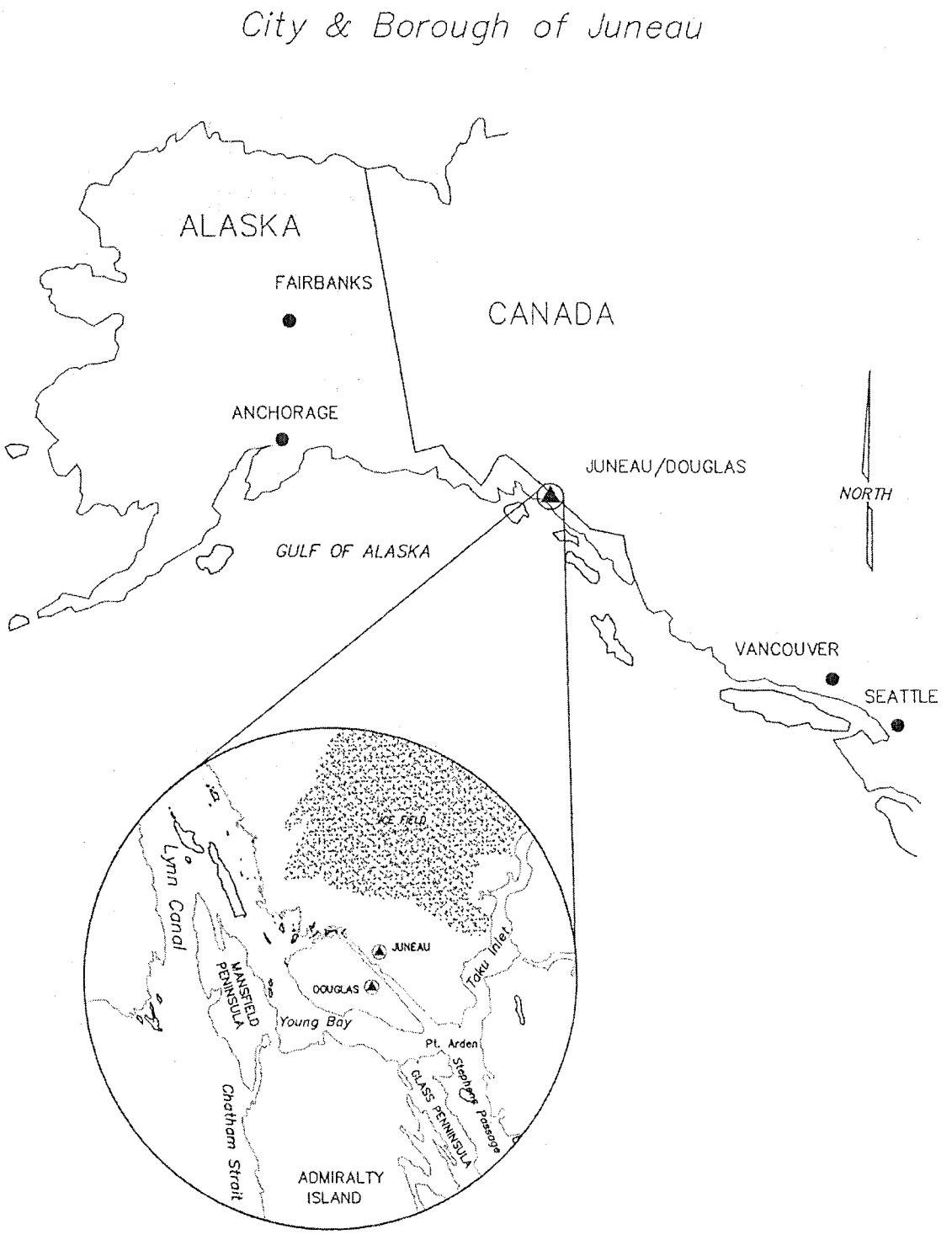
VICINITY MAP

The map on the following page illustrates the vicinity of Juneau in relationship to the state of Alaska and the Southeast panhandle.



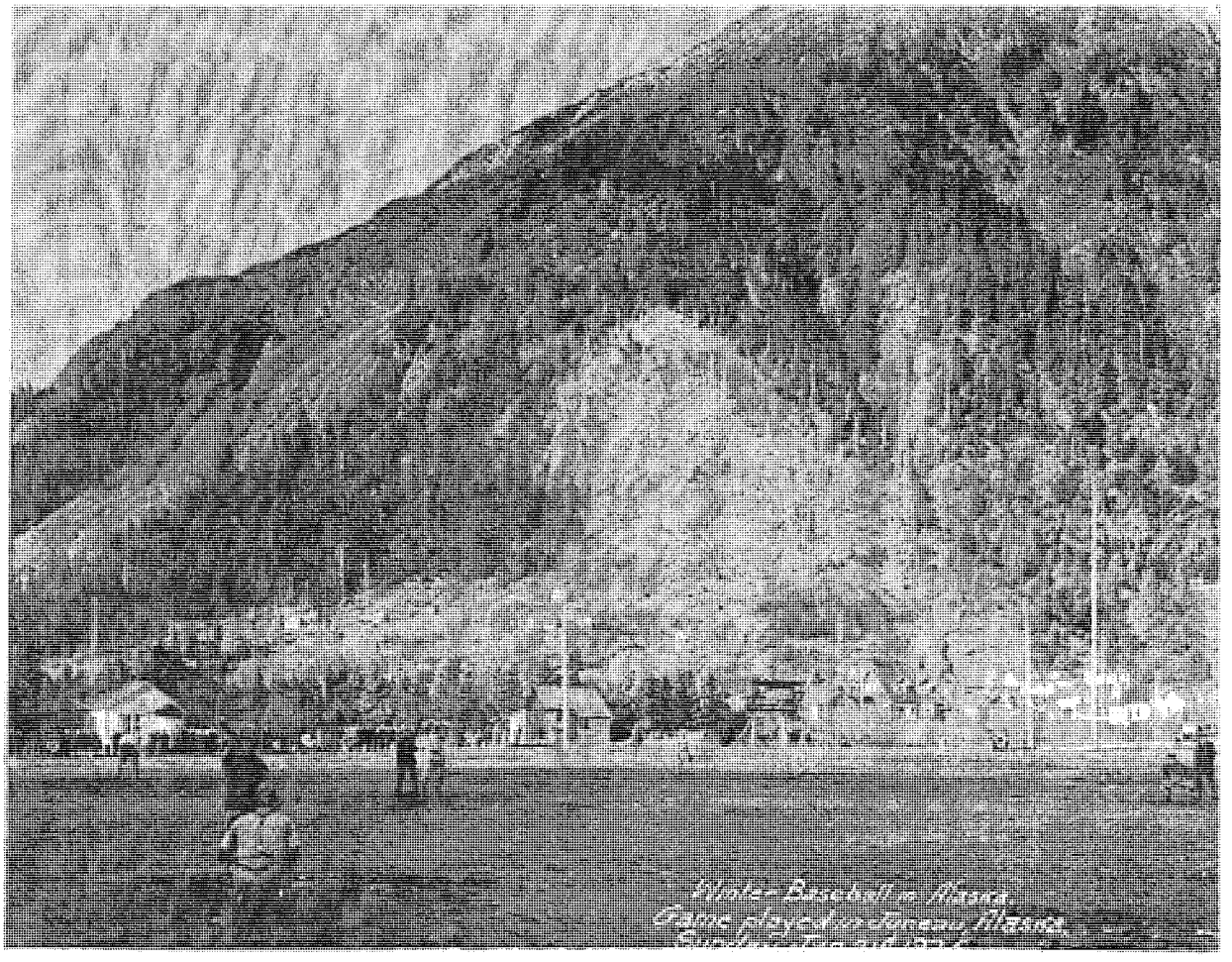
Calhoun Dairy, ca. 1900
W.L. Whitaker Collection
Courtesy of Alaska State Historical Library

The Calhoun Dairy was located near the intersection of what is now Capitol Avenue and West Eleventh Street.


City & Borough of Juneau
ALASKA
FAIRBANKS
CANADA
ANCHORAGE
JUNEAU/DOUGLAS
NORTH
GULF OF ALASKA
VANCOUVER
SEATTLE
ICE FIELD
Lynn Canal
JUNEAU
Taku Inlet
DOUGLAS
MANSFIELD PENINSULA
Young Bay
Pt. Arden
Stephens Passage
GLASS PENINSULA
Chatham Strait
ADMIRALTY ISLAND
Vicinity Map

LOCATION MAP

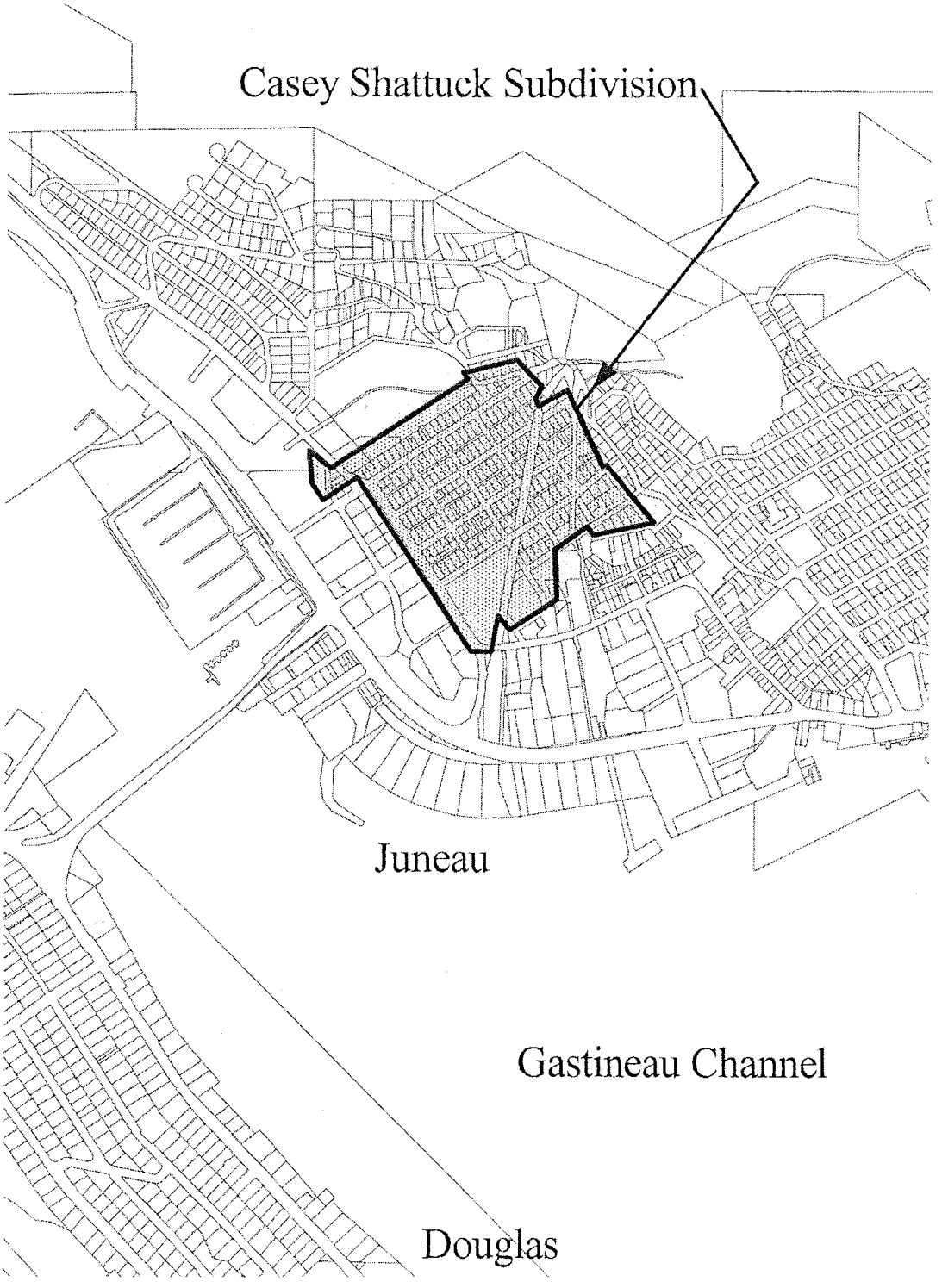
The map on the following page illustrates the location of the Casey Shattuck Neighborhood in relationship to downtown Juneau, Gastineau Channel, and Douglas.



Casey Shattuck, 1926
Core File #01-2188
Courtesy of Alaska State Historical Library

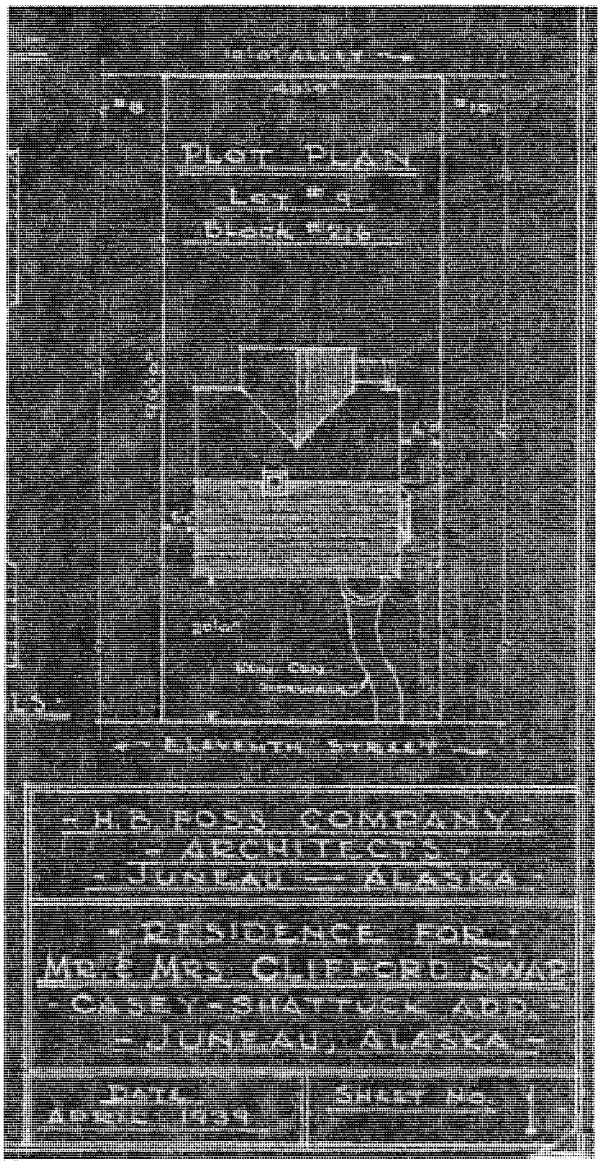
This view of the Casey Shattuck Neighborhood is from the home plate of the Fireman's Ballpark. The park is the site of the current Juneau Federal Building, which was constructed from 1964 to 1966.

LOCATION MAP

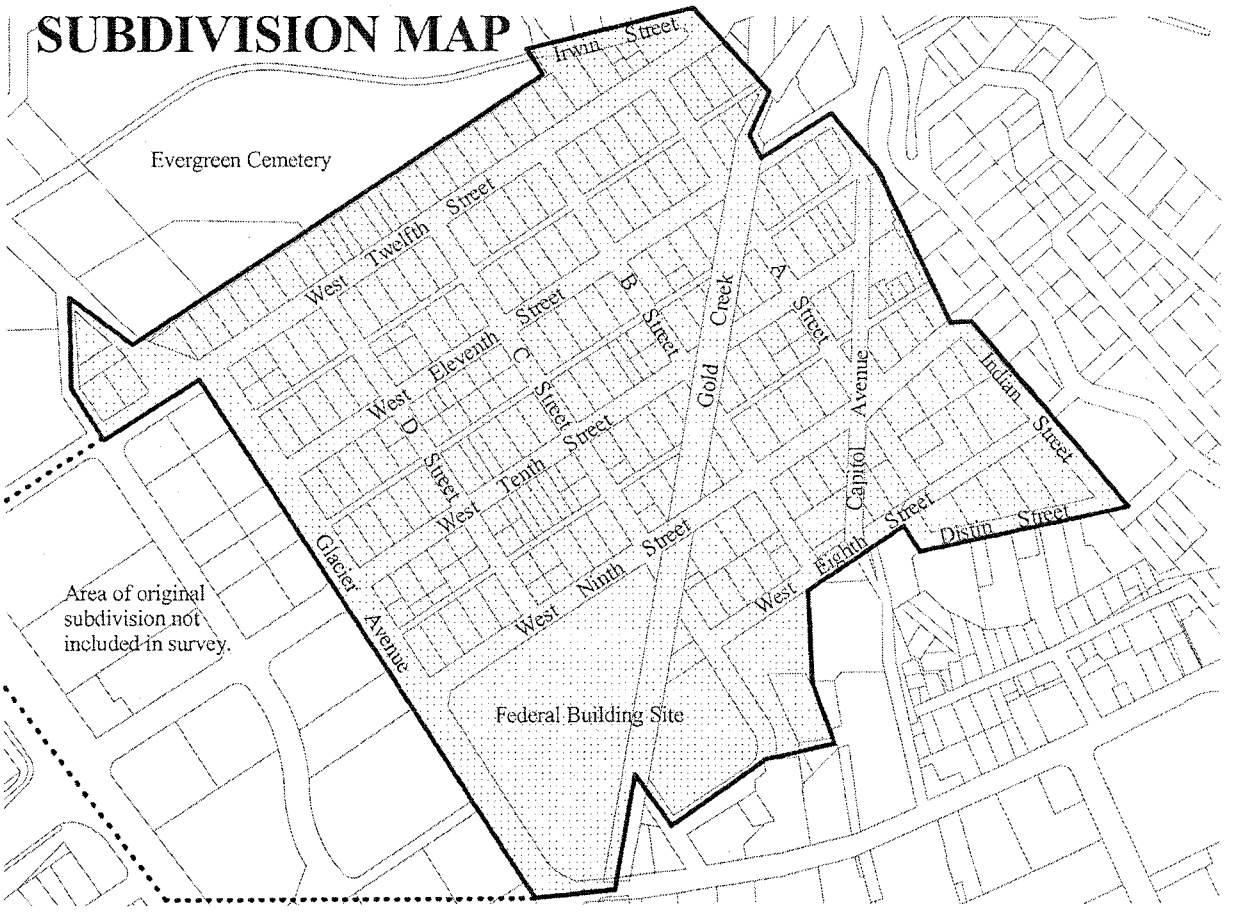


SUBDIVISION MAP

The map on the following page illustrates the boundaries of the Casey Shattuck Historic Building Survey.



Site Plan for 610 W. Eleventh Street
H.B. Foss Company, Architects
April 1939
Courtesy of Lee Powelson


SUBDIVISION MAP
Irwin Street
Evergreen Cemetery
West Twelfth Street
West Eleventh Street
West Tenth Street
West Ninth Street
West Eighth Street
D Street
C Street
B Street
A Street
Gold Creek
Capitol Avenue
Indian Street
Distin Street
Glacier Avenue
Area of original subdivision not included in survey.
Federal Building Site

HISTORICAL CONTEXT

Establishing the significance of historic resources requires analysis of the resources in the context of their surroundings. To do this, the historic themes of the region, the community, and the neighborhood itself must be examined to ascertain the important people, events, and dates that influenced the character of a particular place at a particular time in history. With this information, it is possible to see how individual resources were affected by and how they relate to, the residential neighborhood, the community, and the region in which it is located.

Examining the trends and patterns of settlement, industrialization, and growth of government which influenced the Southeast Region of Alaska, the City and Borough of Juneau, and the Casey Shattuck Neighborhood illustrates the relationship of the Casey Shattuck Neighborhood to the larger themes or trends important to the history of the region and the community.

Lot 6, Block 209, Casey Shattuck Subdivision, ca. 1945
Corner of West Ninth Street and B Street – Current home at 903 B Street.
Courtesy Tony McCormick

The Region

Southeastern Alaska, or the Panhandle, is one of five distinct regions in Alaska including the Gulf area, the western region, the Interior, and the Arctic. This large (42,000 square miles) and diverse region is composed of a narrow lacework of islands and peninsulas stretching approximately 500 miles from Icy Bay, northwest of Yakutat, to Dixon Entrance at the United States-Canada border beyond the southern tip of Prince of Wales Island.
Southeast Alaska's maritime climate is mild in comparison to other regions of Alaska because of the

warming influence of the Japanese Current. The first inhabitants of this hospitable region were the Tlingit, Tsimshian, and Haida Indians who established permanent villages and developed diverse and culturally rich societies. These societies were greatly changed with coming of European explorers in the 18th century.

In 1725, Peter the Great sent Vitus Bering and Alexei Chirikof to explore the North Pacific. On their second voyage in 1741, Chirikof spotted land on July 15. In 1743, the Russians began concentrated hunting of sea otter pelts. Though the French, Spanish, and British explored the region, their presence was not as great as that of their Russian counterparts who, in 1784, established a settlement at Three Saints Bay on Kodiak Island. In 1808, Alexander Baranof, governor of Russian America, moved his headquarters from Kodiak to Sitka in Southeast Alaska.

In 1867 the United States purchased Alaska from Russia for the bargain price of $7.2 million dollars. Secretary of State William H. Seward, negotiator of the sale, was disparaged for his judgement because Alaska was considered a useless icebox. Because of this attitude, Alaska was ignored by the federal government for decades. Fortune hunters did not ignore the area however, because of the discovery of gold near Sitka in 1872. Rumors that gold existed in the northern section of Southeast around the Gastineau Channel area aroused further interest.

The Gastineau Channel region was a fishing ground for local Tlingit Indians in 1880 when prospectors were searching for gold in Southeast Alaska. In Sitka, mining engineer George Pilz offered a reward to any local Indian who could lead him to gold-bearing ore. When Cowee of the Auk Tlingit arrived with ore samples from Gastineau Channel, Pilz grubstaked prospectors Richard T. Harris and Joseph Juneau to investigate the lode.

Gold Creek Flood, 1918, Core File # 01-29B
Courtesy of the Alaska State Historical Library.

The Community

Harris and Juneau reached Gastineau Channel in August 1880 and sampled the gravel of Gold Creek. They found plenty of color, but did not follow the gold to its source. At Cowee's urging, Pilz sent the pair back again. This time Harris and Juneau climbed Snow Slide Gulch at the head of Gold Creek and located the mother lode of Quartz Gulch and Silver Bow Basin. Their discovery led to the settling of Juneau, the first town founded in Alaska following the 1867 purchase from Russia. On October 18, they staked a 160-acre town site. Their claim was entered into the record by Harris:

> "This is to certify that R.T. Harris, Joseph Juneau, and N.A. Fuller have this date recorded 160 acres for purposes of erecting a town site, commencing at a point one mile above the mouth of Gold Creek and running up the coast one-half mile and along the bay and anchorage right opposite Douglas Island, to be surveyed into 59 foot lots running back 200 feet, Said town site named and styled Harrisburg. October 18, 1880. R.T. Harris, Recorder."

Harrisburg, Rockwell, or Juneau as it eventually came to be known, was situated on the shore of Gastineau Channel under the shadows of Mount Roberts and Mount Juneau. A mining camp located on the beach, Juneau was composed of tents and cabins constructed of trees that grew throughout the town site, and supplies and materials brought from Sitka.

Development in the fledgling town continued with the construction of the Log Cabin Church in 1881, the Northwest Trading Company, which was the first retail, store in Harrisburgh, and the military post Rockwell. George Pilz shipped a pre-framed building from Sitka, which became the first structure in town. In March 1881, Master Gustave Carl Hanus, a Navy officer from Sitka, ran lines to formally survey the new town, which extended from the waterfront to a prominent ridge less than a mile away. The ridge area was later called Chicken Ridge. By the end of 1881, the town had a code of local laws, a Board of Public Safety to enforce them, and a post office.

Construction proceeded at a steady pace and soon the town began to take shape. The downtown business district developed almost immediately. Courthouse Hill, later known as Telephone Hill, and nearby sections were quickly settled and as the population grew additional land was staked and cleared. Scattered houses were constructed on the wooded hillsides northeast of the business district. A Native village was established on the waterfront on the current site of Willoughby Avenue. Cabins for miners began to appear on Starr Hill, a working class residential area and by 1893, the area of Chicken Ridge was being settled. In the nine years following the discovery of gold, Juneau's population grew 800 percent from 150 to more than 1,200.

Gold mining was the driving force behind this growth. At first the land was placer mined; then prospectors attempted to work the larger, higher grade quartz veins they encountered by drilling and blasting to break the gold-bearing quartz from the surrounding waste rock. Eventually, the prospectors began to consolidate adjoining properties and attack the deposit of quartz veins on a larger scale. By the 1890's, several of the small mining companies consolidated on a large scale and out of this came the Treadwell, Alaska Gastineau, and the Alaska Juneau mining companies.

As mining grew and large companies expanded the workings, it became apparent that Juneau would

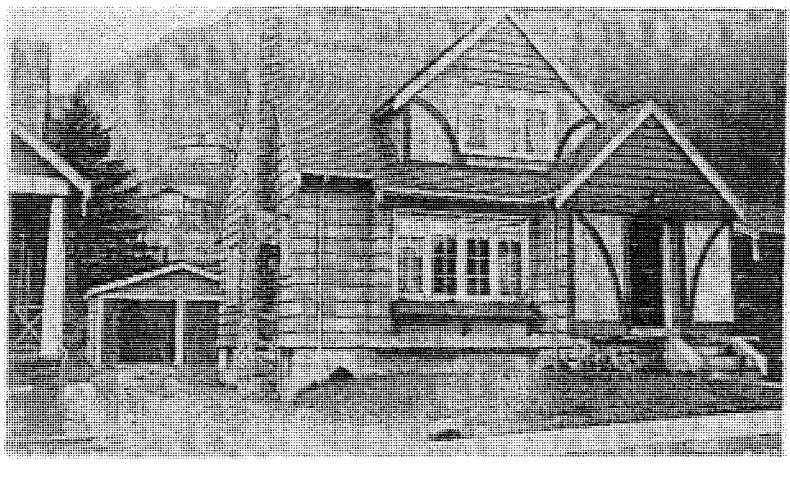
not be just another "boom and bust" gold camp. Rather, it enjoyed a growing prosperity built in the mines, with their great mechanized mills, and large payroll. The three large mines, the Alaska Gastineau, the Alaska Juneau, and the Treadwell drove the economy. The latter two became the largest gold producers of low grade ore in the world, recovering more than $130 million from the mountain rock stamped to dust in the huge mills.

The Treadwell closed in 1917 when three of its four operating mines collapsed in a saltwater cave-in and the Alaska Gastineau closed in 1921. The Alaska Juneau closed in 1944 due to the fixed price of gold, high operating costs, and a war-related labor shortage.

For more than 60 years gold mining dominated the identity of Juneau and influenced its growth but the growth of government kept Juneau's economy thriving after the decline of the gold mines. The business of government had come about in 1900 when the town had been incorporated and Juneau was designated the temporary seat of government of the territory. At this time, Juneau had the appearance of a thriving city and wooden buildings lined the streets. Residential areas had developed to house both miners and a growing number of white collar workers which comprised part of the nearly 2,000 people in the town.

In 1900, the District Court moved from Sitka to Juneau and used rented quarters until 1904 when a new courthouse and jail were built at the site of the present State Office Building. The executive offices moved from Sitka to Juneau in 1906. In 1912, Alaska was granted Territorial status and the first territorial legislature was convened. As the mining activities slowed, territorial and federal government offices continued to grow in importance and replaced the mining companies as the chief industry of Juneau.

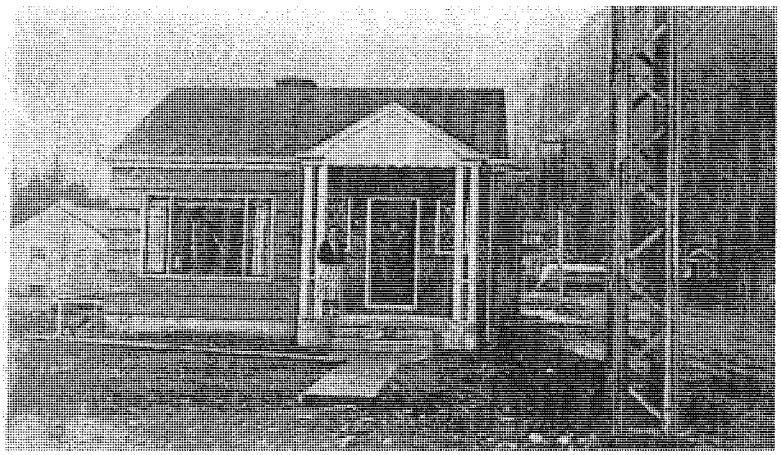
The Southeast Region of Alaska was a region explored because of the possibility of great riches and eventually settled because these possibilities proved to be true. The Russians came for fur and established a strong grip on the area. After the United States purchased Alaska, prospectors searched for gold and found it in many places, including Juneau. It was this pattern of exploration and settlement, which led to the founding of Juneau, Alaska. When the gold ran out, the city continued to thrive as a center for Territorial government. The success of the mining industry and the transfer of Territorial government to Juneau fostered population growth. This population was composed not only of miners and government officials, but also of entrepreneurs, doctors, lawyers, and others that invariably arrive at the beginning of a new town's birth. As a result, neighborhoods such as Starr Hill, Telephone Hill, Chicken Ridge, and Casey Shattuck were developed.



Jimmy Larsen House 7
428 West Twelfth Street, 1935
Courtesy of the Larsen Family

The Neighborhood

The development of the Casey Shattuck subdivision was a direct response to the housing needs of a growing community. The Treadwell and Alaska Gastineau gold mines were well under way and growing. The Alaska Juneau gold mine was preparing to construct its giant mill and more than double its workforce. The AJ committed to the business community of Juneau not to develop its own company town. They only provided housing for their single workers thus the market was strong for family housing. There was also a significant fishing fleet in Juneau at that time and fishermen were looking for land based locations to raise their families.



Jimmy Larsen House 14
704 West Eleventh Street, 1940
Courtesy of the Larsen Family

William Casey and brothers, Henry and Allen Shattuck, responded to the town's need for developable land with what was a subdivision targeted to the working class. The lots were moderate in size, most being 40 feet by 90 feet. The land was level thus development costs were lower than in other areas of town. And, the sales brokers offered "easy terms" to make the properties affordable to the townspeople.

A headline in the Alaska Daily Empire (August 8, 1913) stated, "Casey Shattuck Lots Go Like Hot Cakes." The article claimed that 15 lots were sold on the first day of offering and the sellers expected to have sold the entire subdivision within two weeks. The article went on to say "most of the lots sold to residents, though several of the excursionists that were on the *Spokane* secured good lots in the tract."

Although the lots didn't quite go as fast as the sellers anticipated, in less than four weeks nearly half had been sold and twelve new buildings were started. Some owners looking forward to constructing their homes found the lack of building materials available in town slowed their starting date. Clearly the Casey Shattuck subdivision started a building boom that perpetuated for some time. This boom offered numerous opportunities for those in the design and construction industry. H.B. Foss Company, Architects and later Foss and Malcom Architects designed many homes in the neighborhood. Contractors were kept busy and some made their debut and long-standing career in Casey Shattuck. They included Hans Berg, Walt Stutte, and Cliff Berg. Jimmy Larsen was the most prolific builder in the subdivision.

Following is an excerpt of an article first appearing in the *Gastineau Heritage News*, a publication of the Gastineau Channel Historical Society. Mark Kirchoff and Mike Blackwell wrote the article entitled "Juneau's First Suburb, The Casey Shattuck Addition". This section of the article spotlights Jimmy Larsen, a builder of homes in the Casey Shattuck Neighborhood.

"Aerial photos from the mid- to late 1920s show that about half of the available lots in the Casey Shattuck Addition were built on. That meant there was still another half to go, and probably no other person influenced the development of the Flats more in the next several decades than a stout little carpenter named Jimmy Larsen.

Larsen was born in Denmark in 1883. He emigrated to the United States in 1907, and eventually arrived in Juneau about 1913, where he made his home for the rest of his life. He worked a brief stint in the local mines, but that life wasn't for him, so he became a building contractor, constructing more than 20 houses in the Casey Shattuck Addition where he himself lived. Jimmy died in 1957 while living in one of his houses.

Jimmy Larsen
Courtesy of the Larsen Family

Jimmy's first house on the Flats was at 603 Twelfth, which he built himself. Here he and his wife raised their son, Bob. Jimmy was a perfectionist, and the ads for his houses read "Jimmy Larsen built," as a mark of quality. He would get his ideas for house design from magazines or Sears Roebuck catalogs, and then embellish them. He had an innate ability to see and imagine things in three dimensions.

He also had an eye for beauty, and some of the trademarks of his houses are 22-1/2 degree angle cuts on the window and door trim, decorative fireplaces, and built-in shelves. Almost all of his houses had basements and Ray furnaces. Other Larsen trademarks were tiled kitchen counters, hardwood floors, and seafoam green paint. Many Larsen houses were landscaped before he sold them, and oftentimes he lived in a house for a short while to make sure everything worked perfectly.

Men who worked for him recall that he was always into quality. If you dropped a nail, you went down the ladder to pick it up, and if you made a mistake, you started over. Jimmy personally handpicked all the lumber that went into his houses from Columbia Lumber Company. He was a distinctive character in town driving around in his Dodge truck, clad in Oshkosh overalls and wooden shoes. The son of a farmer, at his own house there were tiger lilies, potatoes, and hives of bees.

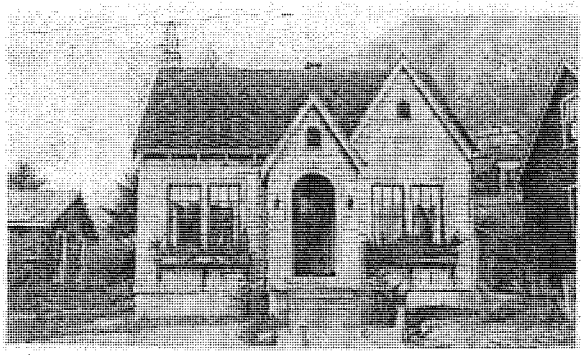
Perhaps the most notable Jimmy Larsen houses in the Casey Shattuck Addition are the four clumped together at 506, 519, 521, and 525 Ninth Street. They were finished late in his career and are prime examples of his craftsmanship. The house at 525 Ninth was one he built for himself in 1952, and where he died in 1957.
Jimmy was also an important figure in the lives of neighborhood children. For many years there was an understanding between Larsen and the younger crowd in Casey Shattuck that the houses that he was constructing were available for play after

working hours, so long as there was no vandalism or theft. So, from basement excavation to close in, Larsen houses provided fortresses, complete with scaffolding, ladders, and weapons for repelling invaders.

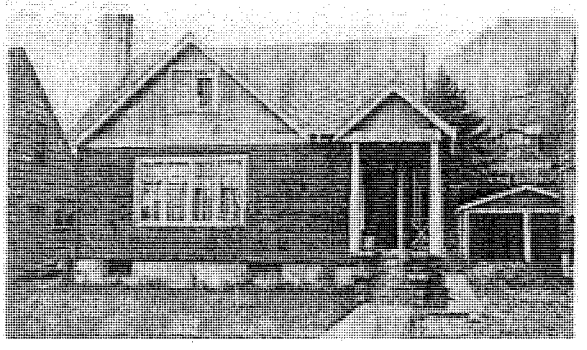
The fortresses provided by Jimmy (there was always at least one under construction), the "Woods," the limitless open space of the cemetery and ball park, and the hair-raising winter sledding on Ninth Street Hill provided, arguably, the best terrain for adventure in the whole city.

Juneau was a good place for Jimmy Larsen and other building contractors to work in the 1930s, because unlike most other places, Juneau was little affected by the Great Depression. The mines continued to employ close to a thousand workers and they all needed places to live. Juneau was growing, and Casey Shattuck was no longer on the edge of town."

The Casey Shattuck Neighborhood clearly was an important development in the history of Juneau. It provided home ownership opportunities to the working class of the community and a favorable neighborhood in which to raise families. A number of current residents have lived in the neighborhood for 60 to 70 years. The neighborhood remains a desirable place to call home, as it is quiet, comfortable and convenient.



Jimmy Larsen House 4
518 West Twelfth Street, 1935
Courtesy of the Larsen Family



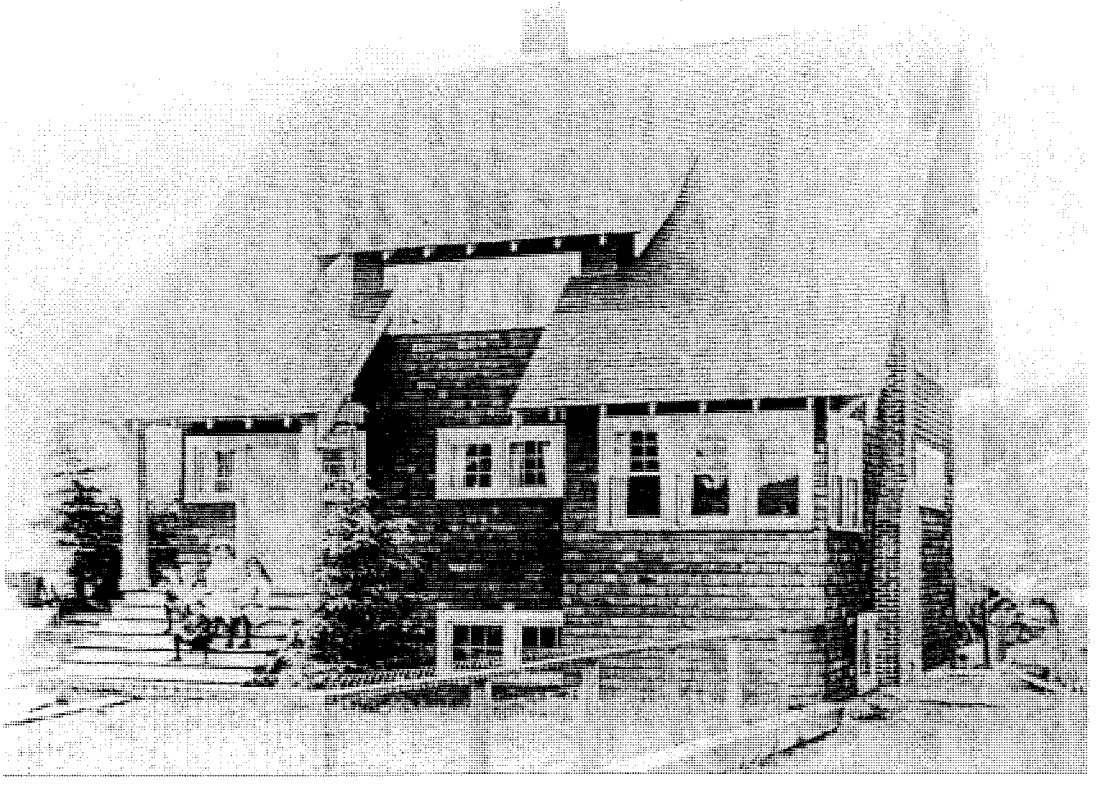
Jimmy Larsen House 6
436 West Twelfth Street, 1935
Courtesy of the Larsen Family

ARCHITECTURAL SUMMARY STATEMENT

Overview of Property Types

The Casey Shattuck Neighborhood contains primarily single and multi family dwellings. A few of these buildings have been converted to office uses and there is one historic commercial/residential building in the neighborhood. A newer building in the neighborhood is the Juneau Federal Building, which was constructed in the 1960's. Although the Federal Building is a large massive nine-story building it is located at the south west corner of the neighborhood. In this location it does not compromise the overall historic character of the neighborhood.

Utilizing the National Register qualities that establish a property's integrity, it was determined there are one hundred fifty-seven (157) properties which contribute to the historic integrity of the neighborhood and approximately twenty-six (26) which are non-contributing. These non-contributing properties are comprised of new, replaced, extensively remodeled or currently vacant properties. The contributing historic buildings are critical to illustrate the historic theme of Community Development and Vernacular Interpretations of National Architectural Trends in Juneau, Alaska from 1906 to 1952.



306 West Eighth Street, ca. 1915
Courtesy of Dorothy Douglas

Architectural Styles

The historic buildings of the Casey Shattuck survey area are primarily single family or duplex residential properties. Some have been converted to commercial or office uses but retains a residential character. There is one building which features commercial space on the first level and apartments on the upper floor. The architectural style of the buildings in the neighborhood follow the trends of building design found in the lower 48 states.

The following table summarizes the architectural styles found in the survey area. The categories and subcategories were derived from the National Register of Historic Places guidelines and A Field Guide to American Houses written by Virginia and Lee McAlester.

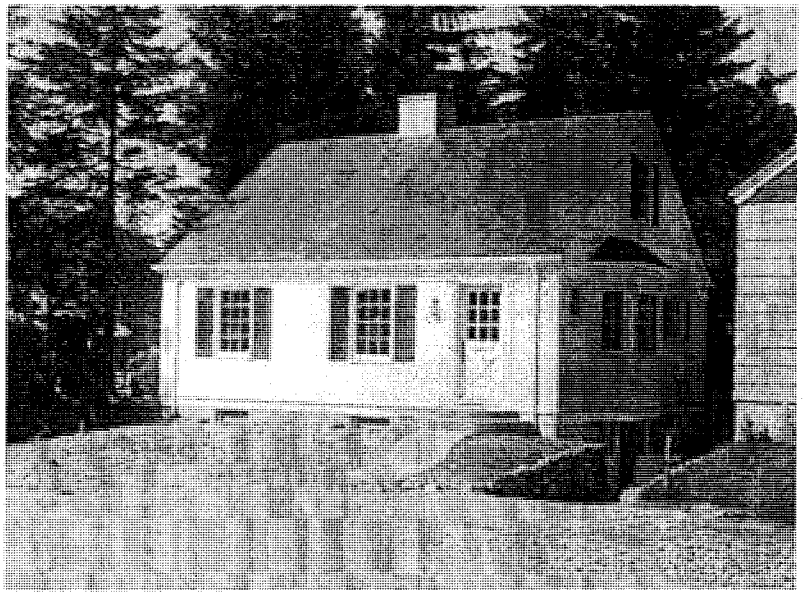
CATEGORY	SUBCATEGORY	NUMBER FOUND
NO STYLE		13
LATE 19TH and 20TH CENTURY REVIVALS		
	Colonial Revival	8
	Italian Renaissance	1
	Tudor Revival	8
LATE 19TH and EARLY 20TH CENTURY AMERICAN MOVEMENTS		
	National	27
	Prairie School	5
	Craftsman	32
MODERN MOVEMENT		
	Minimal Traditional	45
	Ranch	4
	Split Level	1
	International	1
MIXED		12

Generally it can be said that most examples of historic building styles in this survey area were modest in interpretation however many have greater detailing. This is most likely a direct result of the economy of shipping materials to this remote part of the world and the availability of skilled craftsmen in the region.

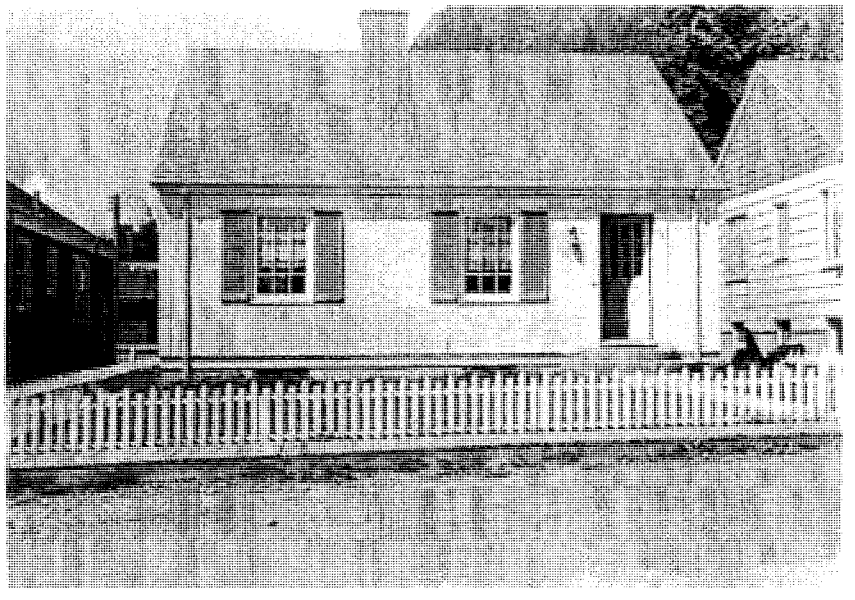
Buildings within the study area are truly representative of the historic socioeconomic character of the Casey Shattuck Neighborhood, which was predominately working class residents. The study area was under much developmental pressure during the turn of the century as the community grew rapidly during the period of gold mining expansion.

The Casey Shattuck Neighborhood survey area comprises a unique historic district featuring many

examples of early period architecture reflective of the geographic and economic influences of the early development of Juneau. The Casey Shattuck Neighborhood continues to serve as a unique residential area with a mix of long time residents and newer younger families. The neighborhood has seen a recent renaissance as many owners maintain and upgrade their homes.



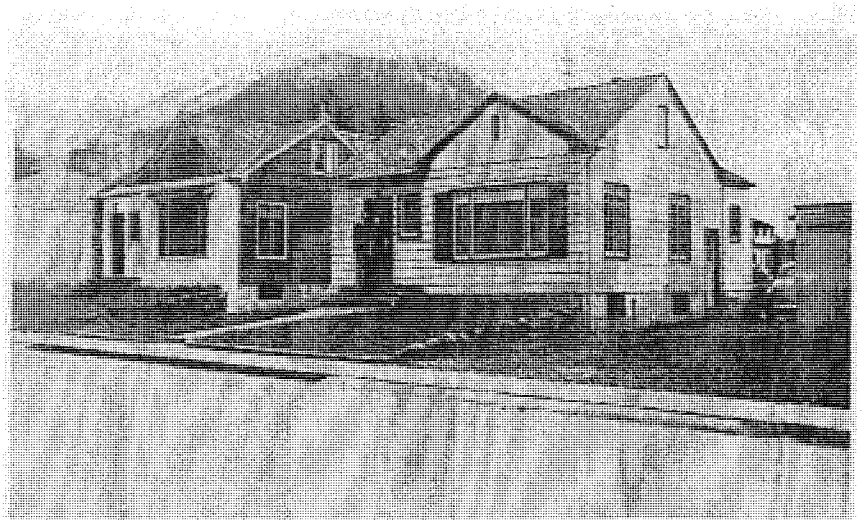
Jimmy Larsen House 10
610 West Eleventh Street, ca. 1939
Courtesy of Lee Powelson



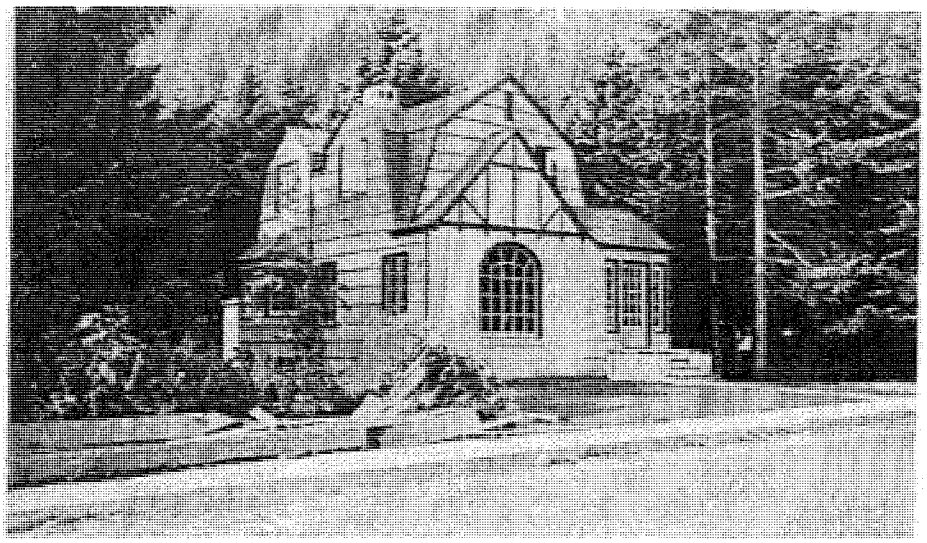
Jimmy Larsen House 10
610 West Eleventh Street, ca. 1942
Courtesy of Lee Powelson

HISTORIC BUILDING SURVEY SHEETS

The survey sheets that follow were developed to respond to the informational needs of the Alaska Historic Resource Survey (AHRS). Information is also included which would be required if a nomination to the National Register of Historic Places is pursued in the future. Each building and site was surveyed and investigated in the field and the data was entered into a database. Juneau's assessor's records were reviewed as well as other records and oral interviews to provide historical information for buildings. Buildings that were not at least 50 years old or that were altered such that the historic integrity was lost are not included in the report of the survey.



Jimmy Larsen House 12
711 West Twelfth Street, 1940
and
Jimmy Larsen House 18
713 West Twelfth Street, 1945
Courtesy of the Larsen Family



Jimmy Larsen House 15
736 West Twelfth Street, 1941
Courtesy of Larsen Family

Casey Shattuck Historic Building Survey

AHRS #: JUN-170 **CBJ #:** F-001 **Parcel #:** 1C060C020070 **Year Built:** AD 1915

Historic Name: Shattuck House 2 **Other Name:**

Location: 306 W. Eighth St., Juneau **Legal Description:** Lot 10; Block 202; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Adult Care Dwelling

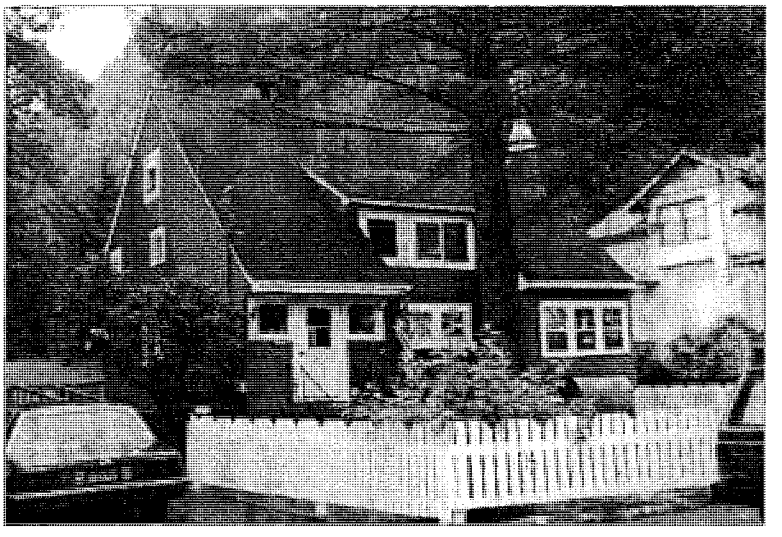
Architectural Style: Tudor Revival

General Description: One and a half story side gable wood frame building with shed roofed wall dormer at front flanked with shed roofed appendages on each side, asphalt shingle roofing, wood shingle siding, concrete foundation, full basement

Architectural Features:

Historical Information: Henry Shattuck came to Juneau in 1897 and organized Shattuck & Co., an insurance and brokerage firm in 1898. Shattuck founded the Alaska Steamship Co., the Alaska Supply Co., and Juneau Lumber Co. Along with his brother Allen and W.W. Casey he developed Casey Shattuck Subdivision.

Alterations:



Comments:

Date Entry Date: 8/17/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Gary H. Gillette, Architect

Casey Shattuck Historic Building Survey

AHRS #: JUN-298 **CBJ #:** F-004 **Parcel #:** 1C030C280050 **Year Built:** AD 1915

Historic Name: Torkelson House **Other Name:**

Location: 620 W. Twelfth St., Juneau **Legal Description:** Lots 5, 6, 7; Block 228; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Minimal Traditional

General Description: One and a half story wood frame building with front gable roof dormer and hip roofed enclosed entry porch, asphalt shingle roofing, composite shingle siding with vertical wood siding in gables, concrete foundation, full basement

Architectural Features:

Historical Information: Built and owned by Juneau pioneer, Olaf Torkelson, who worked for the city as Street Commissioner in 1907. He was also a fisherman and worked at the AJ and Treadwell mines. He founded the Lutheran Church Norwegian Home.

Alterations: Shed roofed open porch added to left rear side

Comments:

Date Entry Date: 8/22/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-757 **CBJ #:** F-005 **Parcel #:** 1C030C050010 **Year Built:** AD 1920

Historic Name: Baldwin House **Other Name:**

Location: 321 W. Twelfth St., Juneau **Legal Description:** Lot 1; Block 205; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Duplex Dwelling

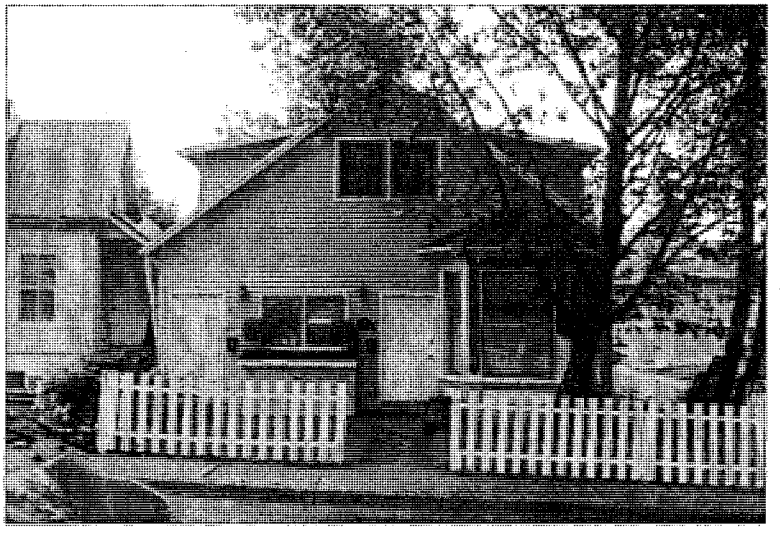
Architectural Style: No Style

General Description: One and a half story wood frame front gable with shed roofed roof dormer each side, asphalt shingle roofing, narrow horizontal wood lap siding, concrete foundation, partial basement

Architectural Features:

Historical Information:

Alterations: Additional front door, shed addition at rear



Comments:

Date Entry Date: 8/29/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-758 **CBJ #:** F-006 **Parcel #:** 1C030C050020 **Year Built:** AD 1912

Historic Name: Linehan House **Other Name:**

Location: 329 W. Twelfth St., Juneau **Legal Description:** Lot 2; Block 205; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

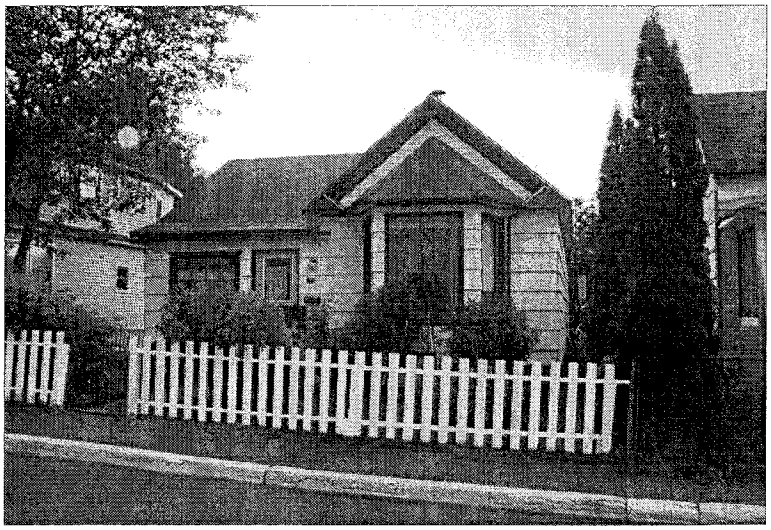
Architectural Style: Tudor Revival

General Description: One story cross gable wood frame building with hip roofed bay window appendage, asphalt shingle roofing, composite shingle siding, concrete foundation, partial basement.

Architectural Features: Eave returns at front gable, decorative barge board

Historical Information:

Alterations:



Comments:

Date Entry Date: 8/29/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-759 **CBJ #:** F-007 **Parcel #:** 1C030C060010 **Year Built:** AD 1910

Historic Name: Kilroy House **Other Name:**

Location: 332 W. Twelfth St., Juneau **Legal Description:** Lot 1; Block 206; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

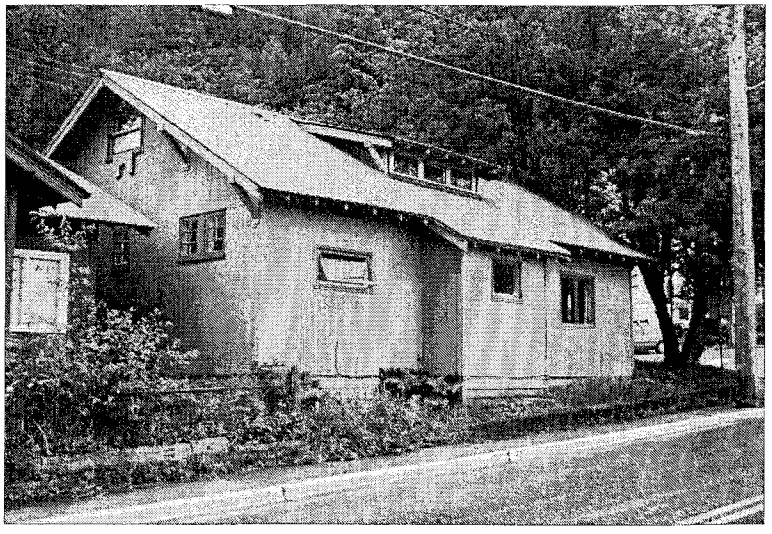
Architectural Style: Craftsman

General Description: One story front gable wood frame building with shed roofed roof dormer on left side, delta rib metal roofing, vertical T1-11 plywood siding, concrete foundation.

Architectural Features: Roof brackets, exposed rafter tails

Historical Information: Mrs. Kilroy was a seamstress and dance teacher.

Alterations: Newer windows



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-760 **CBJ #:** F-008 **Parcel #:** 1C030C050030 **Year Built:** AD 1914

Historic Name: Morris House **Other Name:**

Location: 335 W. Twelfth St., Juneau **Legal Description:** Lot 3; Block 205; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

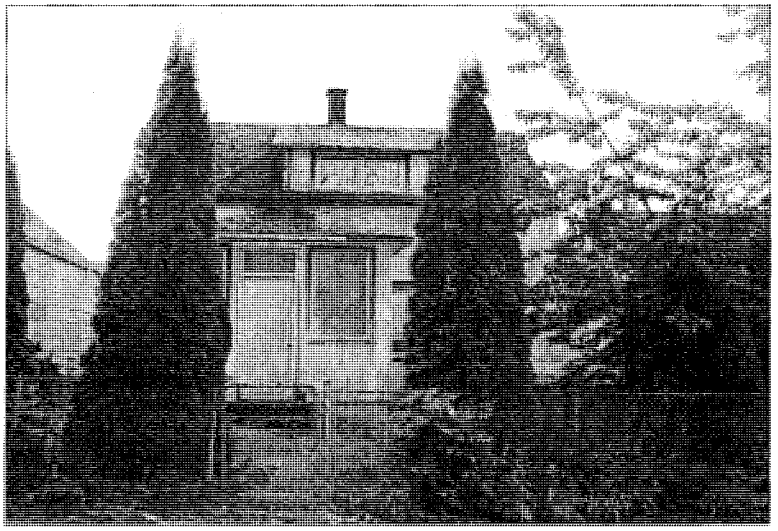
Architectural Style: No Style

General Description: One and a half story side gable wood frame building with shed roofed roof dormer and hip roofed enclosed entry porch, asphalt shingles, wide horizontal plywood lap siding, concrete foundation, partial basement.

Architectural Features:

Historical Information: L.F. Morris operated a local construction company for many years.

Alterations: Newer windows, shed addition at rear



Comments:

Date Entry Date: 8/30/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-761 **CBJ #:** F-009 **Parcel #:** 1C030C060010 **Year Built:** AD 1910

Historic Name: **Other Name:**

Location: 340 W. Twelfth St., Juneau **Legal Description:** Lot 1; Block 206; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

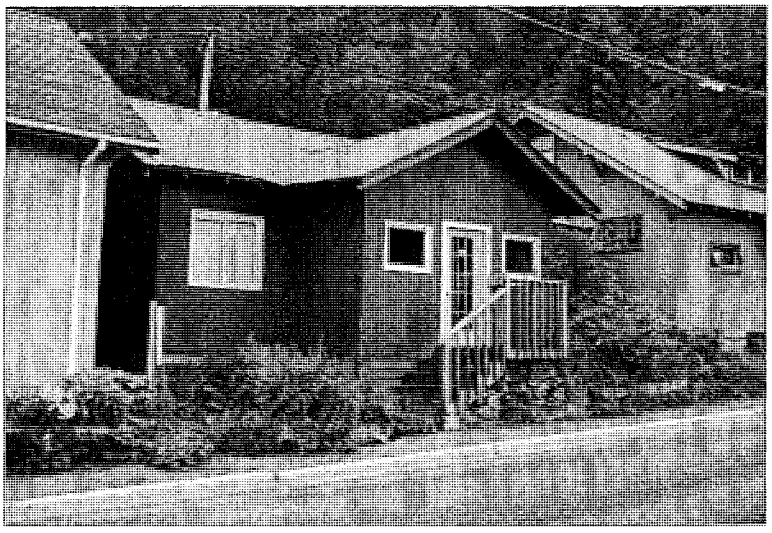
Architectural Style: Minimal Traditional

General Description: One story cross gable wood frame building, delta rib metal roofing, T1-11 vertical plywood siding, concrete foundation

Architectural Features:

Historical Information:

Alterations: Newer windows



Comments:

Date Entry Date: 8/30/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-762 **CBJ #:** F-010 **Parcel #:** 1C030C060020 **Year Built:** AD 1914

Historic Name: Martin House 1 **Other Name:**

Location: 348 W. Twelfth St., Juneau **Legal Description:** Fr Lot 2; Block 206

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

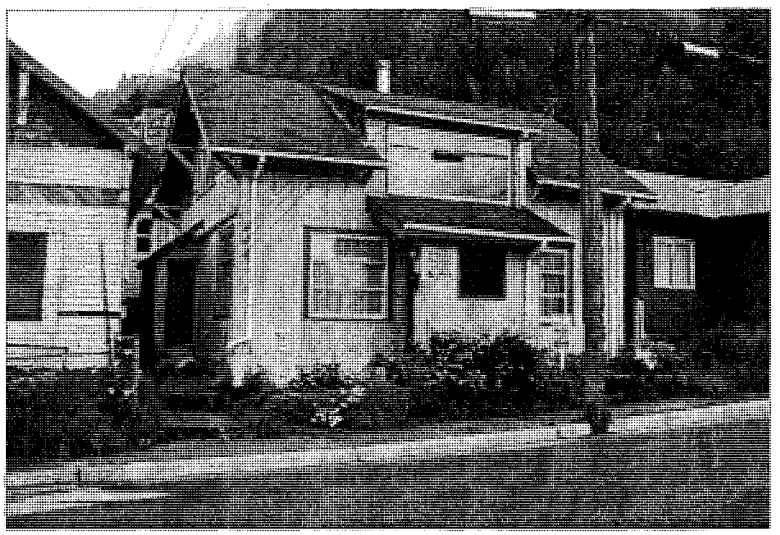
Architectural Style: Craftsman

General Description: One and a half story side gable wood frame building with shed roofed wall dormer on front and shed roofed enclosed entry porch, asphalt shingle roofing, T1-11 vertical plywood siding, concrete foundation

Architectural Features: Roof brackets

Historical Information: Ralph Martin was a manager at the local light company. He purchased two Casey Shattuck lots and subdivided them into four lots, then built a house on each.

Alterations: Newer windows



Comments:

Date Entry Date: 8/30/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-763 **CBJ #:** F-011 **Parcel #:** 1C030C060050 **Year Built:** AD 1914

Historic Name: Martin House 2 **Other Name:**

Location: 347 Irwin St., Juneau **Legal Description:** Fr Lot 2; Block 206; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

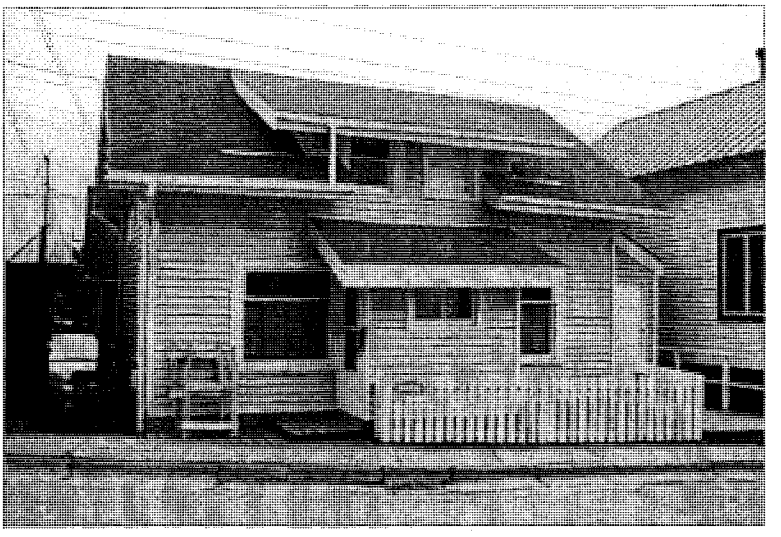
Architectural Style: Craftsman

General Description: One and a half story wood frame side gable with shed roofed wall dormer, shed roofed enclosed entry porch, asphalt shingle roofing, horizontal vinyl siding, wood post foundation.

Architectural Features: Roof brackets

Historical Information: Ralph Martin was a manager at the local light company. He purchased two Casey Shattuck lots and subdivided them into four lots, then built a house on each.

Alterations: Small shed roofed addition to right side, vinyl siding.



Comments:

Date Entry Date: 8/29/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-764 **CBJ #:** F-012 **Parcel #:** 1C030C060030 **Year Built:** AD 1914

Historic Name: Martin House 3 **Other Name:**

Location: 404 W. Twelfth St., Juneau **Legal Description:** Fr Lot 2; Block 206

Historic Use: Building, Single Dwelling **Current Use:** Building, Unoccupied

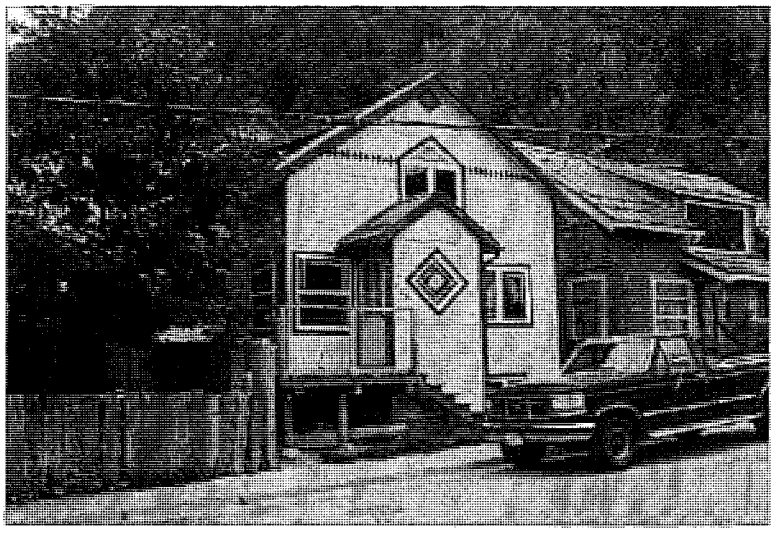
Architectural Style: Craftsman

General Description: One and a half story front gable wood building with shed roofed wall dormer on left side, delta rib metal roofing, horizontal wood lap siding, wood post foundation

Architectural Features: Roof brackets

Historical Information: Ralph Martin was a manager at the local light company. He purchased two Casey Shattuck lots and subdivided them into four lots, then built a house on each.

Alterations: The building was abandonded for many years in the 1990's. It was sold as a tax auction property. The new owner has remodeled the building extensively although the original massing and character reflects the original design.



Comments:

Date Entry Date: 8/24/2004

Current Photo Date: August 2004

Survey By: Gary H. Gillette, Architect

Current Photo By: Gary H. Gillette, Architect

Casey Shattuck Historic Building Survey

AHRS #: JUN-765 **CBJ #:** F-013 **Parcel #:** 1C030C060040 **Year Built:** AD 1914

Historic Name: Martin House 4 **Other Name:** Abbott House

Location: 407 Irwin St., Juneau **Legal Description:** Fr Lot 2; Block 206; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

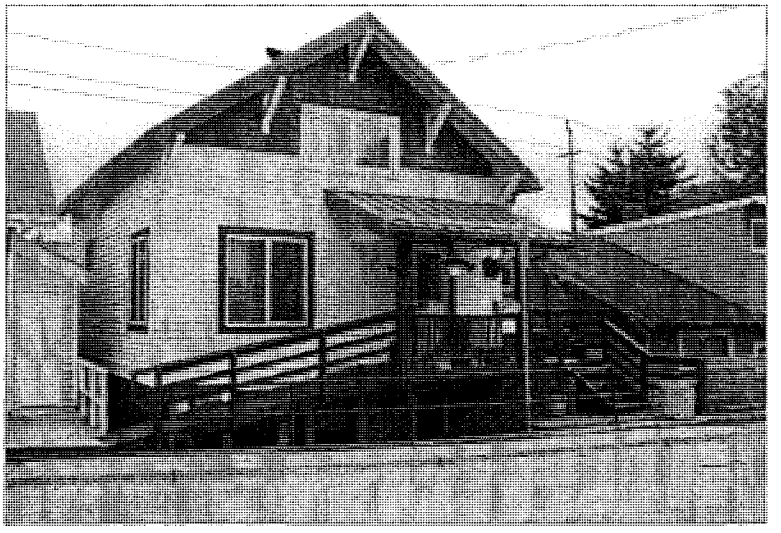
Architectural Style: Craftsman

General Description: One and a half story front gable wood frame building with shed roofed wall dormer on right side and shed roofed open porch roof, standing rib metal roofing, horizontal wood lap siding with wood shingle siding in gables, concrete foundation, partial basement.

Architectural Features: Roof brackets

Historical Information: Ralph Martin was a manager at the local light company. He purchased two Casey Shattuck lots and subdivided them into four lots, then built a house on each. Charles Abbott and his wife lived in the house for more than 20 years. Previously Charle's mother lived in the house.

Alterations: Shed roofed entry and ramp, newer windows, roofing



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-766 **CBJ #:** F-014 **Parcel #:** 1C030C060060 **Year Built:** AD 1914

Historic Name: Satre House **Other Name:**

Location: 410 W. Twelfth St., Juneau **Legal Description:** Lot 3; Block 206

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: National

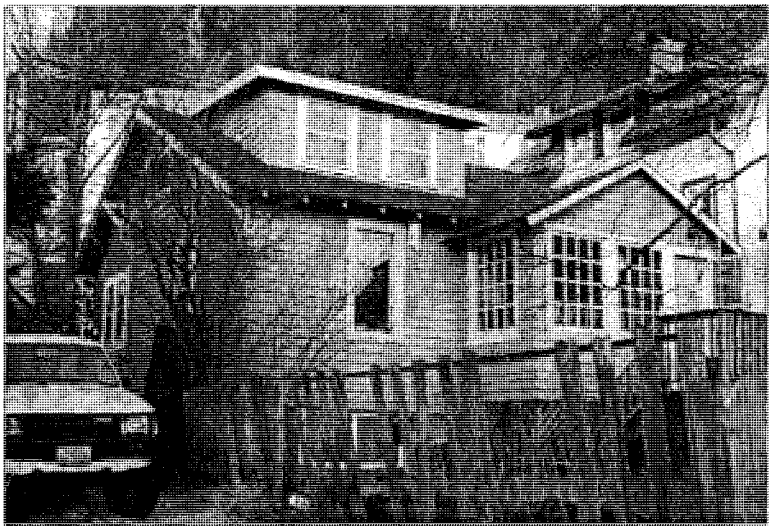
General Description: One and a half story side gable wood frame building with front gable roof over enclosed entry porch, asphalt shingle roofing, wood shingle siding, concrete foundation, partial basement

Architectural Features: Exposed roof rafters

Historical Information: John Satre worked as jeweler for Belle Simpson at her gift shop in downtown Juneau.

Alterations: Some newer windows

Comments:



Date Entry Date: 8/30/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-767 **CBJ #:** F-015 **Parcel #:** 1C030C070020 **Year Built:** AD 1915

Historic Name: Lowell House **Other Name:**

Location: 411 W. Twelfth St., Juneau **Legal Description:** Lot 2; Block 207

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

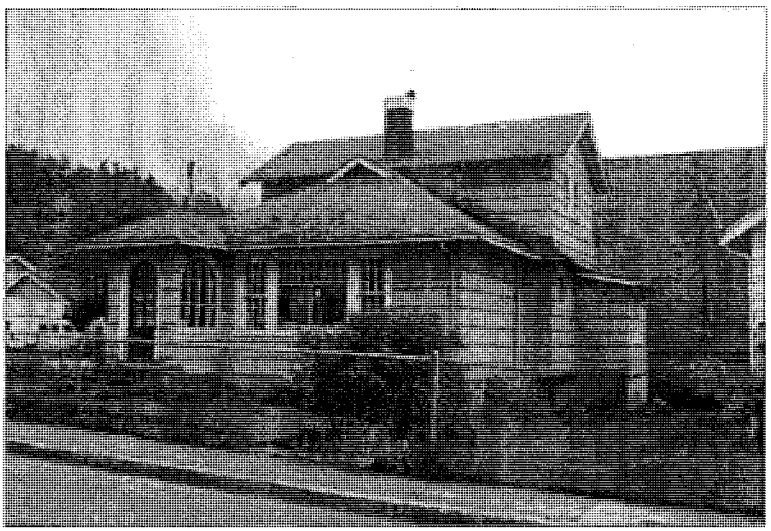
Architectural Style: Prairie School

General Description: Two story side gable wood frame building with hip roofed single story front element, asphalt shingle roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features: Arch topped door and windows at entry porch, exposed rafter tails

Historical Information: John Lowell was a fisherman. He and his wife Anna purchased the house in 1923. They had four sons. Leonard was the oldest and continued to live in Juneau untill his death in 2004.

Alterations: Hans Berg constructed the 2nd floor in 1930.



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-768 **CBJ #:** F-016 **Parcel #:** 1C030C070030 **Year Built:** AD 1925

Historic Name: G. Messerschmidt House **Other Name:** West House

Location: 419 W. Twelfth St., Juneau **Legal Description:** Lot 3; Block 207

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

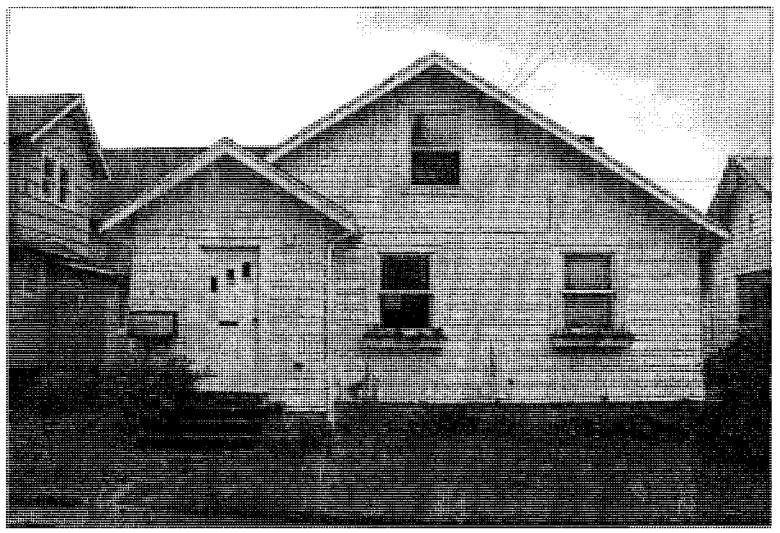
Architectural Style: National

General Description: One and a half front gable wood frame building with front gable at enclosed entry porch, asphalt shingle roofing, wood shingle siding in narrow and wide pattern, concrete foundation, partial basement

Architectural Features:

Historical Information: George and Amy Messerschmidt lived in the house in the 1930's. LeRoy and Berna West lived in the house for many years.

Alterations: Some newer windows



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-769 **CBJ #:** F-017 **Parcel #:** 1C030C060070 **Year Built:** AD 1913

Historic Name: H.M. Porter House **Other Name:**

Location: 420 W. Twelfth St., Juneau **Legal Description:** Fr USMS 580; Fr USS 203 & Fr USS 75

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

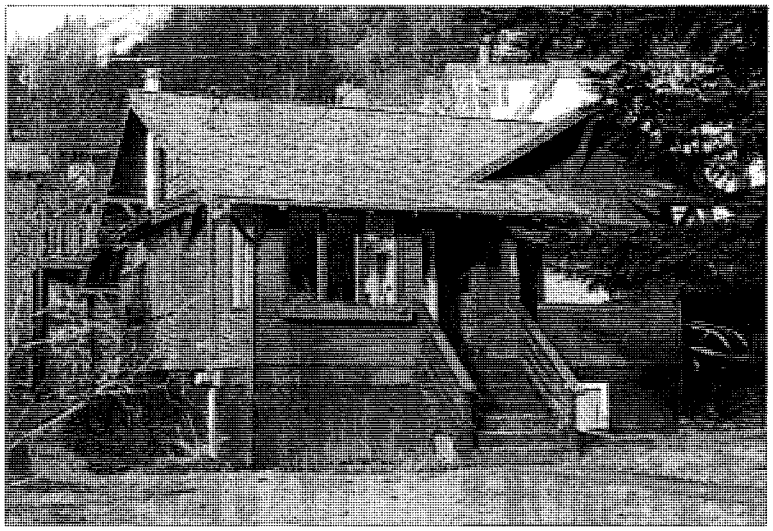
Architectural Style: Craftsman

General Description: One story cross gable wood frame building, high profile asphalt shingle roofing, narrow horizontal wood lap siding, concrete foundation

Architectural Features: Roof brackets, exposed rafter tails

Historical Information: H.M. Porter came to Juneau in 1920. He worked for the local electric company. He and his family lived in the house for 48 years.

Alterations: Some newer windows



Comments:

Date Entry Date: 8/30/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-770 **CBJ #:** F-018 **Parcel #:** 1C030C070040 **Year Built:** AD ca 1930

Historic Name: Murray House **Other Name:**

Location: 427 W. Twelfth St., Juneau **Legal Description:** Lot 4; Block 207

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

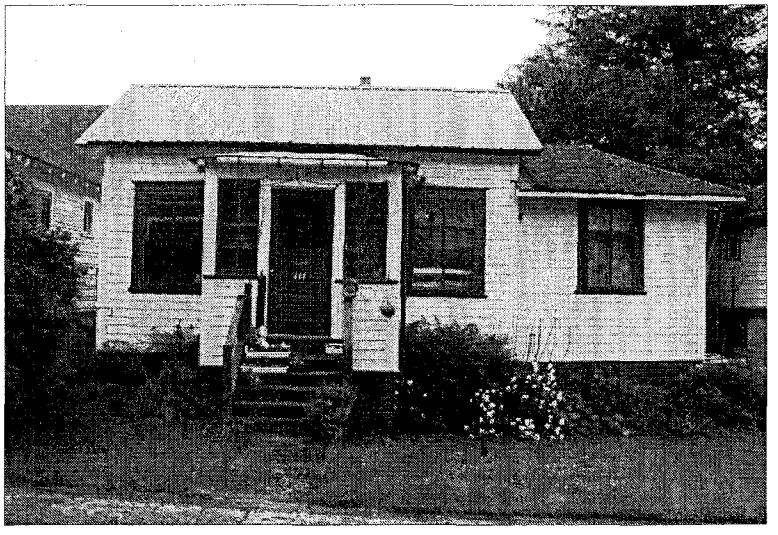
Architectural Style: National

General Description: One story side gable wood frame building with hip roofed side appendage and hip roofed enclosed entry porch, delta rib metal roofing on the gable portion and asphalt shingle roofing on hip portion, wood shingle siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Harry Murray lived in the house in the 1940's and 1950's.

Alterations: Hip roofed portion appears to have been an addition



Comments:

Date Entry Date: 8/30/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-771 **CBJ #:** F-019 **Parcel #:** 1C030C060080 **Year Built:** AD ca 1939

Historic Name: Jimmy Larsen House 7 **Other Name:** Hunter House

Location: 428 W. Twelfth St., Juneau **Legal Description:** Fr USMS 580

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

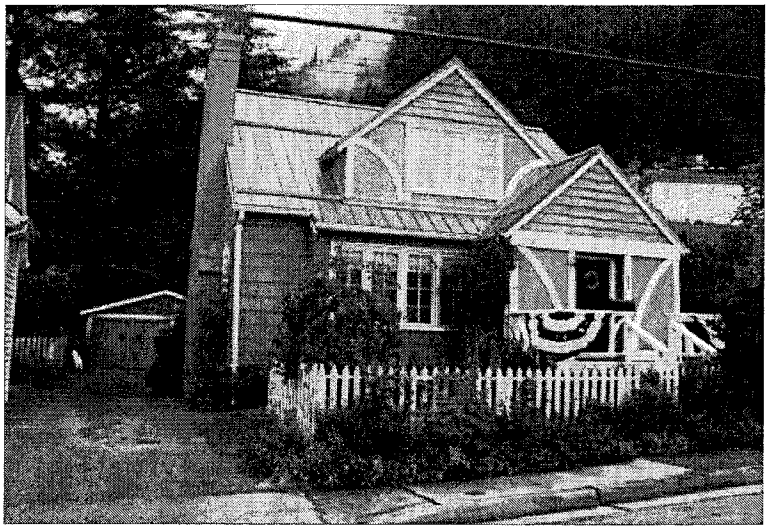
Architectural Style: Tudor Revival

General Description: One and a half story side gable wood frame building with front gable roofed roof dormer and front gable over enclosed entry porch, standing seam metal roofing, composite shingle siding with stucco board and decorative bracing, serpentine bottom edge horizontal wood siding in gables, concrete foundation with partial basement

Architectural Features:

Historical Information: Built by Jimmy Larsen for the Earl Hunter, Jr. Family. Earl was a banker.

Alterations: Gable and dormer siding treatment appear newer



Comments: Ed Sands, Architect designed the house.

Date Entry Date: 9/27/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-772 **CBJ #:** F-020 **Parcel #:** 1C030C060090 **Year Built:** AD 1935

Historic Name: Jimmy Larsen House 6 **Other Name:** McCormick House

Location: 436 W. Twelfth St., Juneau **Legal Description:** Lot 3; Phillips Tract; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

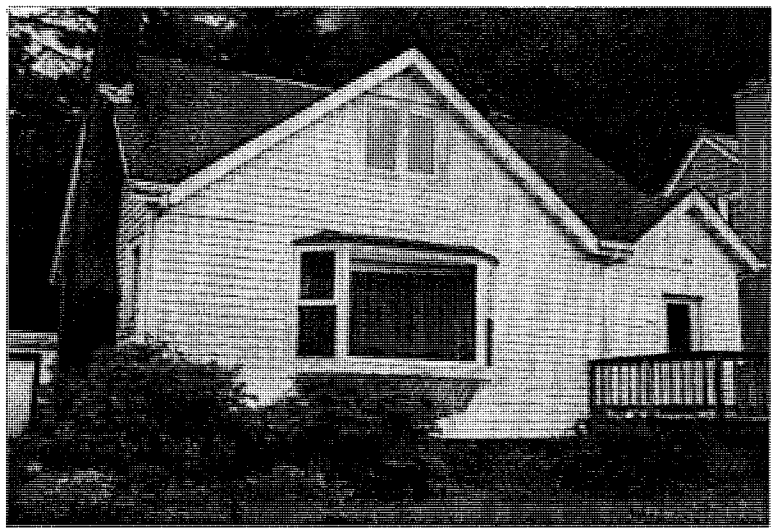
Architectural Style: National

General Description: One and a half story cross gable wood frame building with small front gable over entry, asphalt shingle roofing, horizontal vinyl siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Built by Jimmy Larsen. John and Betty McCormick lived in the house for many years. She operated a hair salon out of the house. Lee and Mary (Sofoulis) Lewis lived in the house at one time.

Alterations: Bay window on front elevation added in later years.



Comments:

Date Entry Date: 8/30/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-773 **CBJ #:** F-021 **Parcel #:** 1C030C070050 **Year Built:** AD 1912

Historic Name: S. Olson House **Other Name:**

Location: 437 W. Twelfth St., Juneau **Legal Description:** Lot 5; Block 207

Historic Use: Building, Single Dwelling **Current Use:** Building, Duplex Dwelling

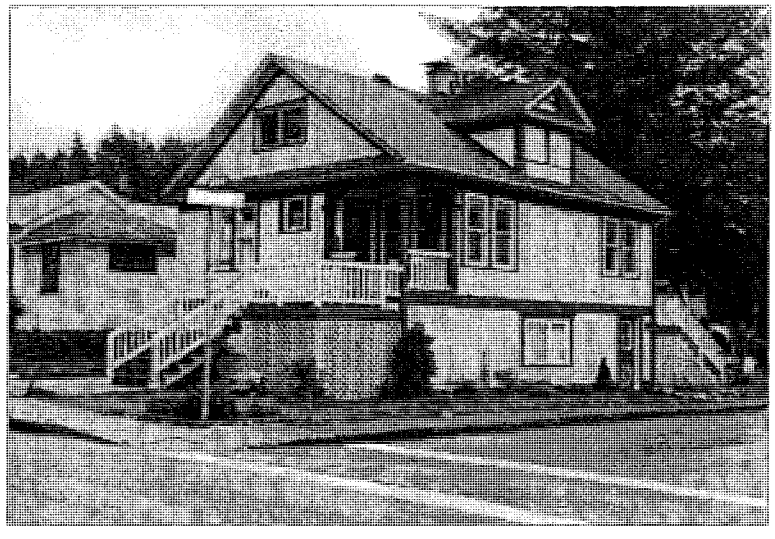
Architectural Style: National

General Description: Two story front gable wood frame building with gable roofed roof dormer on right side, asphalt shingle roofing, wood shingle siding with cement composite board siding on lower portion, concrete foundation

Architectural Features: Enclosed pediment at gables, decorative porch posts

Historical Information: Owner Sig Olson was a Norwegian fisherman. His son Leonard still lives in Juneau.

Alterations: House was raised six feet and lower living space developed in the late 1990's.



Comments:

Date Entry Date: 8/17/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-774 **CBJ #:** F-022 **Parcel #:** 1C030C060100 **Year Built:** AD ca 1938

Historic Name: Jimmy Larsen House 5 **Other Name:** Messershmidt House

Location: 446 W. Twelfth St., Juneau **Legal Description:** Lot 4; Phillips Tract; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

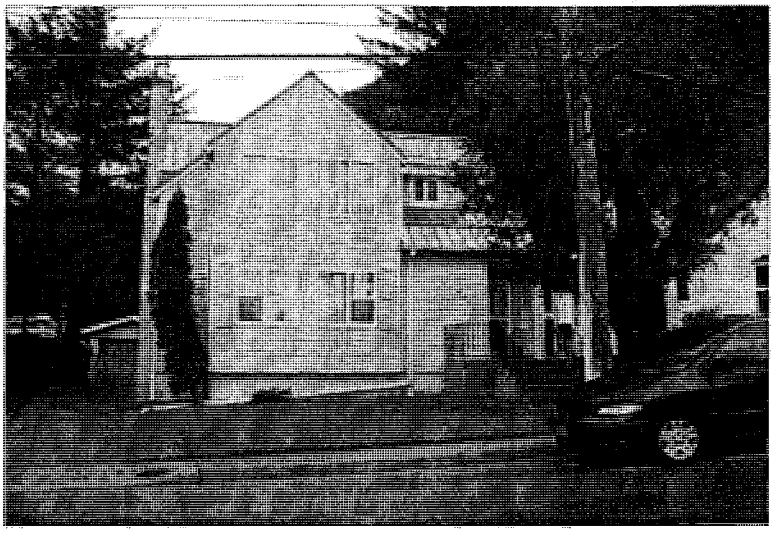
Architectural Style: Minimal Traditional

General Description: Two story cross gable wood frame building with small shed roofed roof dormer on front, standing seam metal roofing, horizontal vinyl lap siding, concrete foundation, full basement

Architectural Features:

Historical Information: Built by Jimmy Larsen. George and Amy Messershmidt as well as Henry and Claribel Messershmidt lived in the house at different times.

Alterations: Large picture windows added. The interior has had extensive remodelling since its original construction.



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Gary H. Gillette, Architect

Casey Shattuck Historic Building Survey

AHRS #: JUN-775 **CBJ #:** F-023 **Parcel #:** 1C030C060110 **Year Built:** AD ca 1935

Historic Name: Eikeland House **Other Name:** Fagerson House

Location: 510 W. Twelfth St., Juneau **Legal Description:** Lot 5; Phillips Tract; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

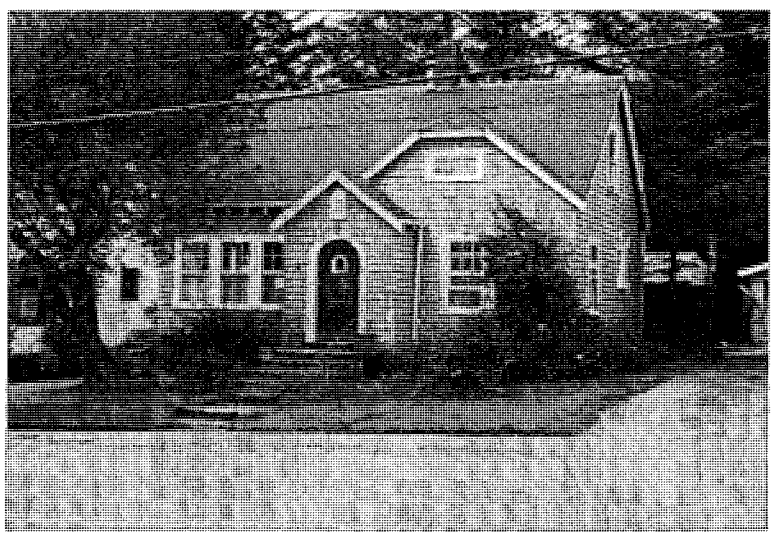
Architectural Style: Mixed

General Description: One and a half story side gable wood frame building with front Dutch gable and small gable roofed enclosed entry porch, asphalt shingle roofing, wood shingle siding, concrete foundation, full basement

Architectural Features: Arched top door, exposed rafter tails

Historical Information: Built by Olav Eikeland who was Robert Larsen's stepfather. Robert was Jimmy Larsen's son. Fagerson family lived in the house for many years. Wayne Johnson family lived here in the late 1950's until the early 1970's.

Alterations:



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-776 **CBJ #:** F-024 **Parcel #:** 1C030C150020 **Year Built:** AD 1939

Historic Name: Shaw House 2 **Other Name:**

Location: 513 W. Twelfth St., Juneau **Legal Description:** Lot 2; Block 215

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

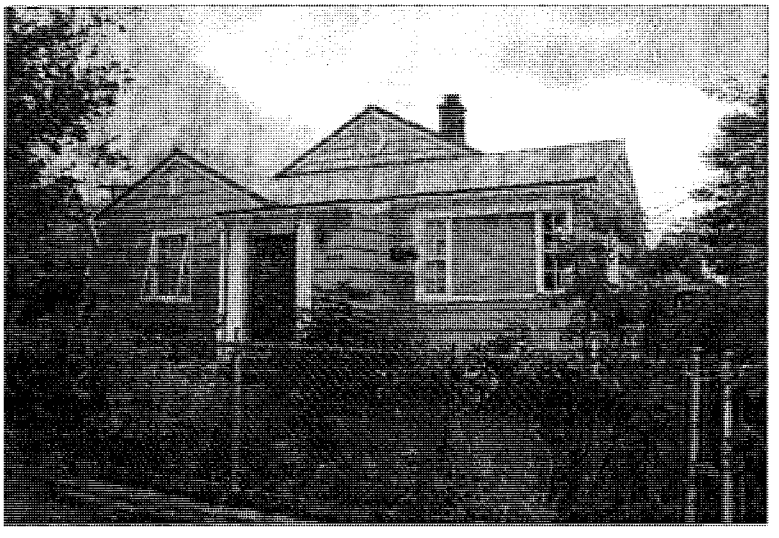
Architectural Style: Minimal Traditional

General Description: One story cross gable wood frame building with concave curved shed roof over enclosed entry porch, delta rib metal roofing, composite shingle siding, concrete foundation, full basement

Architectural Features: Fluted pilasters at front door

Historical Information: George and Katherine Shaw bought the lot and had Harry Ellenger build the house. They lived in the house for many years. George worked for the light company in charge of the meter department. Katherine still lives in the neighborhood.

Alterations:



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-777 **CBJ #:** F-025 **Parcel #:** 1C030C060120 **Year Built:** AD ca 1936

Historic Name: Jimmy Larsen House 4 **Other Name:** Stonehouse House

Location: 518 W. Twelfth St., Juneau **Legal Description:** Lot 6; Phillips Tract; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

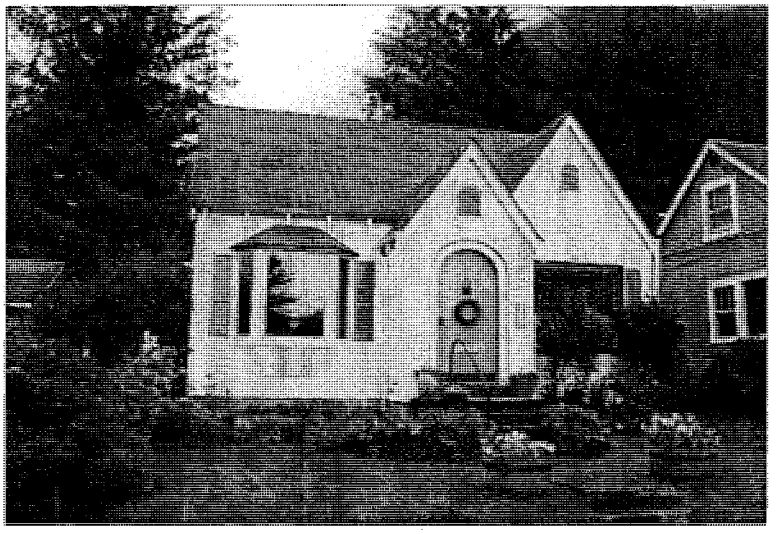
Architectural Style: Tudor Revival

General Description: One and a half story cross gable wood frame building with gable roofed enclosed entry porch, asphalt shingle roofing, horizontal vinyl ship lap siding, concrete foundation, full basement

Architectural Features: Arched top door, exposed rafter tails

Historical Information: Harry and Lucille Stonehouse lived in the house for many years. He worked for the federal Bureau of Public Roads. Lucille collected plants for research at Stanford and Columbia universities.

Alterations: Bay window addition



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-778 **CBJ #:** F-026 **Parcel #:** 1C030C150030 **Year Built:** AD 1905

Historic Name: Bernhofer House **Other Name:** Walmer House

Location: 521 W. Twelfth St., Juneau **Legal Description:** Lot 3; Block 215

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

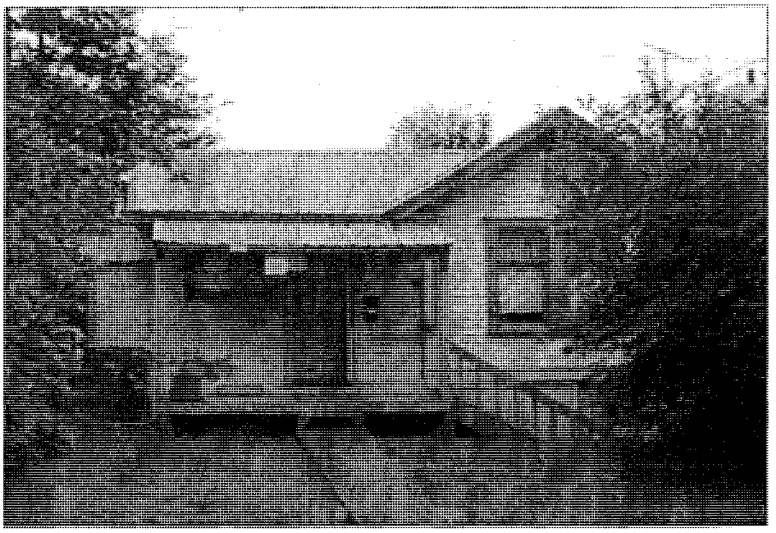
Architectural Style: Craftsman

General Description: One story cross gable wood frame building with shed roofed open front porch, delta rib roofing, horizontal wood ship lap siding, concrete foundation, partial basement

Architectural Features: Roof brackets

Historical Information: Mrs. Bernofer taught in the Indian school during the 1930's and 1940's. John and Mary Walmer lived in the house in the 1950's and 1960's. John was the clerk of the court for many years.

Alterations: Small addition to left rear of building



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-779 **CBJ #:** F-027 **Parcel #:** 1C030C280010 **Year Built:** AD 1916

Historic Name: Elsner House **Other Name:**

Location: 526 W. Twelfth St., Juneau **Legal Description:** Lot 1; Block 228

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

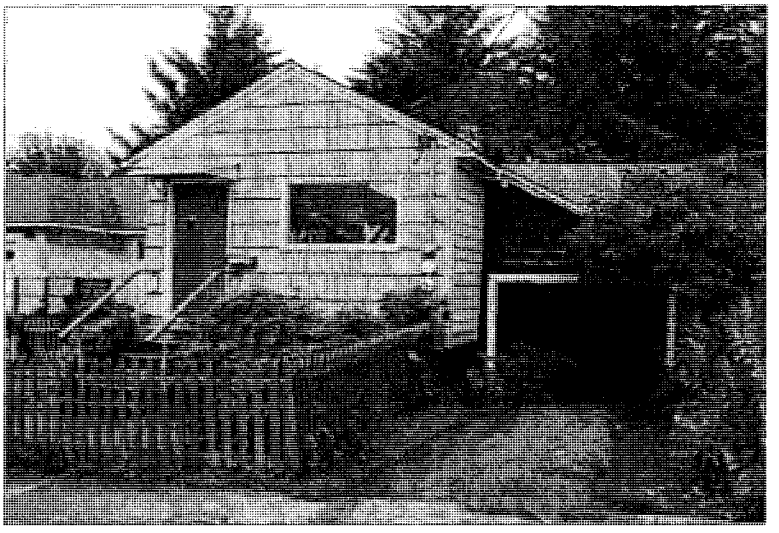
Architectural Style: National

General Description: One story cross gable wood frame building, asphalt shingle roofing, composite shingle siding, concrete foundation

Architectural Features:

Historical Information: John and Clara Elsner lived in the house for many years.

Alterations: Shed roofed garage added to right side



Comments:

Date Entry Date: 8/30/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-780 **CBJ #:** F-028 **Parcel #:** 1C030C150040 **Year Built:** AD 1915

Historic Name: Gould House **Other Name:**

Location: 529 W. Twelfth St., Juneau **Legal Description:** Lot 4; Block 215

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

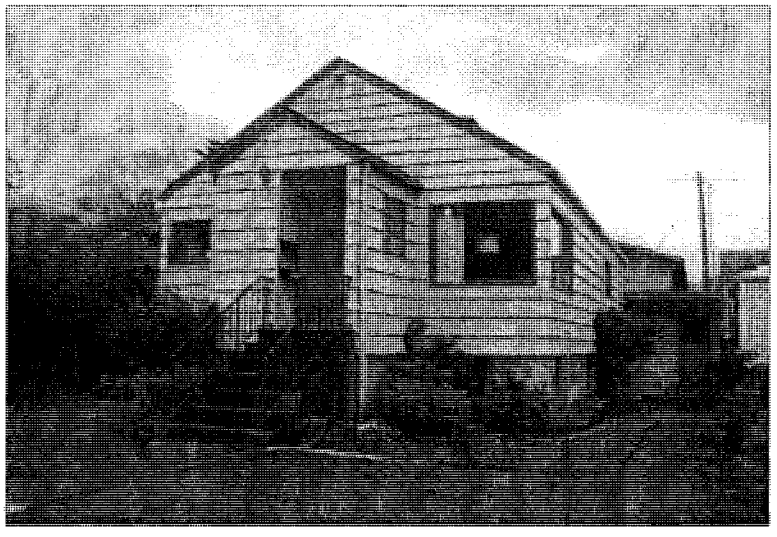
Architectural Style: National

General Description: One story front gable wood frame building with front gable roofed enclosed entry porch, asphalt shingle roofing, composite shingle siding with horizontal wood siding in gable, concrete foundation, full basement

Architectural Features:

Historical Information: Jack and Jeanette Gould lived in the house for many years. Jeanette still lives in the house. Jack was owner of Harri Plumbing and Heating.

Alterations:



Comments:

Date Entry Date: 8/30/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-781 **CBJ #:** F-029 **Parcel #:** 1C030C280020 **Year Built:** AD 1922

Historic Name: Nordling House 1 **Other Name:** Miron House

Location: 534 W. Twelfth St., Juneau **Legal Description:** Lot 2; Block 228

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

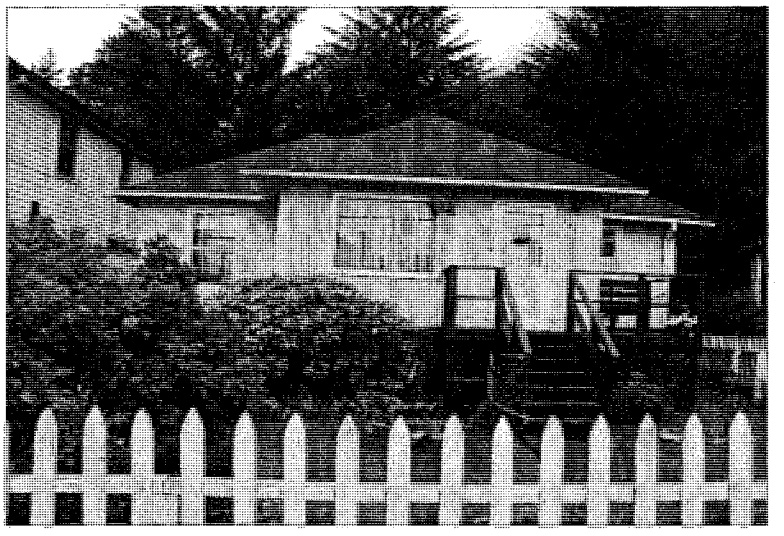
Architectural Style: Prairie School

General Description: One story hip roofed wood frame building, asphalt shingle roofing, aggregate stone siding on front, wood shingle siding in narrow and wide pattern on sides and rear, concrete foundation, partial basement

Architectural Features:

Historical Information: Homer G. Nordling built the house. He was an electrical engineer with the Alaska Juneau Gold Mine. Later owned by Gene and Eunice Miron. He owned a plumbing and heating company and she worked a the National Bank of Alaska. Eunice's niece now owns the house.

Alterations: Stucco was placed on the exterior walls in the late 1950's.



Comments:

Date Entry Date: 9/27/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-782 **CBJ #:** F-030 **Parcel #:** 1C030C280030 **Year Built:** AD 1938

Historic Name: Nordling House 2 **Other Name:** Harris House

Location: 544 W. Twelfth St., Juneau **Legal Description:** Lot 3; Block 228

Historic Use: Building, Single Dwelling **Current Use:** Building, Duplex Dwelling

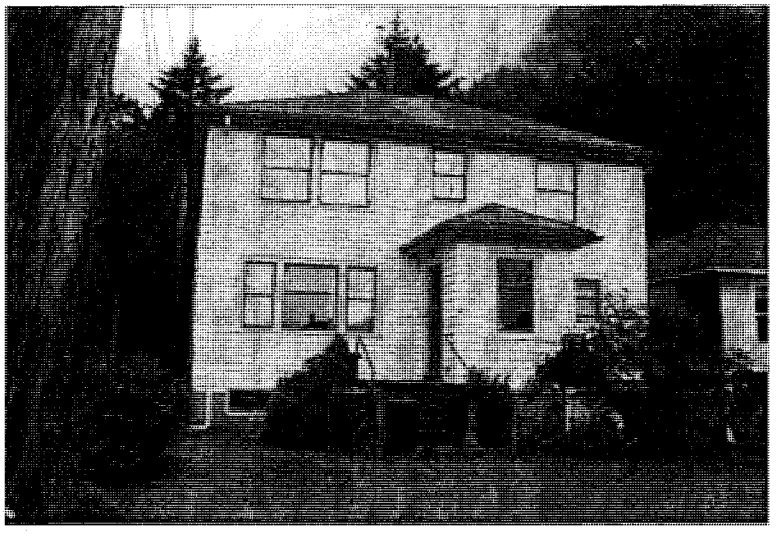
Architectural Style: Prairie School

General Description: Two story hip roofed wood frame building with hip roofed enclosed entry porch, asphalt shingle roofing, horizontal wood lap siding, concrete foundation, full basement

Architectural Features:

Historical Information: Homer G. Nordling built the house. He was an electrical engineer with the Alaska Juneau Gold Mine. Betty Harris, Homer and Beth Nordling's daughter purchased the home in 1978 and lived there until her death in September 2004.

Alterations:



Comments:

Date Entry Date: 9/28/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-783 **CBJ #:** F-031 **Parcel #:** 1C030C160010 **Year Built:** AD 1915

Historic Name: Jimmy Larsen House 1 **Other Name:**

Location: 603 W. Twelfth St., Juneau **Legal Description:** Lot1; Block 216

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

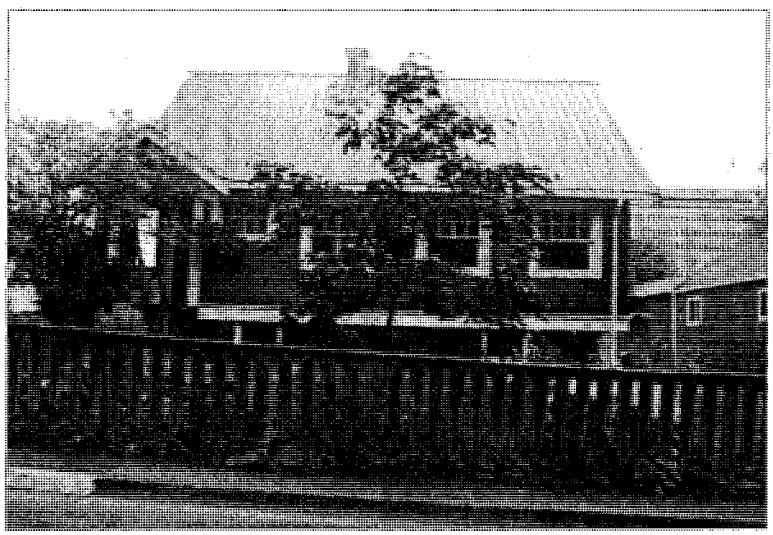
Architectural Style: Craftsman

General Description: One and a half story side gable wood frame building with front gable open porch, delta rib metal roofing, wood shingle siding, concrete foundation, full basement

Architectural Features: Decorative pilasters and columns at front porch

Historical Information: This was the first house constructed in Casey Shattuck by Jimmy Larsen. He lived in the house for 12 to 15 years. His son Robert "Drag" Larsen was born in the house on June 7, 1929. "Doc" Hallman, a drugist at Juneau Drug, lived in the house as did George Baroumes, owner of the Imperial Café.

Alterations:



Comments:

Date Entry Date: 9/27/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-784 **CBJ #:** F-032 **Parcel #:** 1C030C280040 **Year Built:** AD 1915

Historic Name: Judson House **Other Name:** McKinley House

Location: 604 W. Twelfth St., Juneau **Legal Description:** Lot 2 & Fr 5; Block 228

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

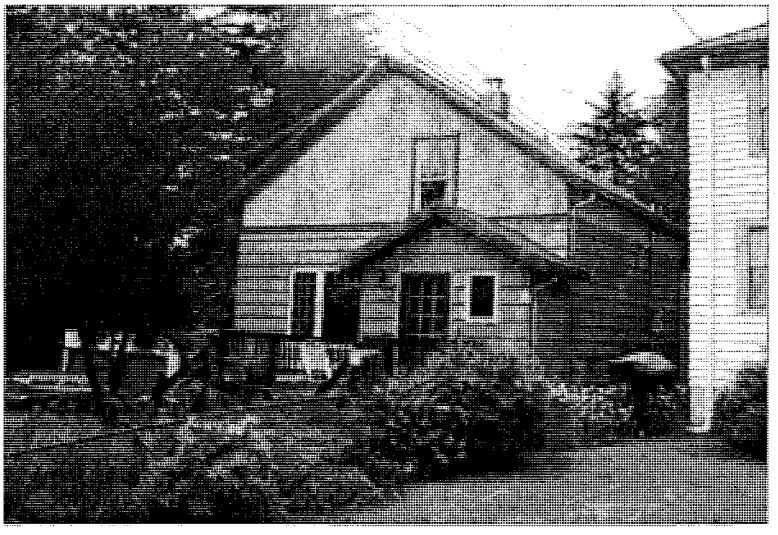
Architectural Style: Minimal Traditional

General Description: One and a half story front gable wood frame building with shed roofed wall dormer to left side and front gable over enclosed entry porch, delta rib metal siding, composite shingle siding with vertical and horizontal wood siding in gables and at dormer, concrete foundation, full basement

Architectural Features:

Historical Information: Judson was a mayor of Juneau for many years. Jerry and Irene McKinley lived in the house for many years. Jerry owned an electrical company.

Alterations: Numerous alterations occurred over the years including the installation of new windows



Comments:

Date Entry Date: 8/17/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-785 **CBJ #:** F-033 **Parcel #:** 1C030C160020 **Year Built:** AD 1916

Historic Name: Jimmy Larsen House 2 **Other Name:** Andersen House

Location: 615 W. Twelfth St., Juneau **Legal Description:** Lot 2; Block 216

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

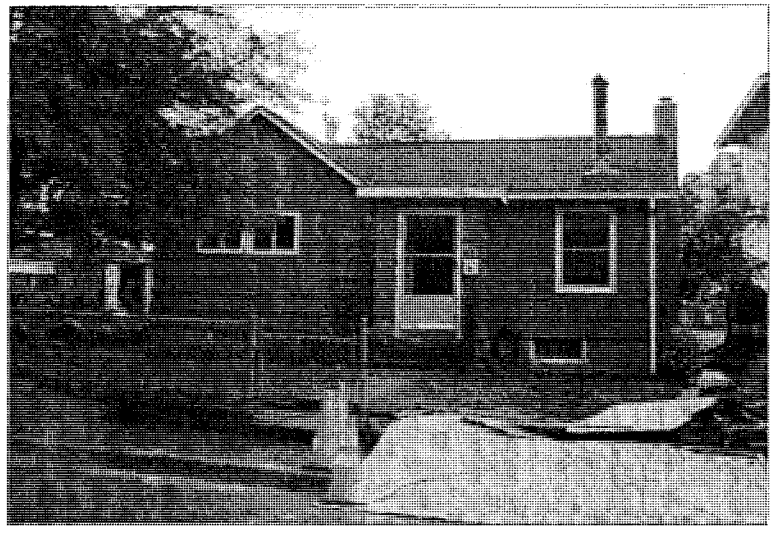
Architectural Style: National

General Description: One story cross gable wood frame building with flat roofed enclosed entry porch, asphalt shingle roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Abel Andersen was a fisherman. He was elected to serve in the Territorial Legislature. Joe and Lisa Graham lived in the house from the 1980's until 2003. He was the city harbormaster for many years.

Alterations: Front entry porch and an addition at the rear of the building were added in early 1980's.



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-786 **CBJ #:** F-034 **Parcel #:** 1C030C160030 **Year Built:** AD 1935

Historic Name: Lea House **Other Name:**

Location: 629 W. Twelfth St., Juneau **Legal Description:** Lot 4; Block 216

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Prairie School

General Description: One story hip roofed wood frame building with front gable roofed open entry porch, asphalt shingle roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features: Roof brackets and columns at porch

Historical Information: Harry Lea worked for the power company as a powerhouse operator.

Alterations: Small entry porch at right rear appears newer

Comments:

Date Entry Date: 8/30/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-787 **CBJ #:** F-035 **Parcel #:** 1C030C280060 **Year Built:** AD 1918

Historic Name: Polley House **Other Name:**

Location: 634 W. Twelfth St., Juneau **Legal Description:** 8 & Fr 7; Block 228

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

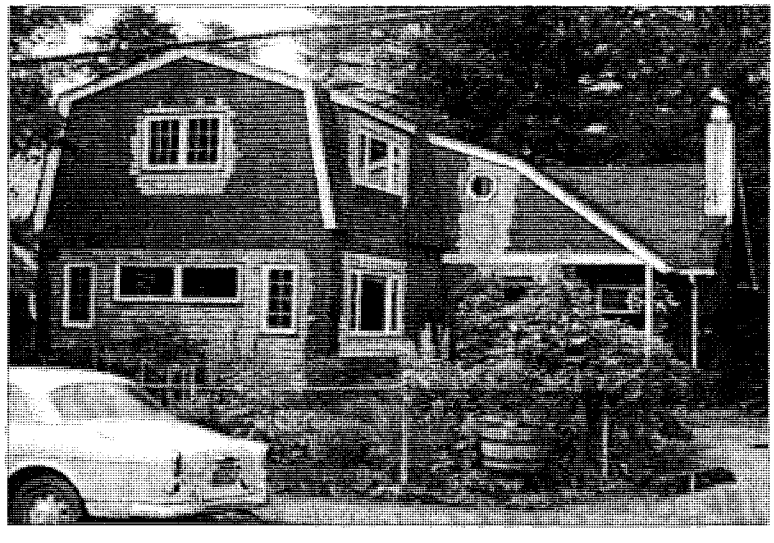
Architectural Style: Colonial Revival

General Description: Two story front gambrel wood frame building with shed roofed wall dormer on right side, gambrel roof extends to right and crosses with side gable portion of building, high profile asphalt shingle roofing, wood shingle siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Ernest Milton Polley and his wife Edna owned and lived in the house for many years. Their son Clayton "Doc" Polley and his wife Sally later lived in the house. In turn their son Ernie and his wife Margaret lived there. Ernie's son Mikko and wife Caro lived in the house until 2004 when it was sold out of the Polley family. Ernie was once Mayor of Juneau.

Alterations: Ernie Polley did a major renovation to the house in the late 1970's which significantly altered the architectural character of the house.



Comments:

Date Entry Date: 9/23/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-788 **CBJ #:** F-036 **Parcel #:** 1C030C280070 **Year Built:** AD 1915

Historic Name: Peratrovich House **Other Name:**

Location: 644 W. Twelfth St., Juneau **Legal Description:** Lot 9; Block 228

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

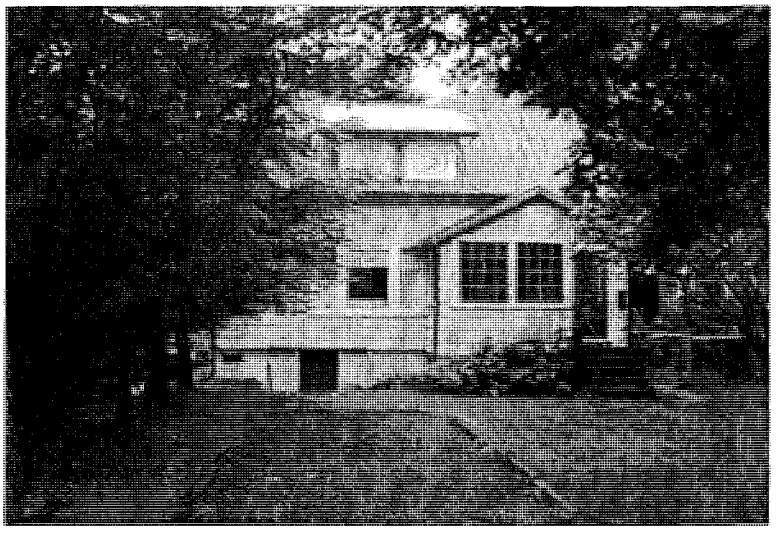
Architectural Style: National

General Description: One and a half story side gable wood frame building with shed roofed roof dormer at front and front gable enclosed entry porch, standing rib metal roofing, composite shingle siding, concrete foundation, full basement

Architectural Features:

Historical Information: Elizabeth Peratrovich lived in the house for many years. She taught at local schools and was a leader in Native issues statewide. Catholic Bishop Michael Kenny lived in the house in the 1980's.

Alterations:



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-789 **CBJ #:** F-037 **Parcel #:** 1C030C270010 **Year Built:** AD 1939

Historic Name: Jimmy Larsen House 11 **Other Name:**

Location: 705 W. Twelfth St., Juneau **Legal Description:** Lot 1; Block 227

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

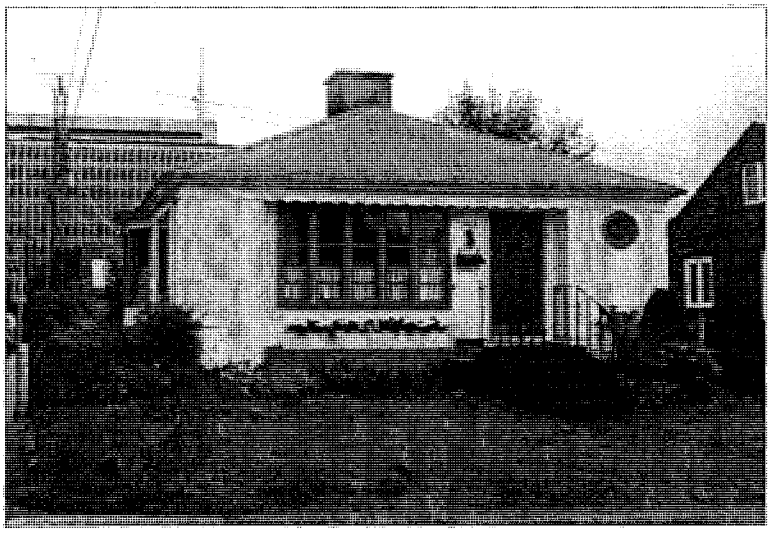
Architectural Style: Ranch

General Description: One story hip roofed wood frame building, asphalt shingle roofing, wide horizontal composite siding, concrete foundation, full basement

Architectural Features: Plain frieze board with scalloped bottom edge at front, bay window appendage on right side, small portal window at front

Historical Information: Owned by Elsie Osborne in the 1980's and 1990's.

Alterations:



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-790 **CBJ #:** F-038 **Parcel #:** 1C060C270010 **Year Built:** AD 1940

Historic Name: Jimmy Larsen House 12 **Other Name:** Hansen House

Location: 711 W. Twelfth St., Juneau **Legal Description:** Lot 2; Block 227

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Tudor Revival

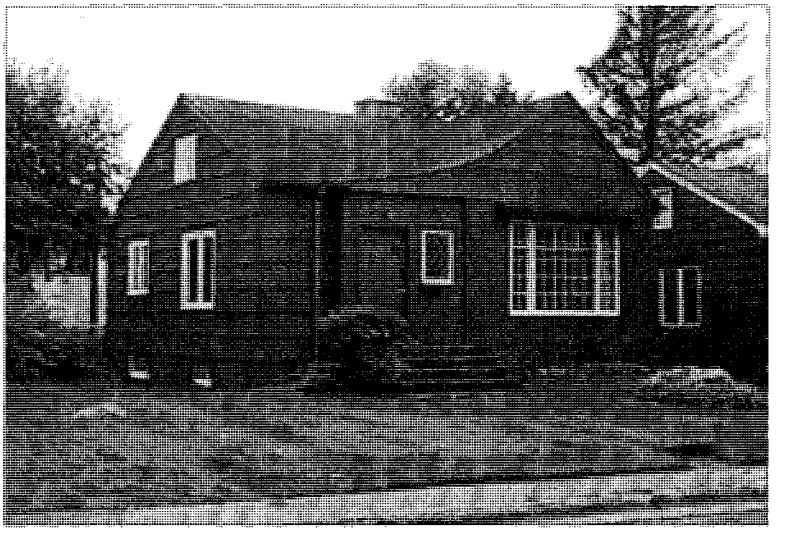
General Description: One story cross gable wood frame building with convex curved roof element over enclosed entry porch, asphalt shingle roofing, composite shingle siding, concrete foundation, full foundation

Architectural Features: Convex curved roof at entry, eave returns at gable

Historical Information: Built by Jimmy Larsen. Kenny Hansen lived in the house for a number of years. He was a contractor and remains in Juneau.

Alterations:

Comments:



Date Entry Date: 8/30/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-791 **CBJ #:** F-039 **Parcel #:** 1C060C270020 **Year Built:** AD 1945

Historic Name: Jimmy Larsen House 18 **Other Name:** Fenster House

Location: 713 W. Twelfth St., Juneau **Legal Description:** Lot 3; Block 227

Historic Use: Building, Single Dwelling **Current Use:** Building, Duplex Dwelling

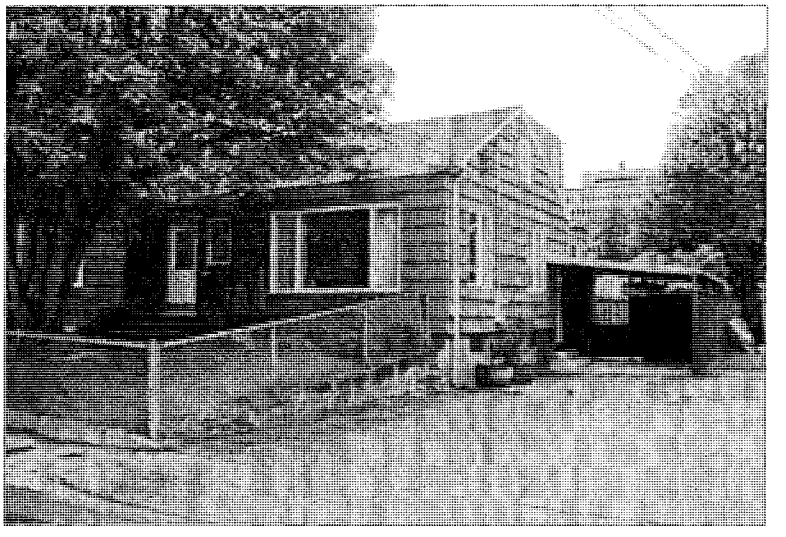
Architectural Style: Minimal Traditional

General Description: One and a half story side gable wood frame building with front gable over front window and shed roofed wall dormer at rear, asphalt shingle roofing, composite shingle siding with vertical wood siding in front gable, concrete foundation, full basement

Architectural Features: Eave returns at gables

Historical Information: Built by Jimmy Larsen. Mike Fenster was a bush pilot for Alaska Coastal Air and started the local bowling alley. Mike Jr. was fire chief in Juneau for many years.

Alterations: Shed roofed car port on left side, newer windows



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-792 **CBJ #:** F-040 **Parcel #:** 1C030C280090 **Year Built:** AD 1941

Historic Name: Jimmy Larsen House 15 **Other Name:** Shafer House

Location: 736 W. Twelfth St., Juneau **Legal Description:** Lot 13; Block 228

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

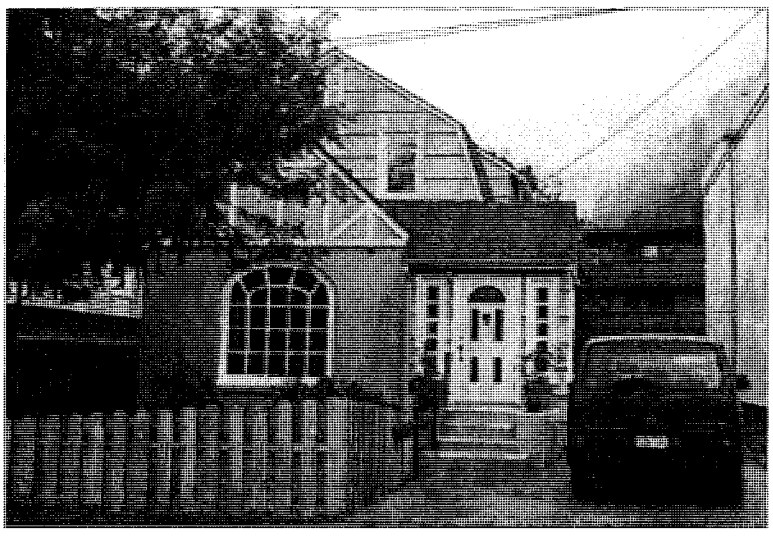
Architectural Style: Mixed

General Description: Two story front gambrel wood frame building with front gable over front window and shed roofed enclosed entry porch, asphalt shingle roofing, stucco with wood trim siding and composite shingle in upper gambrel, concrete foundation, full basement

Architectural Features: Arched top front window

Historical Information: Shafer lived in the house for many years. He was a local butcher. Later lived in by Dave and Nina Brown. Dave was a pilot for Alaska Coastal Airlines.

Alterations: Newer front door and some windows



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-793 **CBJ #:** F-041 **Parcel #:** 1C060C270040 **Year Built:** AD 1936

Historic Name: Swanson House 2 **Other Name:**

Location: 1125 Glacier Ave., Juneau **Legal Description:** Lots 4, 5; Block 227; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

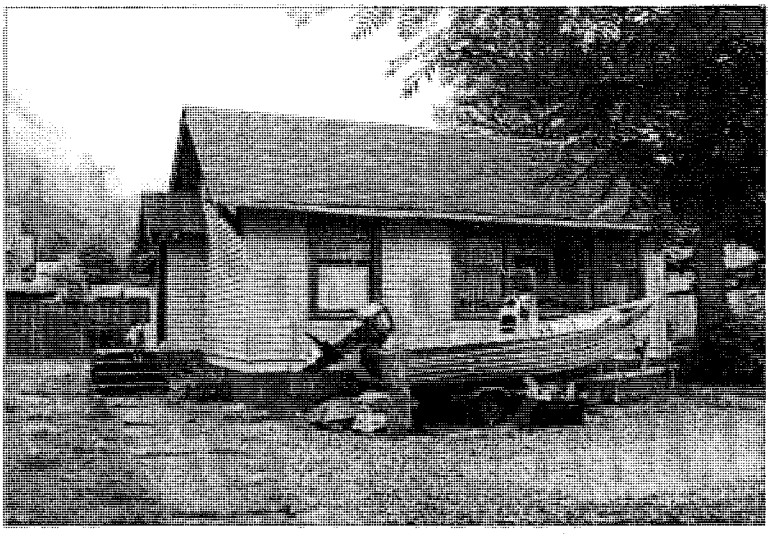
Architectural Style: Craftsman

General Description: One story side gable wood frame building with hip roof extension to rear, asphalt shingle roofing, horizontal wood lap siding, concrete foundation

Architectural Features: Roof brackets, exposed rafter tails

Historical Information: Severn and Barbara Swanson once lived in the house. He owned the Swanson Brothers store.

Alterations:



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-794 **CBJ #:** F-042 **Parcel #:** 1C060C260050 **Year Built:** AD 1918

Historic Name: Messerschmidt House **Other Name:** Hermle House

Location: 1021 Glacier Ave., Juneau **Legal Description:** Lots 4, 5; Block 226; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

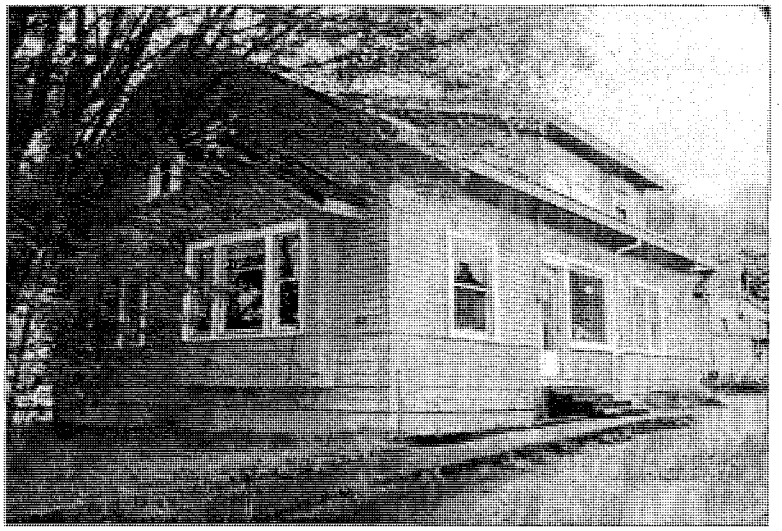
Architectural Style: Craftsman

General Description: One and a half story front gable wood frame building with shed roofed roof dormer each side; front gable over bay window appendage, delta rib metal roofing, horizontal wood lap siding, concrete foundation.

Architectural Features: Roof brackets at gables

Historical Information: Katherine Messershmidt Shaw lived in the house as a young child. Her father bought the house with an unfinished upper level. John Hermle family lived in the house for many years. Son, Jack Hermle is a local photographer and lives in the house today.

Alterations: Some newer windows



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-795 **CBJ #:** F-043 **Parcel #:** 1C060C250050 **Year Built:** AD 1920

Historic Name: Jackson House **Other Name:**

Location: 939 Glacier Ave., Juneau **Legal Description:** Fr Lot 5; Block 225; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling, Home Occ

Architectural Style: Tudor Revival

General Description: Two story side gable wood frame building with one front gable appendage and one front gable wall dormer, shed roofed enclosed porch, wood shingle roofing, wood shingle siding with board and batten vertical wood in gables, concrete foundation.

Architectural Features: Eave returns at gables

Historical Information: Jacob Jackson and his wife Ragnar lived in the house for many years. He was a finish carpenter.

Alterations: Newer windows at enclosed front porch, glass doors on garage

Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-796 **CBJ #:** F-044 **Parcel #:** 1C060C250060 **Year Built:** AD 1920

Historic Name: Hanson House **Other Name:**

Location: 923 Glacier Ave., Juneau **Legal Description:** Fr Lot 5; Block 225; Casey Shattuck

Historic Use: Building, Single Dwelling **Current Use:** Building, Office

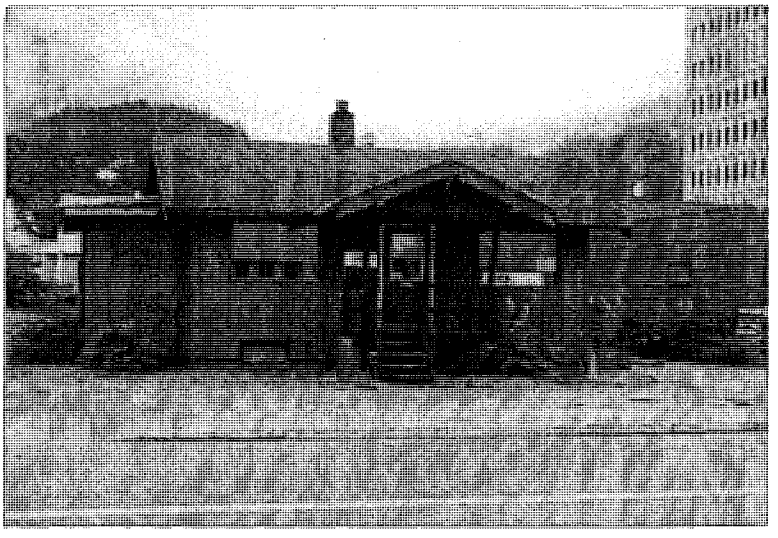
Architectural Style: Craftsman

General Description: Single story side gable wood frame, front gable open porch roof, asphalt shingle roofing, vertical T1-11 plywood siding on front, horizontal wood lap siding on sides and rear, concrete foundation

Architectural Features: Roof brackets at porch and side gables

Historical Information: Magnus Hanson was a fisherman.

Alterations: Siding on front, newer windows



Comments:

Date Entry Date: 8/29/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-797 **CBJ #:** F-045 **Parcel #:** 1C060C160020 **Year Built:** AD 1912

Historic Name: Cavanaugh House **Other Name:**

Location: 1115 D St., Juneau **Legal Description:** Fr Lot 6 & Fr Lot 7; Block 216

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

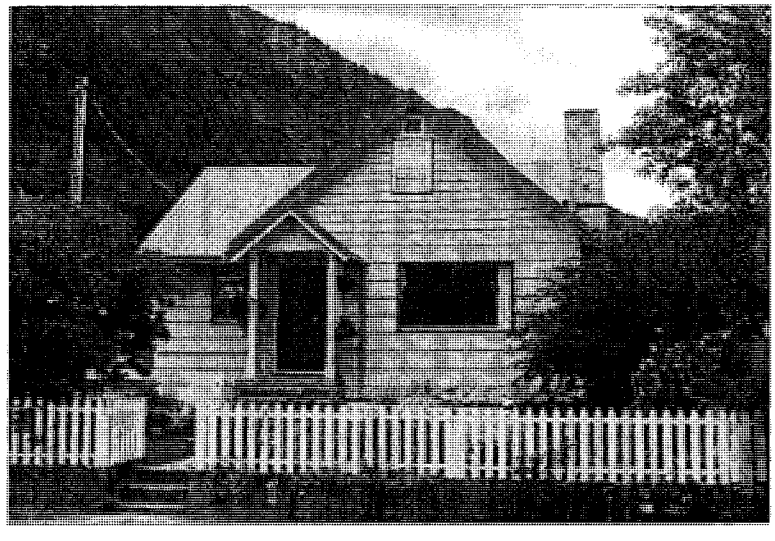
Architectural Style: National

General Description: One and a half story cross gable wood frame building with front gable open entry porch, delta rib metal roofing, composite shingle siding with horizontal wood lap siding in front gable, concrete foundation

Architectural Features: Decorative pilasters and columns at front porch

Historical Information: Cavanaugh family lived in the house for a number of years. Later the Reynold family lived in the house.

Alterations:



Comments:

Date Entry Date: 9/27/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-798 **CBJ #:** F-046 **Parcel #:** 1C060C260020 **Year Built:** AD 1927

Historic Name: J. Monagle, Sr. House **Other Name:** Carnes House

Location: 1036 D St., Juneau **Legal Description:** Fr Lot 1; Block 226

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

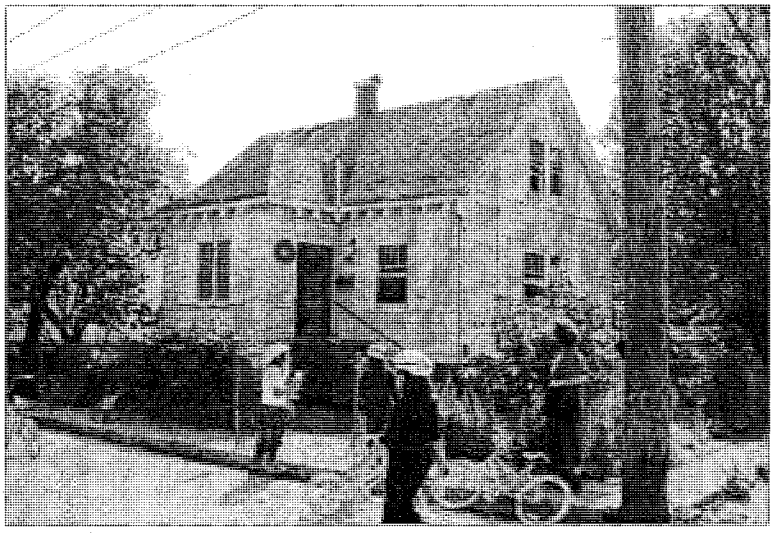
Architectural Style: Mixed

General Description: One and a half story side gable wood frame building with hip roofed enclosed entry porch, asphalt shingle roofing, horizontal wood lap siding with diagonal wood board and batten in gables and flagstone at entry wall, concrete foundation

Architectural Features: Exposed rafter tails, decorative window shutters

Historical Information: John Monagle, Sr. lived in the house for many years. He was the city Chief of Police in the 1940's. Carnes family lived in the house. He was a commissioner of education at one time.

Alterations:



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-799 **CBJ #:** F-047 **Parcel #:** 1C060C260010 **Year Built:** AD 1928

Historic Name: Millard House **Other Name:**

Location: 1026 D St., Juneau **Legal Description:** Fr Lot 1; Block 226

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

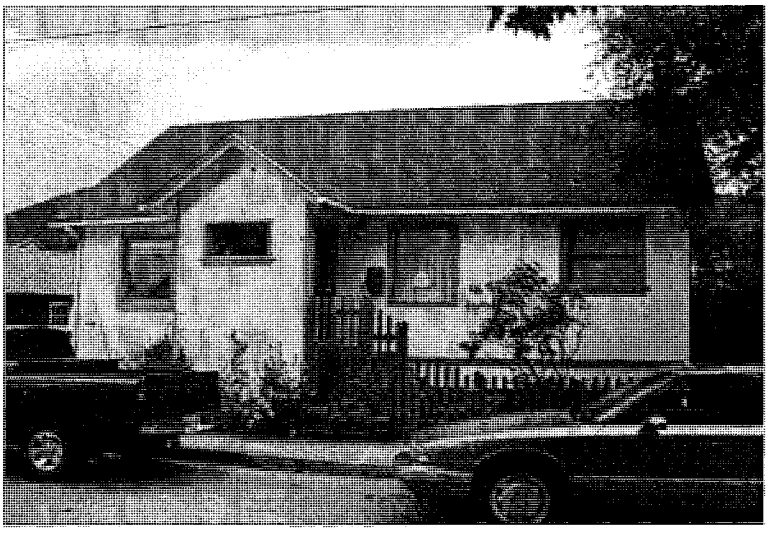
Architectural Style: Minimal Traditional

General Description: One and a half story side gable wood frame building with front gable over enclosed entry porch and small shed roofed appendage on left side, high profile asphalt shingle roofing, horizontal wood ship lap siding, concrete foundation

Architectural Features:

Historical Information: Ken and Gertrude (Jorgenson) Millard lived in the house in the 1940's and 1950's.

Alterations: Some newer windows



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-800 **CBJ #:** F-048 **Parcel #:** 1C060C170070 **Year Built:** AD 1928

Historic Name: Krause House **Other Name:** MacKinnon House

Location: 1025 D St., Juneau **Legal Description:** Fr Lot 4, Fr Lot 5, Block 217

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Italian Renaissance

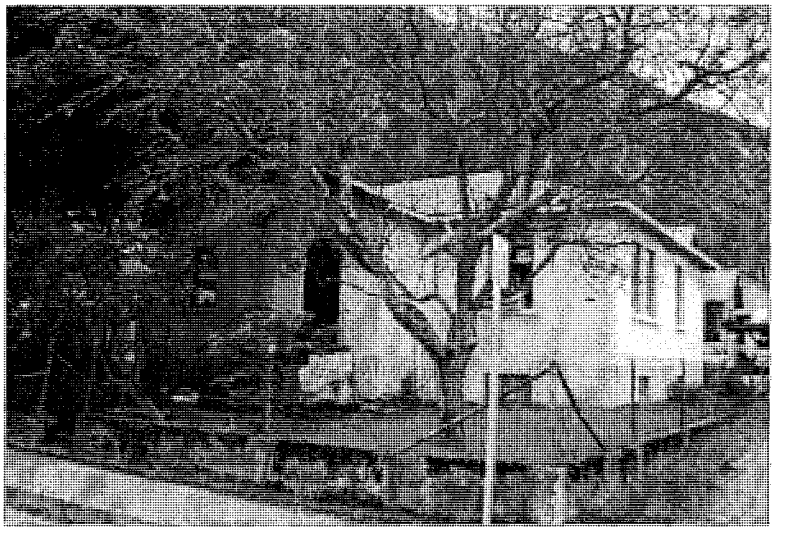
General Description: One story front gable wood frame building with hip roofed rear portion and small front gable over enclosed entry porch, asphalt shingle roofing, textured and smooth stucco siding, concrete foundation

Architectural Features: Arched top front door

Historical Information: Krause was a builder who constructed a number of buildings in Juneau. Art MacKinnon owned Reliable Transfer Company.

Alterations: Newer windows

Comments:



Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-801 **CBJ #:** F-049 **Parcel #:** 1C060C170080 **Year Built:** AD 1936

Historic Name: Forward House **Other Name:**

Location: 1011 D St., Juneau **Legal Description:** Fr Lot 6, Fr Lot 7; Block 217

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

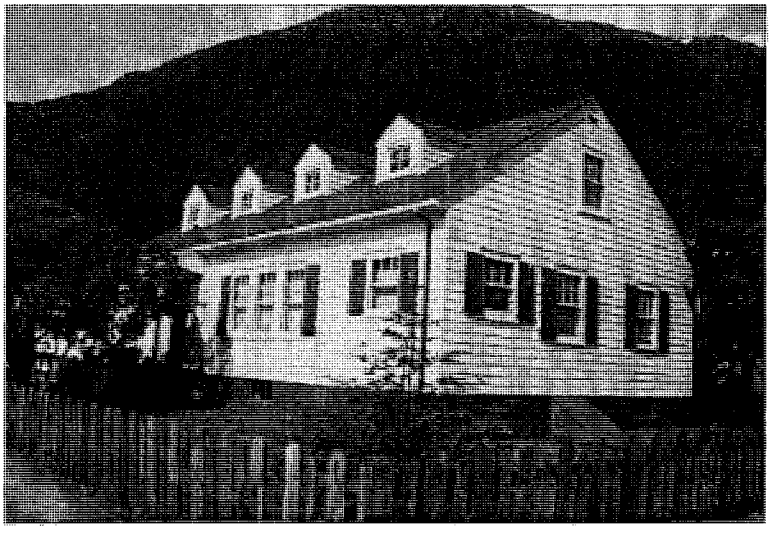
Architectural Style: Colonial Revival

General Description: One and a half story side gable wood frame building with four small gable roofed roof dormers and shed roofed open entry porch, high profile asphalt shingle roofing, horizontal wood lap siding, concrete foundation

Architectural Features: Decorative pilasters and columns at front porch

Historical Information: Forward worked for the US Forest Service. Others that have lived in the house include Ted Lupro, Chet Strohmeyer, and John Pugh who was Chancellor at University of Alaska Southeast.

Alterations:



Comments: Double car garage on site

Date Entry Date: 8/30/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-802 **CBJ #:** F-050 **Parcel #:** 1C060C180060 **Year Built:** AD 1939

Historic Name: Meek House **Other Name:**

Location: 925 D St., Juneau **Legal Description:** Fr Lot 4, Fr Lot 5; Block 218

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

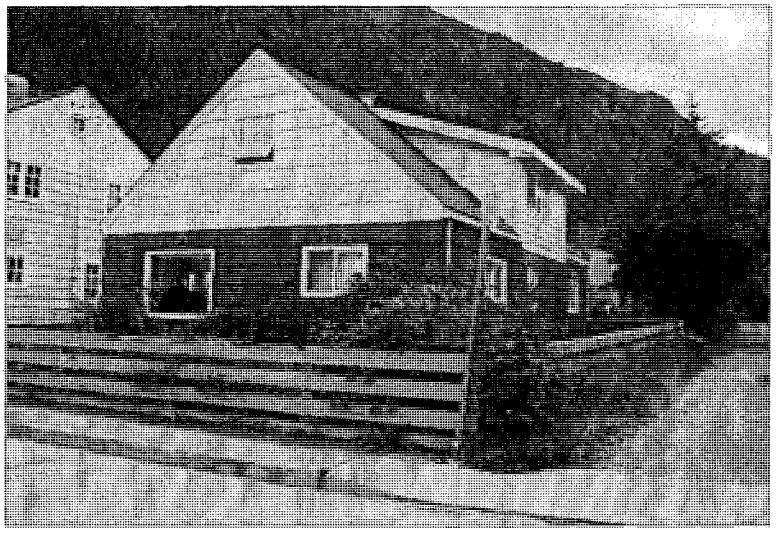
Architectural Style: Minimal Traditional

General Description: One and a half story front gable wood frame building with shed roofed wall dormer on right side and small side gable roofed enclosed entry porch on left side, asphalt shingle roofing, composite shingle siding, concrete foundation

Architectural Features:

Historical Information: Mary and Bob Meek lived in the house for a number of years. He was a pilot for U.S. Fish and Wildlife Service.

Alterations: Newer windows



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-803 **CBJ #:** F-051 **Parcel #:** 1C060C250020 **Year Built:** AD 1942

Historic Name: Orme House **Other Name:** Houston House

Location: 924 D St., Juneau **Legal Description:** Fr Lot 1, Block 225

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Minimal Traditional

General Description: One and a half story side gable wood frame building with small front gable over open entry porch, standing seam metal roofing, composite shingle siding, concrete foundation

Architectural Features:

Historical Information: Jim and Jesse Orme built the house. Stu and Emma Houston lived in the house for many years. He worked for Juneau Motors and later for the Alaska Department of Transportation. She worked at the First National Bank.

Alterations: Newer windows

Comments: Designed by H.B. Foss Company, Architects for Mr. & Mrs. James Orme in March 1941.

Date Entry Date: 12/14/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-804 **CBJ #:** F-052 **Parcel #:** 1C060C180070 **Year Built:** AD 1945

Historic Name: Kristare House **Other Name:** Wright House

Location: 923 D St., Juneau **Legal Description:** Fr Lot 6, Fr Lot 7; Block 218

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

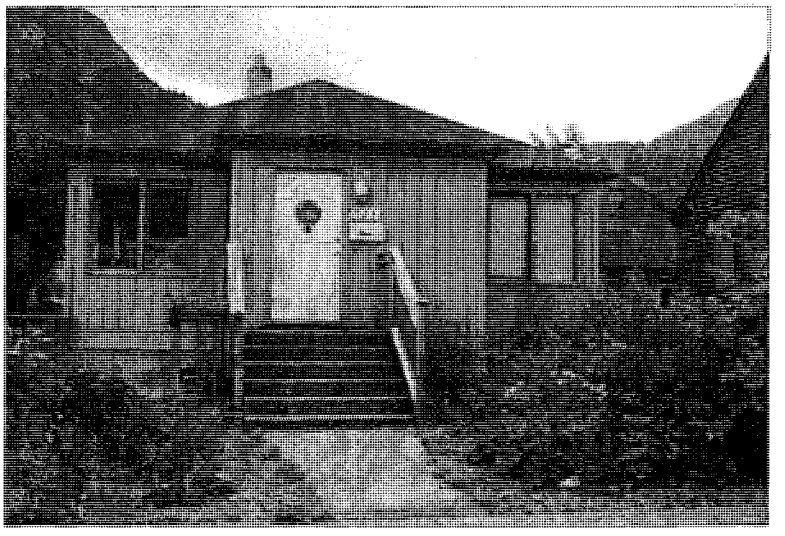
Architectural Style: Minimal Traditional

General Description: One story hip roofed wood frame building with hip roofed enclosed entry porch, asphalt shingle roofing, vertical T1-11 plywood siding, concrete foundation

Architectural Features:

Historical Information: Bud Kristare lived in the house for many years. Ed and Pryme Wright also lived in the house.

Alterations: Newer windows, plywood siding



Comments: Designed by H.B. Foss Company, Architects for Alaska Federal Savings & Loan Association in December 1944.

Date Entry Date: 12/12/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-805 **CBJ #:** F-053 **Parcel #:** 1C060C180080 **Year Built:** AD 1945

Historic Name: Stewart House **Other Name:**

Location: 921 D St., Juneau **Legal Description:** Fr Lot 6, Fr Lot 7; Block 218

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

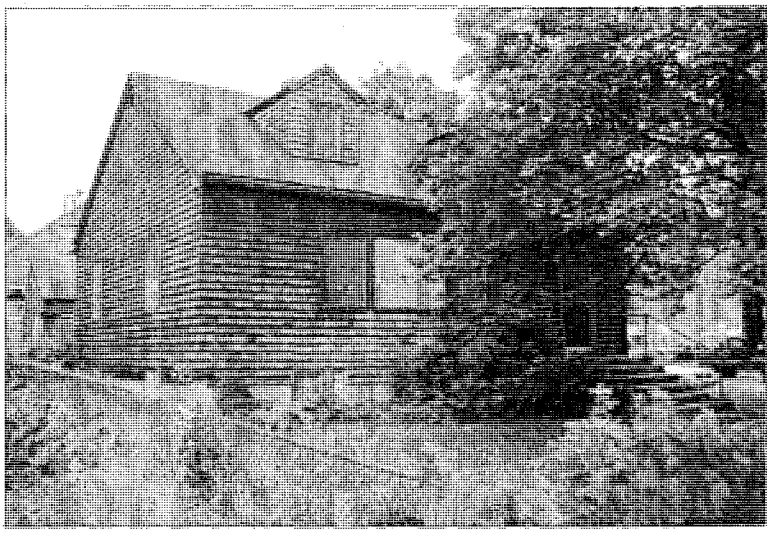
Architectural Style: Minimal Traditional

General Description: One and a half story side gable wood frame building with two front gable roofed roof dormers, asphalt shingle roofing, wood shingle siding, concrete foundation

Architectural Features:

Historical Information: B.D. Stewart built the house. He and his wife lived in the house for many years. B.D. was an engineer with the Federal Highway Administration. He is Judge Tom Stewart's brother. Tom still lives in Juneau.

Alterations: Single car separated garage constructed on site.



Comments: Designed by H.B. Foss Company, Architects for Mr. & Mrs. E. Eustace in July 1939. House was not built at that time but later by Stewart.

Date Entry Date: 12/12/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-806 **CBJ #:** F-054 **Parcel #:** 1C030C150050 **Year Built:** AD 1920

Historic Name: Bloomquist House **Other Name:**

Location: 1123 C St., Juneau **Legal Description:** Lot 5, Block 215

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

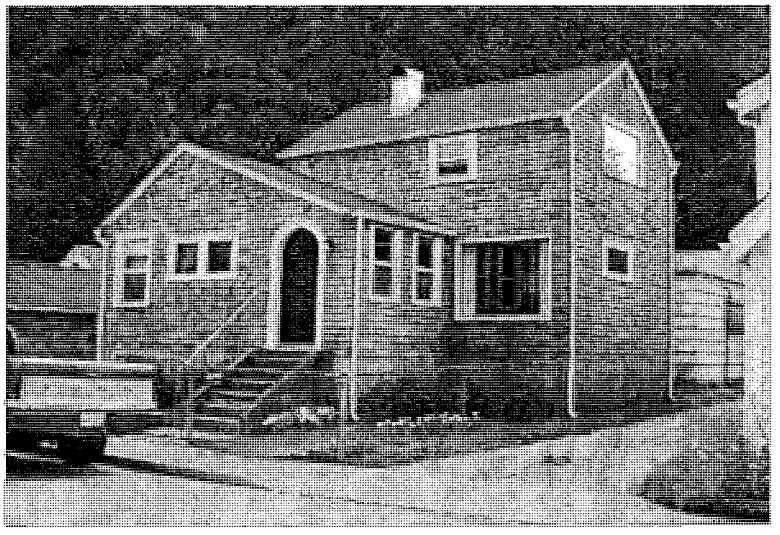
Architectural Style: Mixed

General Description: Two story side gable wood frame building with one story front asymmetrical gable roofed appendage at front, asphalt shingle roofing, wood shingle siding, concrete foundation

Architectural Features:

Historical Information: Al and Anna Bloomquist continue to live in the house after many years. He worked for the power company and she worked for the Bureau of Indian Affairs.

Alterations: Some newer windows



Comments: Small garage on site

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-807 **CBJ #:** F-055 **Parcel #:** 1C030C150060 **Year Built:** AD 1933

Historic Name: H. Berg House 2 **Other Name:**

Location: 1109 C St., Juneau **Legal Description:** Lot 6; Block 215

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Craftsman

General Description: One and a half story side gable wood frame building with shed roofed roof dormer on front, wood shingle roofing, horizontal wood lap siding with wood shingle siding in gables and at dormer, concrete foundation, full basement

Architectural Features: Exposed rafter tails

Historical Information: The house was built by Hans Berg. He and his wife Mandis lived in the house from 1933 to 1967. Hans owned Berg Construction Company. Son Cliff Berg still lives in Juneau. Kieth Weiss lived here for a number of years. Jim and Susan Clark currently live in the house. He was Governor Murkowski's Chief of Staff.

Alterations: Detached garage has had second story added and enclosed stair connection to house

Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-808 **CBJ #:** F-056 **Parcel #:** 1C060C140010 **Year Built:** AD 1934

Historic Name: McLean House **Other Name:** McLeod House

Location: 1037 C St., Juneau **Legal Description:** Lot 5; Block 214

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Minimal Traditional

General Description: One story sided gable wood frame building , standing seam metal roofing, composite shingle siding, concrete foundation, full basement

Architectural Features:

Historical Information: A.K. "Spike" McLean and his wife Connie built the house. He owned a sheet metal business and later worked for the Bureau of Indian Affairs. Jeanette and Chuck McLeod have lived in the house since 1983. He was a fisherman and later a boat captain with the Alaska Department of Fish and Game.

Alterations: Small greenhouse added to left side

Comments:

Date Entry Date: 9/27/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-809 **CBJ #:** F-057 **Parcel #:** 1C060C170020 **Year Built:** AD 1915

Historic Name: Whittier House **Other Name:**

Location: 1026 C St., Juneau **Legal Description:** Fr Lot 1; Block 217

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

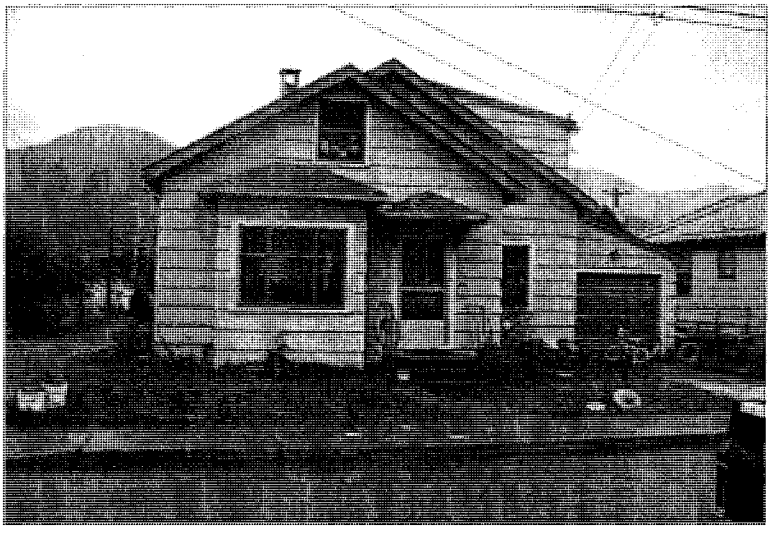
Architectural Style: National

General Description: One and a half story front gable wood frame building with shed roofed roof dormer on right side and hip roofed bay window appendage at front and hip roofed open entry porch, asphalt shingle roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Judson and Arlene Whittier lived in the house for many years. He was a vice president at the 1st National Bank and she was a teacher.

Alterations:



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Gary Gillette

Casey Shattuck Historic Building Survey

AHRS #: JUN-810 **CBJ #:** F-058 **Parcel #:** 1C030C130050 **Year Built:** AD 1938

Historic Name: Blake House **Other Name:** MacKinnon House

Location: 933 C St., Juneau **Legal Description:** Fr Lot 5; Block 213

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

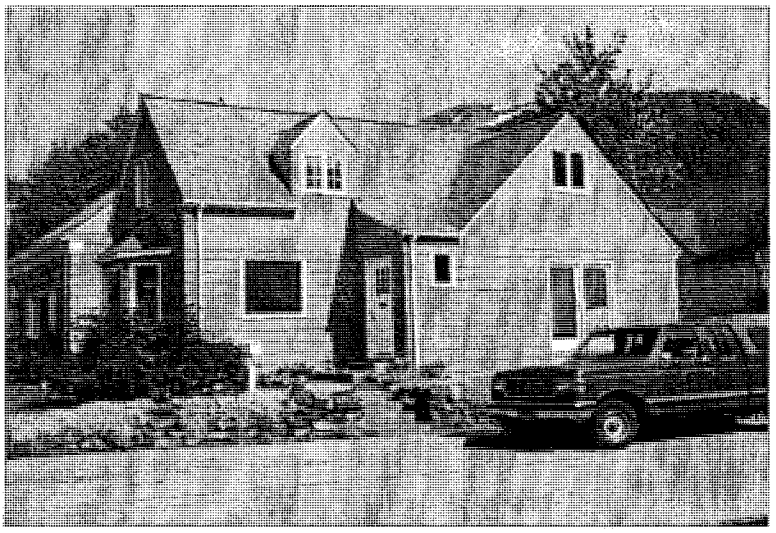
Architectural Style: Tudor Revival

General Description: One and a half story cross gable wood frame building with small front gable roofed wall dormer on front and hip roofed bay window appendage on left side, asphalt shingle roofing, composite shingle siding with vertical wood siding above door and window header height, concrete foundation, partial basement

Architectural Features: Flared eave roof portion over enclosed entry porch

Historical Information: Ruth and Kelly Blake built the house and lived in it until 1951. Skip and Jane McKinnon lived in the house from 1951 to 1962. They owned the Alaska Laundry which remains in business today. The house was bought by Richard and Mary Peter in the 1960's. He worked for KINY radio.

Alterations: Some newer windows



Comments:

Date Entry Date: 9/27/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-811 **CBJ #:** F-059 **Parcel #:** 1C060C130060 **Year Built:** AD 1941

Historic Name: Ninnis House **Other Name:**

Location: 923 C St., Juneau **Legal Description:** Fr Lot 5; Block 213

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

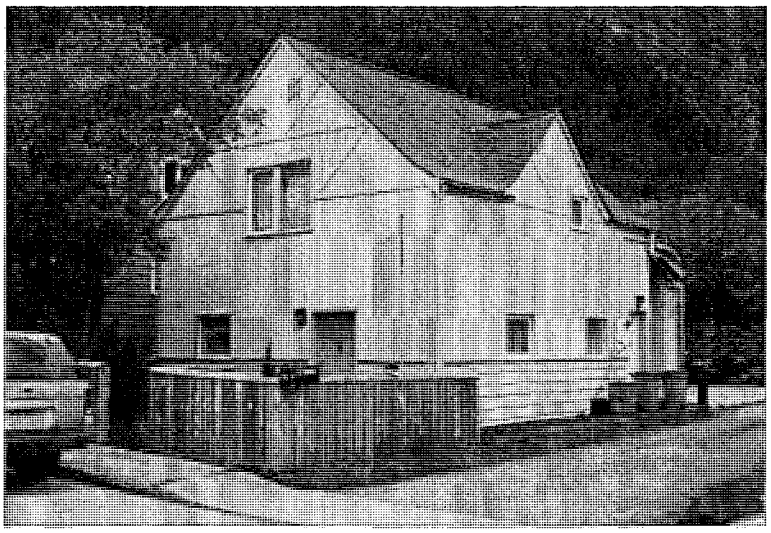
Architectural Style: No Style

General Description: One and a half story front gable wood frame building with gable roofed wall dormer on each side, asphalt shingle roofing, resawn plywood siding with horizontal wood lap siding wainscoting, concrete foundation

Architectural Features:

Historical Information: Elroy Ninnis and family lived in the house for a number of years. He owned Juneau Motor Company. His sister Thelma Ladum also lived in the house. She was a teacher.

Alterations: This building was originally a two car garage with apartment on top. Has been remodeled as a two level residence.



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-812 **CBJ #:** F-060 **Parcel #:** 1C060C130070 **Year Built:** AD 1931

Historic Name: Shindler House **Other Name:**

Location: 917 C St., Juneau **Legal Description:** Fr Lot 6; Block 213

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

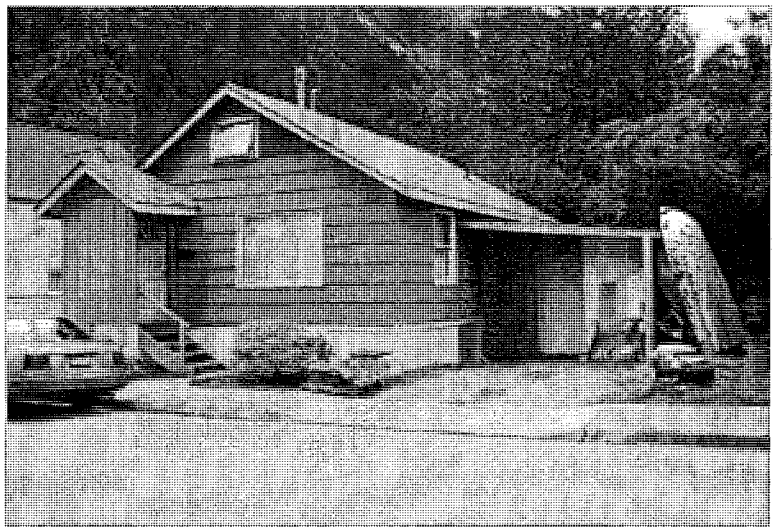
Architectural Style: Minimal Traditional

General Description: One story front gable wood frame building with small front gable roofed enclosed entry porch, asphalt shingle roofing, composite shingle siding with T1-11 plywood at entry porch, concrete foundation

Architectural Features:

Historical Information: Shilndler family lived in the house for many years.

Alterations: Shed roofed open car port to right side



Comments:

Date Entry Date: 8/30/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-813 **CBJ #:** F-061 **Parcel #:** 1C060C130080 **Year Built:** AD 1936

Historic Name: Haffner House **Other Name:**

Location: 907 C St., Juneau **Legal Description:** Fr Lot 6; Block 213

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

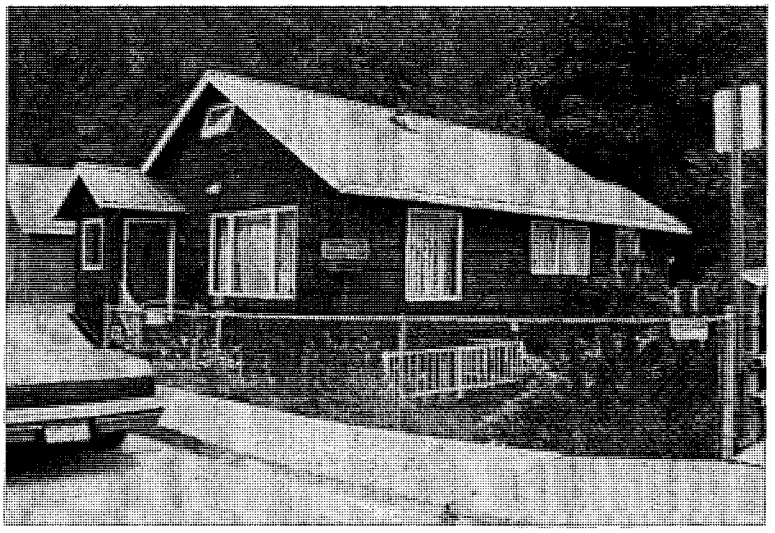
Architectural Style: Minimal Traditional

General Description: One story front gable wood frame building with small gable roofed enclosed entry porch, delta rib metal roofing, composite shingle siding, concrete foundation

Architectural Features:

Historical Information: Everett Judson lived in the house until 1957. Since then Duane Haffner and family have occupied the house. He worked for the local sawmill and Alaska Electric Light and Power. He continues to live in the house and operates a sharpening business in basement.

Alterations: Newer windows



Comments:

Date Entry Date: 8/17/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-814 **CBJ #:** F-062 **Parcel #:** 1C060C120040 **Year Built:** AD 1926

Historic Name: Jimmy Larsen Shop **Other Name:** Berggren

Location: 817 C St., Juneau **Legal Description:** Fr Lot 8 & Fr Lot 5; Block 212

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

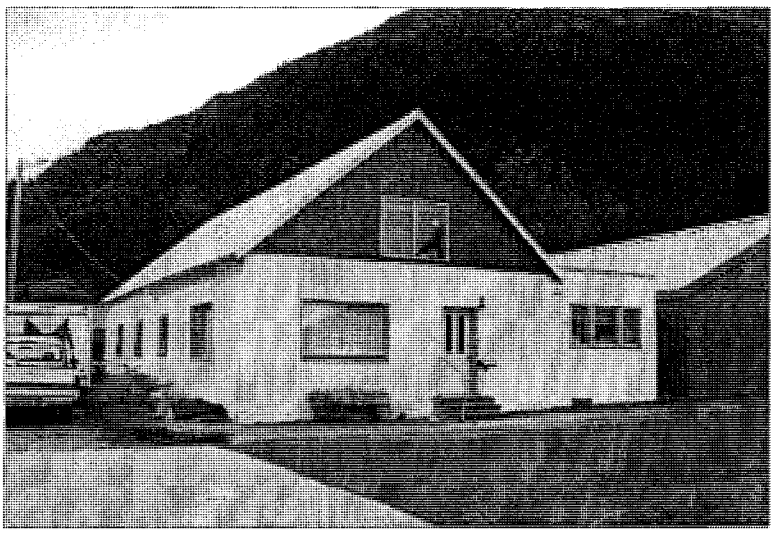
Architectural Style: Minimal Traditional

General Description: One and a half story front gable wood frame building with flat roofed appendage to right side, delta rib metal roofing, stucco siding with vertical delta rib metal in gable, concrete foundation

Architectural Features:

Historical Information: The building was built by Red Wright as a boat building shop. Jimmy Larsen bought it for his construction shop. Ione Berggren rented an apartment in the building for many years. Robert Larsen, son of Jimmy Larsen owns the building.

Alterations: Stucco wall coverings and newer windows have been added over the years.



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-815 **CBJ #:** F-063 **Parcel #:** 1C030C150100 **Year Built:** AD 1919

Historic Name: Vukovitch House **Other Name:**

Location: 1116 B St., Juneau **Legal Description:** Lot 10; Block 215

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

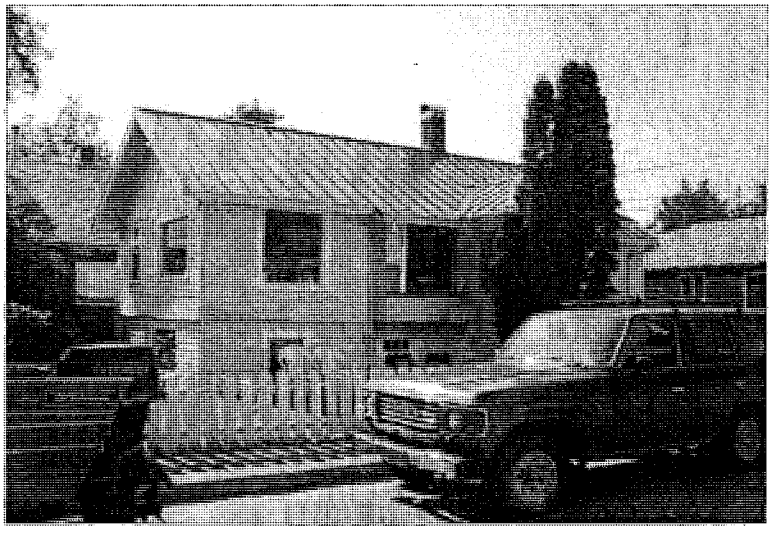
Architectural Style: Craftsman

General Description: One story side gable wood frame building with small hip roofed enclosed entry porch, delta rib metal roofing, horizontal wood lap siding, concrete foundation, full basement

Architectural Features: Roof brackets

Historical Information: Steve Vukovitch was a clothing salesman and served in the Territorial legislature.

Alterations: Some newer windows



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-816 **CBJ #:** F-064 **Parcel #:** 1C030C140010 **Year Built:** AD 1936

Historic Name: Turner House **Other Name:**

Location: 1030 B St., Juneau **Legal Description:** Lot 1; Block 214

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

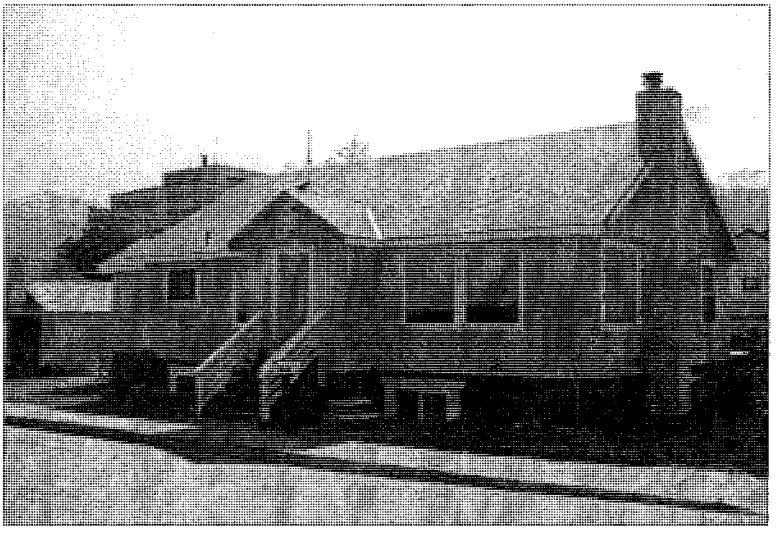
Architectural Style: Minimal Traditional

General Description: One story side gable wood frame building with small front gable roofed enclosed entry porch and side gable roofed appendage on left side, asphalt shingle roofing, horizontal wood lap siding, concrete foundation, partial basement

Architectural Features:

Historical Information: John and Lillian Turner lived in the house for many years. They were both teachers. Lillian is the sister of Kinky Bayers a local known photographer and collector.

Alterations: Newer windows



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-817 **CBJ #:** F-065 **Parcel #:** 1C030C080040 **Year Built:** AD 1910

Historic Name: H. Berg House 1 **Other Name:** Soboleff House

Location: 1003 B St., Juneau **Legal Description:** Lot 6; Block 208

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

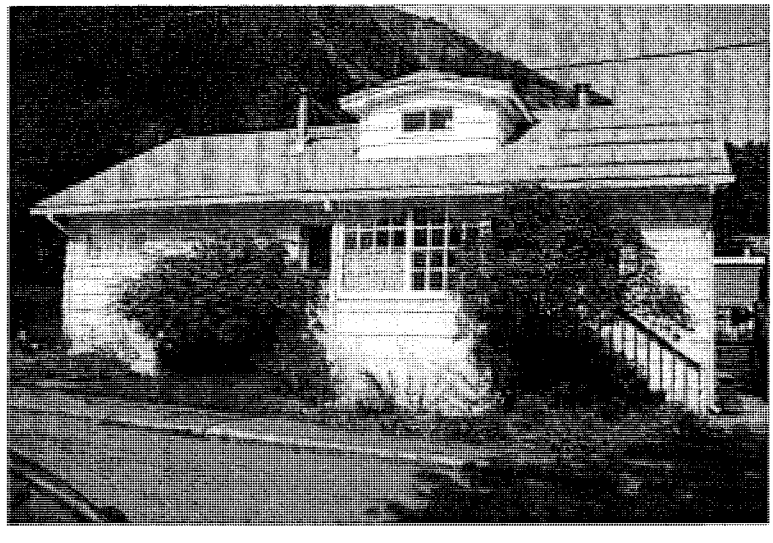
Architectural Style: National

General Description: One and a half story side gable wood frame building with front gable roofed roof dormer and shed roofed enclosed entry porch, delta rib metal roofing, composite shingle siding, concrete foundation. A full basement was added later after a fire about 1948.

Architectural Features:

Historical Information: The house was built by Berg Construction Company. Hans Berg bought the house in 1920 and lived in it until 1933. It was later used for many years as the Manse for the pastors of Juneau Memorial Presbyterian Church and later the Northern Light United Church. Reverend Walter Soboleff was a minister for the Presbyterian Church and lived in the house for many years.

Alterations: A full basement was added after a fire about 1948. There was also an addition to the south side of the original building in 1950.



Comments: Small garage on site

Date Entry Date: 9/27/2004

Current Photo Date: September 2001Se

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-818 **CBJ #:** F-066 **Parcel #:** 1C060C140060 **Year Built:** AD 1946

Historic Name: Jimmy Larsen House 19 **Other Name:** Puustinen House

Location: 1002 B St., Juneau **Legal Description:** Fr Lot 10; Block 214

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

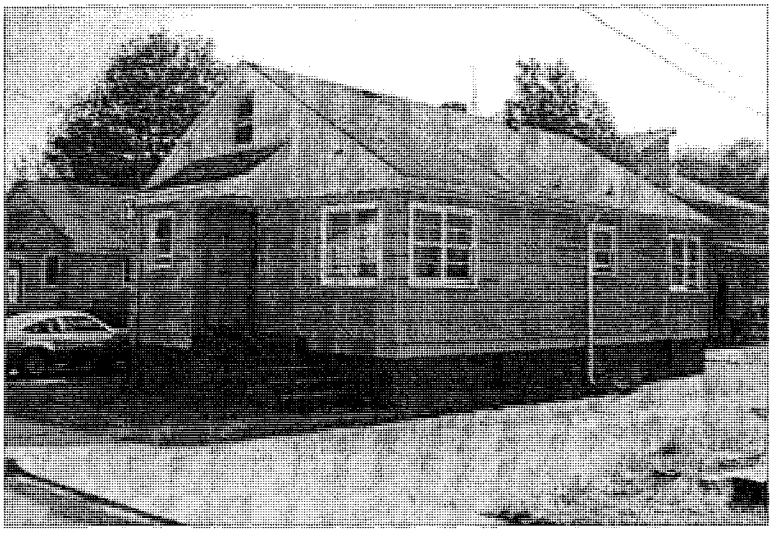
Architectural Style: Minimal Traditional

General Description: One and a half story front gable wood frame building with flared eave shed roofed enclosed entry porch at front, asphalt shingle roofing, composite shingle siding with vertical wood siding in gable, concrete foundation

Architectural Features:

Historical Information: Ike and Rosella Puustinen lived in the house in the 1950's. He worked for the Alaska Juneau Gold Mine and later was a fisherman. Bernie and Barbara Hulk lived in the house for a number of years. Bernie also worked in the A J Mine and was Chief of Police in the 1950's.

Alterations:



Comments:

Date Entry Date: 9/27/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-819 **CBJ #:** F-067 **Parcel #:** 1C060C090060 **Year Built:** AD 1946

Historic Name: Butler/Dale House **Other Name:** McCormick House

Location: 903 B St., Juneau **Legal Description:** Lot 6; Block 209

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Mixed

General Description: One and a half story side gable wood frame building with side gable roofed enclosed entry porch on right side and two front gable roofed roof dormers and hip roofed bay window appendage on front, standing seam metal roofing, horizontal vinyl lap siding, concrete foundation, full basement

Architectural Features:

Historical Information: Walt Stutte built the house for Evelyn Butler and George Dale. John and Louise Argetsinger owned the house from 1950 to the mid 1960's. He was and engineer for the Alaska Public Works. Tony McCormick has lived in the house for many years.

Alterations: Detached single car garage constructed on site. Original windows have been removed and replaced with newer units.

Comments: Designed by H.B. Foss Company, Architects for Evelyn I. Butler and George A. Dale in March 1945.

Date Entry Date: 12/12/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-820 **CBJ #:** F-068 **Parcel #:** 1C060C100050 **Year Built:** AD 1912

Historic Name: Orme House 1 **Other Name:** Lafavour House

Location: 825 B St., Juneau **Legal Description:** Lot 5; Block 210

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

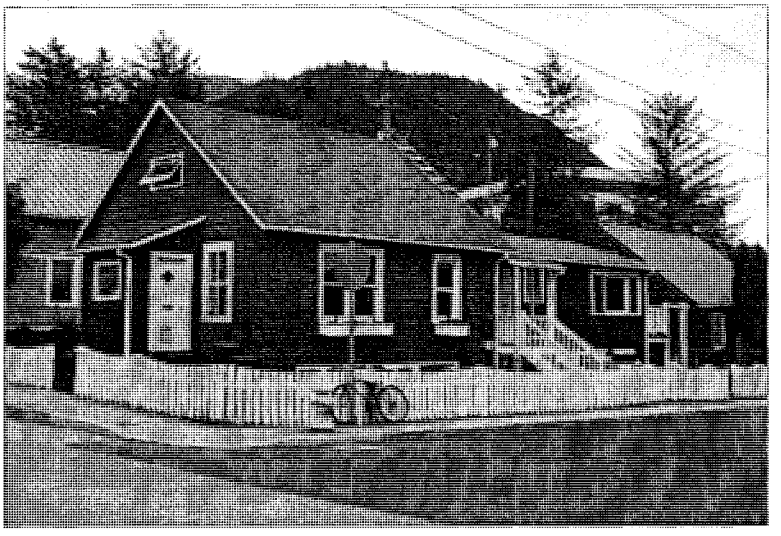
Architectural Style: National

General Description: One and a half story side gable wood frame building with shed roofed enclosed entry porch on left side, asphalt shingle roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Fred and Mona Orme lived in the house for many years. He worked at the Alaska Juneau Gold Mine. Later Ken and Reva Lafavour lived in the house for a number of years.

Alterations: Addition to right side of original building



Comments:

Date Entry Date: 9/27/2004

Current Photo Date: September 2001Se

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-821 **CBJ #:** F-069 **Parcel #:** 1C060C120060 **Year Built:** AD 1915

Historic Name: Bodding House **Other Name:**

Location: 822 B St., Juneau **Legal Description:** Fr Lot 10; Block 212

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

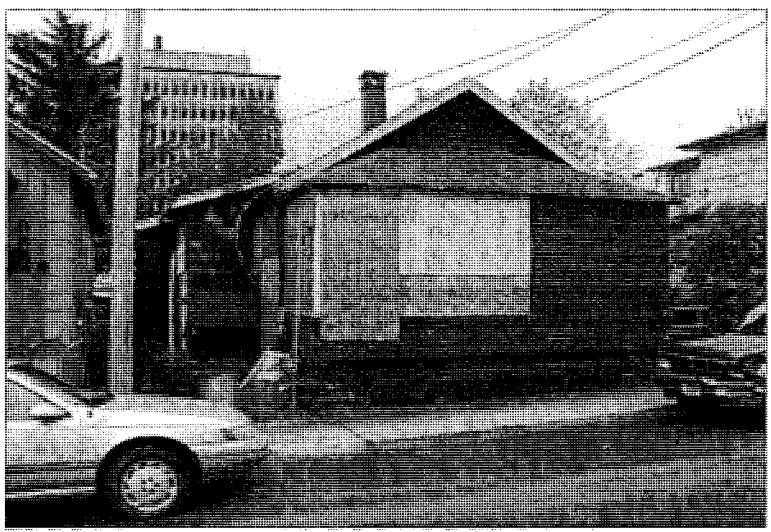
Architectural Style: National

General Description: One story front gable wood frame building with full width hip roofed enclosed entry and shed roofed appendage on left side, asphalt shingle roofing, wood shingle siding in narrow and wide pattern, concrete foundation, partial basement

Architectural Features:

Historical Information: Olaf Bodding lived in the house for many years. He operated a transfer company. His company's buildings were once to the west of the house.

Alterations: Some windows blocked with plywood



Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-822 **CBJ #:** F-070 **Parcel #:** 1C060C100060 **Year Built:** AD ca 1945

Historic Name: Gilligan House **Other Name:** Windsor House

Location: 819 B St., Juneau **Legal Description:** Lot 6; Block 210

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

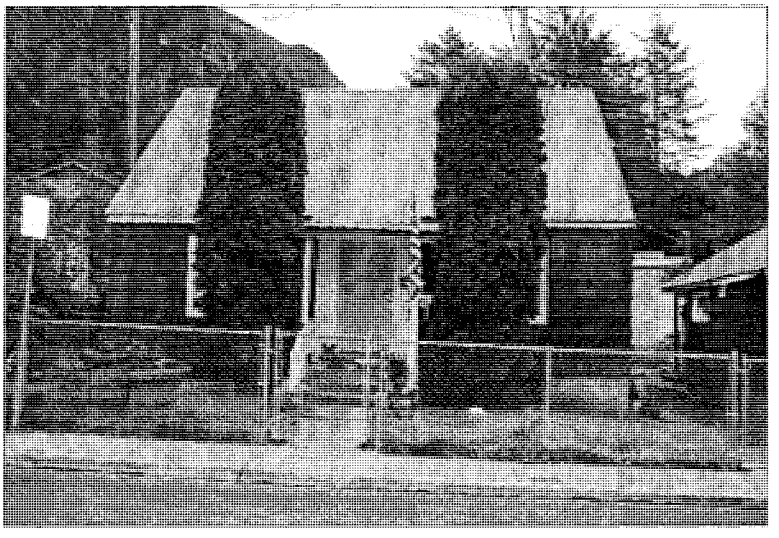
Architectural Style: Minimal Traditional

General Description: One and a half story side gable wood frame building with shed roofed open entry porch, delta rib metal roofing, composite shingle siding, concrete foundation

Architectural Features: Fluted pilasters each side of entry door

Historical Information: First residents were the H.J. Gilligan family. Paul and Martha Windsor lived in the house for many years.

Alterations:



Comments: Designed by H.B. Foss Company, Architects for Mr. & Mrs. H.J. Gilligan in March 1945.

Date Entry Date: 12/12/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes

Casey Shattuck Historic Building Survey

AHRS #: JUN-823 **CBJ #:** F-071 **Parcel #:** 1C060C120070 **Year Built:** AD 1915

Historic Name: Osborne House **Other Name:**

Location: 818 B St., Juneau **Legal Description:** Fr Lot 10; Block 212

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Craftsman

General Description: One story front gable wood frame building with small front gable roofed enclosed entry porch and shed roofed appendage on left side, asphalt shingle roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features: Exposed rafter tails

Historical Information: Elsie and Orville Osborne lived in the house for many years. He worked for the telephone company and later as a fisherman.

Alterations:

Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-824 **CBJ #:** F-072 **Parcel #:** 1C060C100060 **Year Built:** AD 1932

Historic Name: AEL&P Worker House 1 **Other Name:**

Location: 815 B St., Juneau **Legal Description:** Lot 6; Block 210

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Craftsman

General Description: One story front gable wood frame building with front gable roofed open entry porch, delta rib metal roofing, composite shingle, siding, concrete foundation

Architectural Features: Roof brackets at gables, square columns at porch, exposed rafter tails

Historical Information: Built by Alaska Electric Light and Power to house employees.

Alterations:

Comments:

Date Entry Date: 8/17/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-825 **CBJ #:** F-073 **Parcel #:** 1C060C100070 **Year Built:** AD 1932

Historic Name: AEL&P Worker House 2 **Other Name:** Talkington House

Location: 809 B St., Juneau **Legal Description:** Lot 7; Block 210

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

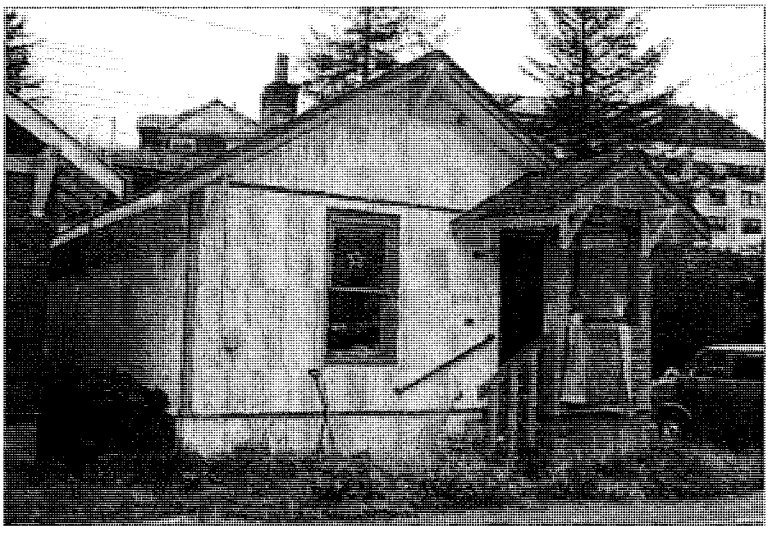
Architectural Style: Craftsman

General Description: One story front gable wood frame building with front gable roofed open entry porch, asphalt shingle roofing, vertical T1-11 plywood siding, concrete foundation

Architectural Features: Roof brackets at gables, square columns at entry porch

Historical Information: Built by Alaska Electric Light and Power to house employees. Paul and Jean Talkington lived in the house for many years.

Alterations:



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-826 **CBJ #:** F-074 **Parcel #:** 1C030C050040 **Year Built:** AD 1914

Historic Name: Sturrock House **Other Name:**

Location: 1117 A St., Juneau **Legal Description:** Lot 4; Block 205

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

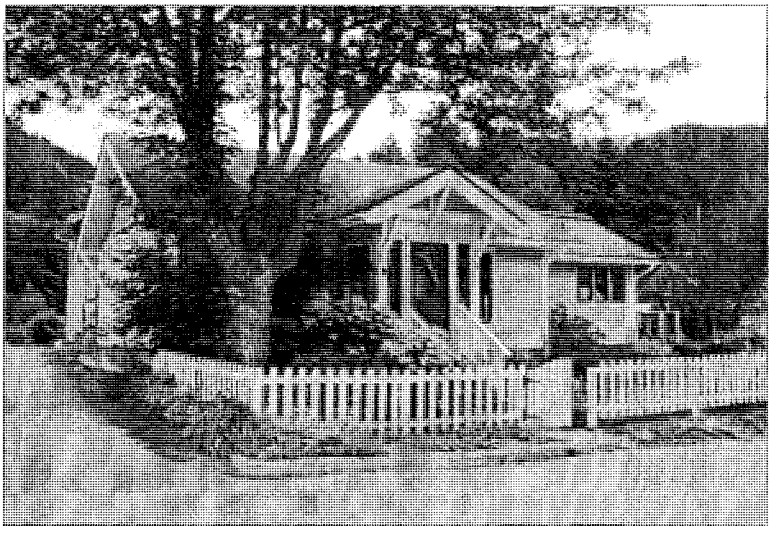
Architectural Style: Craftsman

General Description: One story side gable wood frame building with centered front gable roofed open entry porch, asphalt shingle roofing, horizontal wood lap siding with wood shingle siding in gables, concrete foundation, full basement

Architectural Features: Roof brackets at gables

Historical Information: Stick and Betty Sturrock lived in the house for many years. He worked for the phone company.

Alterations: Newer windows, side gable addition and deck on right side



Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-827 **CBJ #:** F-075 **Parcel #:** 1C030C040040 **Year Built:** AD 1930

Historic Name: **Other Name:**

Location: 1029 A St., Juneau **Legal Description:** Lot 5; Block 204

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Minimal Traditional

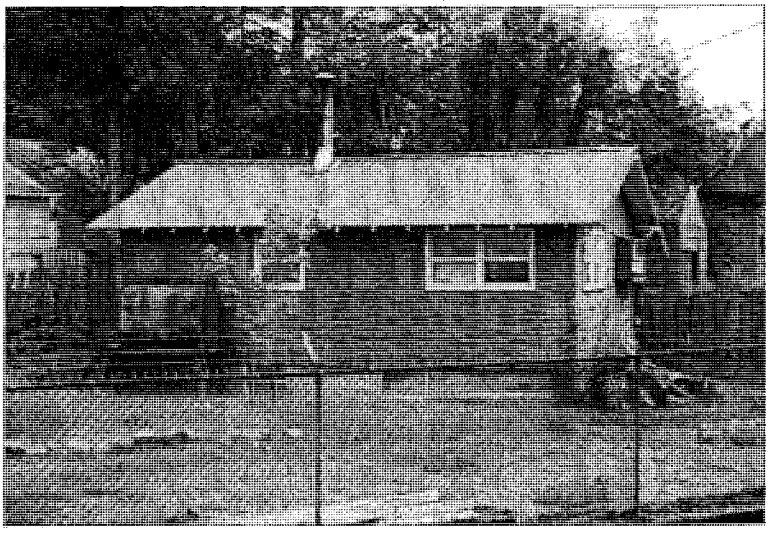
General Description: One story side gable wood frame building with shed roof over entry, delta rib metal roofing, asphalt brick pattern siding, concrete foundation, partial basement

Architectural Features:

Historical Information:

Alterations:

Comments:



Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-828 **CBJ #:** F-076 **Parcel #:** 1C030C090010 **Year Built:** AD 1945

Historic Name: Stragier House **Other Name:**

Location: 926 A St., Juneau **Legal Description:** Fr Lot 1; Block 209

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

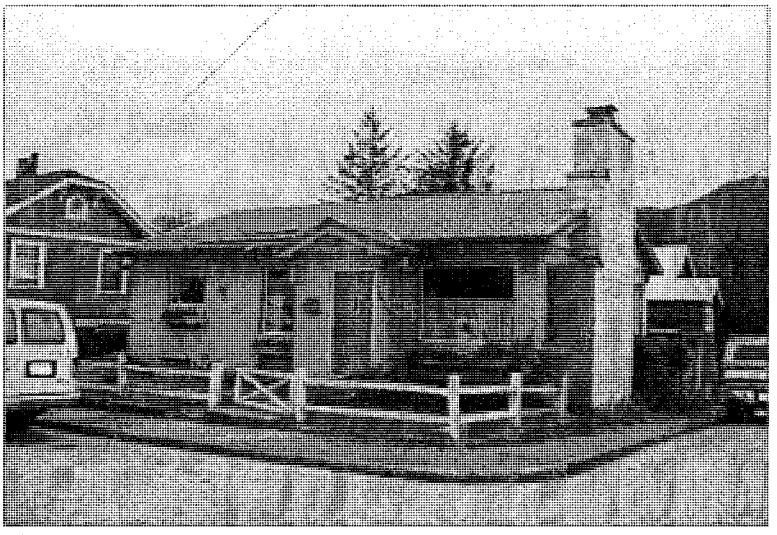
Architectural Style: Ranch

General Description: One story side gable concrete block building with small front gable over entry, delta rib metal roofing, concrete block with vertical wood siding in gables, concrete block foundation, full basement

Architectural Features:

Historical Information: George and Dorothy Stragier lived in the house for many years. He was a pilot for Alaska Coastal Airlines.

Alterations:



Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-829 **CBJ #:** F-077 **Parcel #:** 1C060C090010 **Year Built:** AD 1935

Historic Name: Ritter House **Other Name:**

Location: 924 A St., Juneau **Legal Description:** Fr Lot 1; Block 209

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

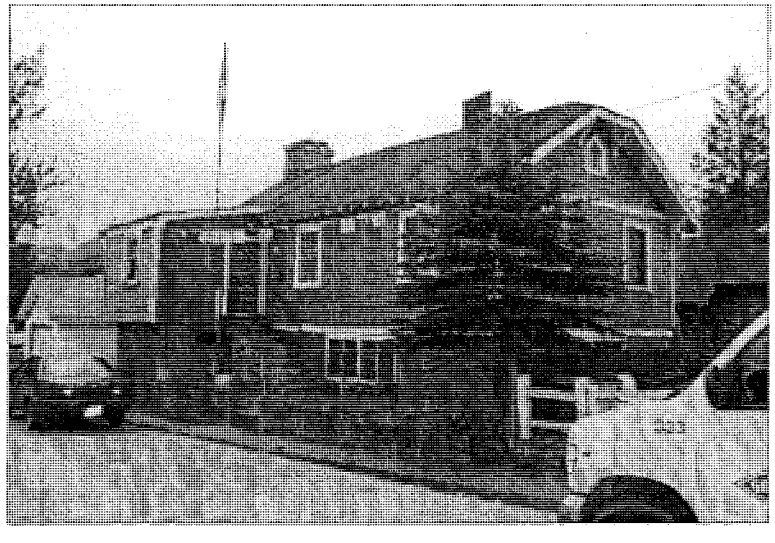
Architectural Style: Craftsman

General Description: One story side hip on gable wood frame building with shed roofed enclosed entry porch, asphalt shingle roofing, horizontal wood shiplap siding, concrete foundation, full basement

Architectural Features: Roof brackets at gables, exposed rafter tails

Historical Information: Grant Ritter and family lived in the house for many years. He worked for the city.

Alterations:



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-830 **CBJ #:** F-078 **Parcel #:** 1C030C030040 **Year Built:** AD 1920

Historic Name: G. Olson House **Other Name:**

Location: 923 A St., Juneau **Legal Description:** Lot 4 & 5; Block 203

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

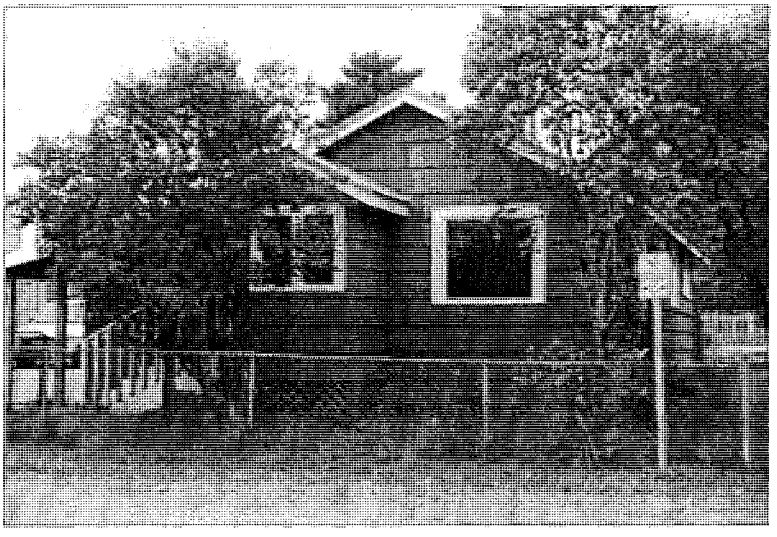
Architectural Style: National

General Description: One story side gable wood frame building with front gable appendage, delta rib metal roofing, composite shingle siding, concrete foundation, full basement

Architectural Features:

Historical Information: Gudrun Olson was a caterer and lived in the house for a long time.

Alterations:



Comments: Double car garage on site

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-831 **CBJ #:** F-079 **Parcel #:** 1C060C090030 **Year Built:** AD 1934

Historic Name: Doucette House **Other Name:**

Location: 922 A St., Juneau **Legal Description:** Fr Lot 2; Block 209

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Craftsman

General Description: One story front gable wood frame building with hip roofed entry porch, asphalt shingle roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Jeanette (Doucette) McLeod lived in the house with her parents for many years. She currently lives in the neighborhood with her husband Chuck.

Alterations:

Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-832 **CBJ #:** F-080 **Parcel #:** 1C060C020040 **Year Built:** AD 1932

Historic Name: J. Monagle, Jr. House **Other Name:**

Location: 825 A St., Juneau **Legal Description:** Lot 7; Block 202

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

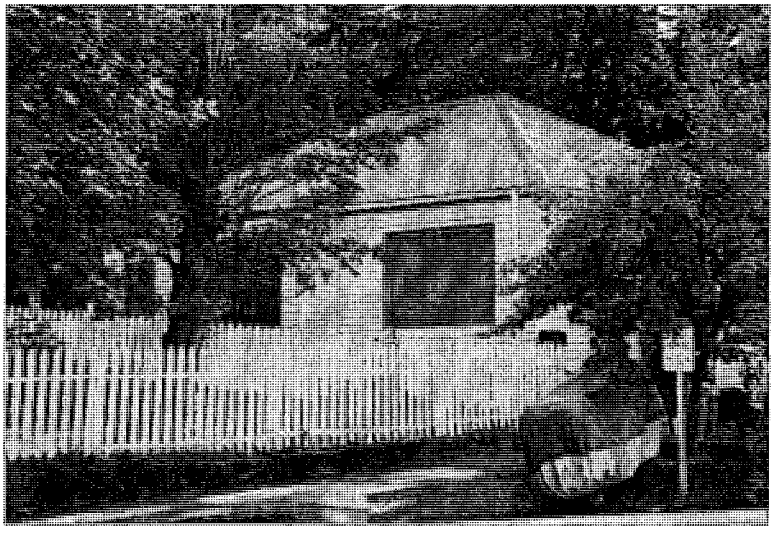
Architectural Style: National

General Description: One story hip roofed wood frame building with shed roofed enclosed entry porch on right side and hip roofed appendage on front, delta rib metal roofing, horizontal vinyl lap siding, concrete foundation, full basement

Architectural Features:

Historical Information: John Monagle, Jr. lived in the house with his family from 1958 until the mid 1970's. He was an Alaska State Trooper for 23 years.

Alterations:



Comments:

Date Entry Date: 9/27/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-833 **CBJ #:** F-081 **Parcel #:** 1C030C040010 **Year Built:** AD 1916

Historic Name: Burke House **Other Name:**

Location: 1038 Capitol Ave., Juneau **Legal Description:** Lot 1; Block 204

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

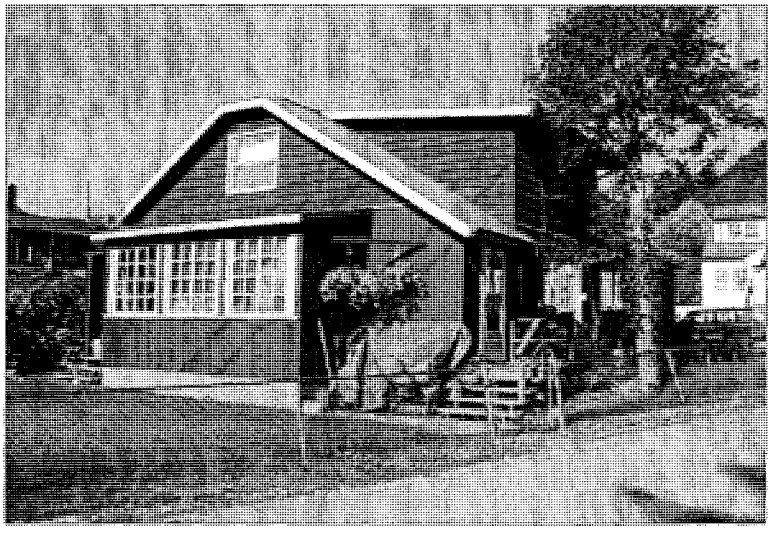
Architectural Style: No Style

General Description: One and a half story side hip on gable with shed roofed wall dormer on front, shed roofed appendage to left and flat roofed garage to right, asphalt shingle roofing, rough sawn reverse batten vertical plywood siding with horizontal wood lap siding at dormer, concrete column and wood post foundation

Architectural Features:

Historical Information: Mrs. Burke worked at the schools as a janitor.

Alterations:



Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-834 **CBJ #:** F-082 **Parcel #:** 1C030C040070 **Year Built:** AD 1912

Historic Name: Hildre House **Other Name:**

Location: 1018 Capitol Ave., Juneau **Legal Description:** Fr Lot 8 & Fr Lot 9; Block 204

Historic Use: Building, Single Dwelling **Current Use:** Building, Duplex Dwelling

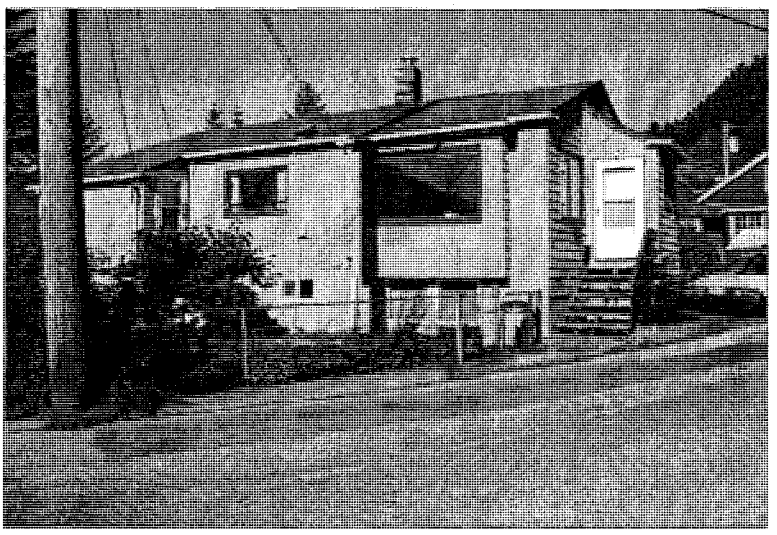
Architectural Style: National

General Description: One story side gable wood frame building with flared eave shed roofed entry to right and shed roofed entry on front, asphalt shingle roofing, wood shingle siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Peter and Anna Hildre lived in the house for a number of years. He was a fisherman. Jeanette Gould, who still lives in the neighborhood, grew up in the house.

Alterations:



Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-835 **CBJ #:** F-083 **Parcel #:** 1C030C040080 **Year Built:** AD 1932

Historic Name: A. Hildre House **Other Name:** Bonnett House

Location: 1011 Capitol Ave., Juneau **Legal Description:** Lot 8; Block 203

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

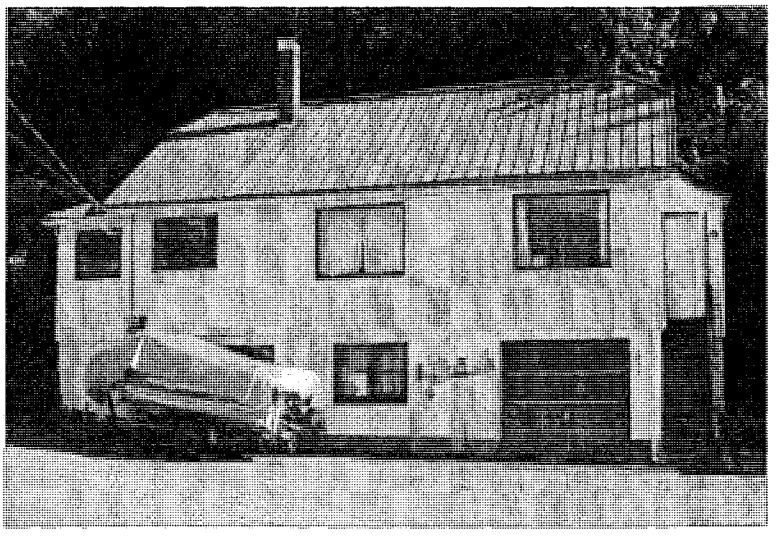
Architectural Style: Minimal Traditional

General Description: One story side hip on gable with hip roofed appendage on left side and flared eave shed roofed enclosed entry on right, delta rib metal roofing, horizontal vinyl lap siding, concrete foundation, full basement with daylight garage

Architectural Features:

Historical Information: Arnold Hildre built the house with his father, Peter. Artist Herb Bonnett has lived in the house for many years.

Alterations:



Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-836 **CBJ #:** F-084 **Parcel #:** 1C030C030020 **Year Built:** AD 1910

Historic Name: Wallin House **Other Name:**

Location: 923 Capitol Ave., Juneau **Legal Description:** Lot 2; Block 203

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

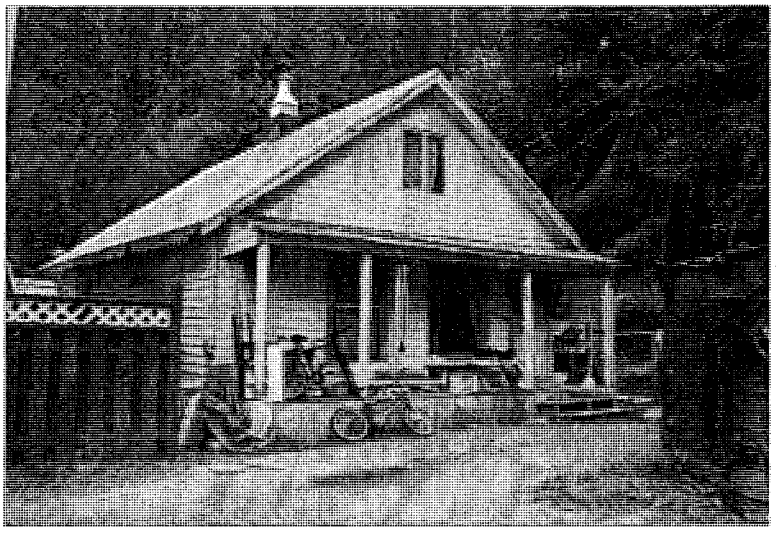
Architectural Style: National

General Description: One story front gable wood frame building with full width shed roofed open porch, corrugated metal roofing, wood shingle siding, wood post foundation

Architectural Features:

Historical Information: Ben Wallin and family have owned and lived in the house for many years.

Alterations:



Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-837 **CBJ #:** F-085 **Parcel #:** 1C030C040020 **Year Built:** AD 1920

Historic Name: Krugness House **Other Name:**

Location: 319 W. Eleventh St., Juneau **Legal Description:** Lot 3; Block 204

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: National

General Description: One and a half story front gable wood frame building with shed roofed roof dormer on left and open corner porch at entry, asphalt shingle roofing, composite shingle siding, concrete pier foundation, partial basement

Architectural Features:

Historical Information: John and Thine Krugness lived in the house for many years. He ran the grocery department of Beherends Department Store.

Alterations:

Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-838 **CBJ #:** F-086 **Parcel #:** 1C030C040030 **Year Built:** AD ca 1930

Historic Name: Lundstrom House **Other Name:**

Location: 327 W. Eleventh St., Juneau **Legal Description:** Lot 4; Block 204

Historic Use: Building, Single Dwelling **Current Use:** Building, Triplex Dwelling

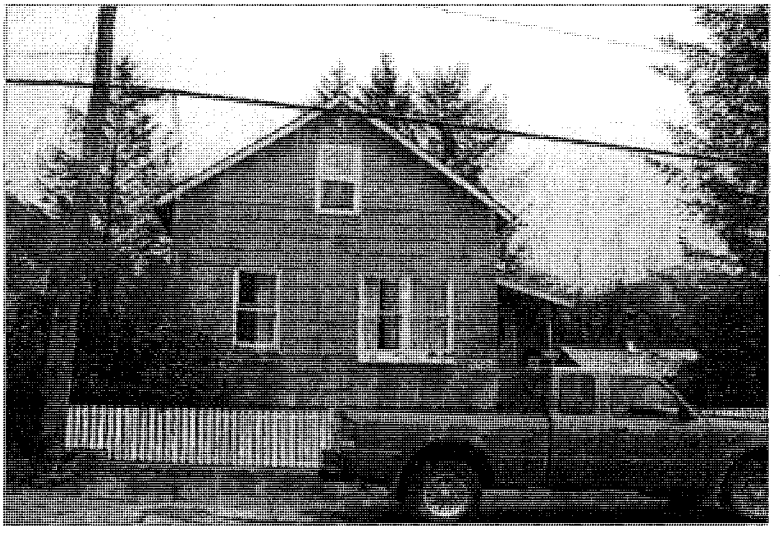
Architectural Style: National

General Description: One and a half story front gable wood frame building with shed roofed wall dormers each side and shed roofed enclosed entry on right, asphalt shingle roofing, composite shingle siding with wood shingle siding in gable, concrete foundation, full basement

Architectural Features:

Historical Information: Al Lundstrom and family lived in the house for many years.

Alterations:



Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-839 **CBJ #:** F-087 **Parcel #:** 1C030C080010 **Year Built:** AD 1939

Historic Name: Green House **Other Name:**

Location: 407 W. Eleventh St., Juneau **Legal Description:** Lots 1, 2 & 3; Block 208

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

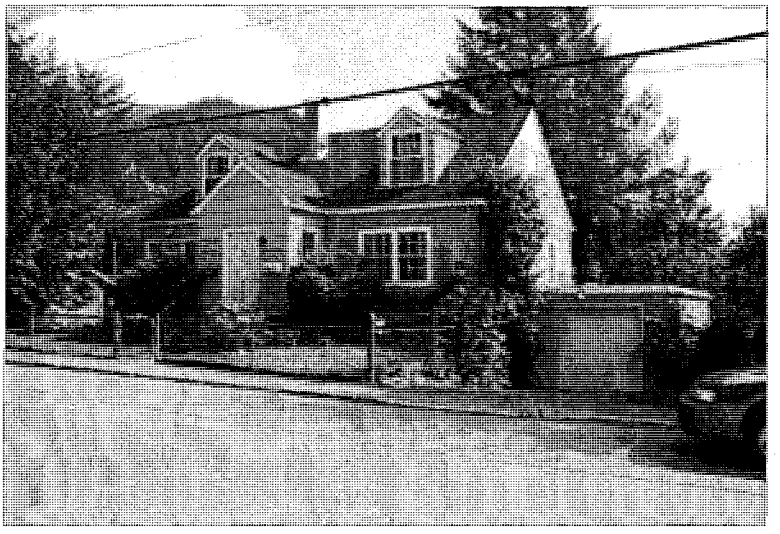
Architectural Style: Colonial Revival

General Description: One and a half story side gable wood frame building with two gable roofed roof dormers and centered front gable enclosed entry porch, asphalt shingle roofing, composite shingle siding with vertical wood siding at top of gable ends, concrete foundation, full basement

Architectural Features:

Historical Information: Henry and Betty Green lived in the house for many years. Henry worked for the Alaska Steamship Company. Betty taught high school English.

Alterations: Shed roofed garage added to right side



Comments:

Date Entry Date: 8/17/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-840 **CBJ #:** F-088 **Parcel #:** 1C030C080020 **Year Built:** AD 1917

Historic Name: Spain House **Other Name:**

Location: 427 W. Eleventh St., Juneau **Legal Description:** Fr Lot 4; Block 208

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

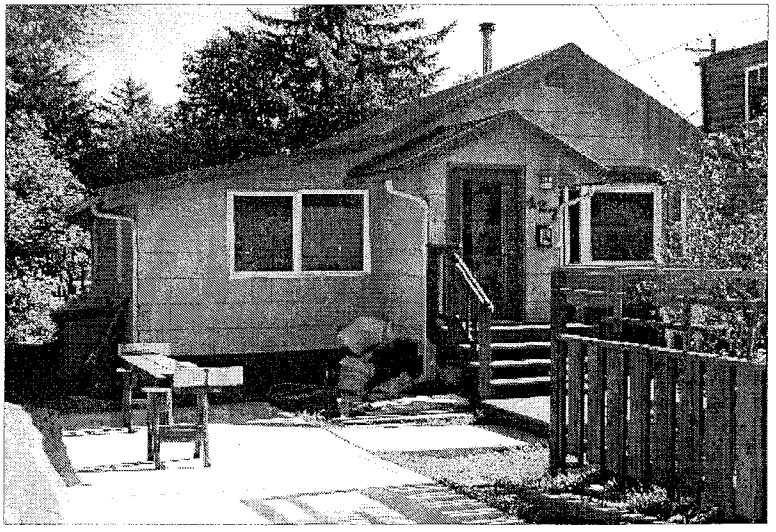
Architectural Style: National

General Description: One story front gable wood frame building with shed roofed side appendage, gable roofed enclosed front entry porch; bay window; delta rib metal roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Original house was constructed on a lot across the street and moved to this site in the 1940's. The original site is now the Northern Lights Church building. Cristi Herren and Chas Dense now live in the house. They constructed alteration of 2003.

Alterations: In 2003 the roof over front entry was changed to a gable roof and a bay window was added to the front elevation of the building. A deck was also added in 2003.



Comments:

Date Entry Date: 8/24/2004

Current Photo Date: August 2004

Survey By: Gary H. Gillette, Architect

Current Photo By: Gary H. Gillette, Architect

Casey Shattuck Historic Building Survey

AHRS #: JUN-841 **CBJ #:** F-089 **Parcel #:** 1C030C080030 **Year Built:** AD 1935

Historic Name: Gelotte House **Other Name:**

Location: 437 W. Eleventh St., Juneau **Legal Description:** Fr Lots 4 & 5; Block 208

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

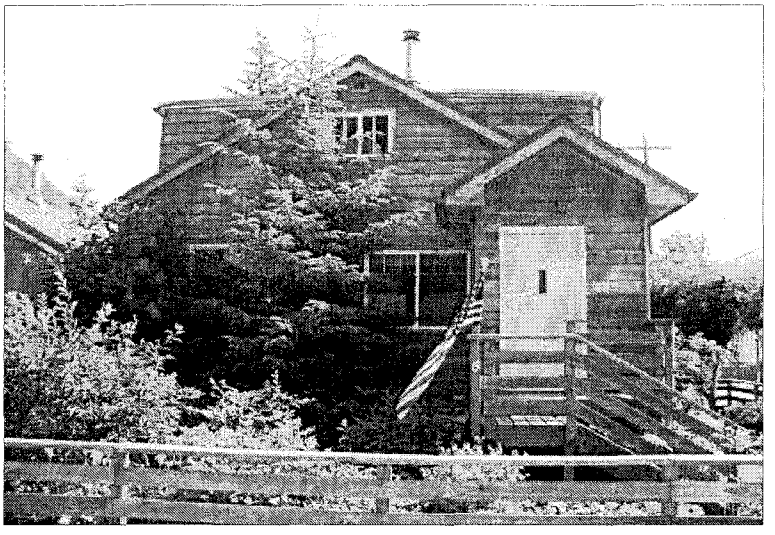
Architectural Style: No Style

General Description: One and a half story front gable wood frame building with shed roofed wall dormers each side and front gable roofed enclosed entry porch, asphalt shingle roofing, horizontal wood lap siding, concrete block foundation, partial basement

Architectural Features:

Historical Information: Ray and Doreen Gelotte lived in the house from 1958 until 1985. She was a teacher. Their son Dave Gelotte is a photographer and still lives in Juneau.

Alterations: Newer windows, large dormers added



Comments:

Date Entry Date: 8/17/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-842 **CBJ #:** F-090 **Parcel #:** 1C030C140020 **Year Built:** AD 1935

Historic Name: Schmitz House **Other Name:** Ohman House

Location: 511 W. Eleventh St., Juneau **Legal Description:** Lot 2; Block 214

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

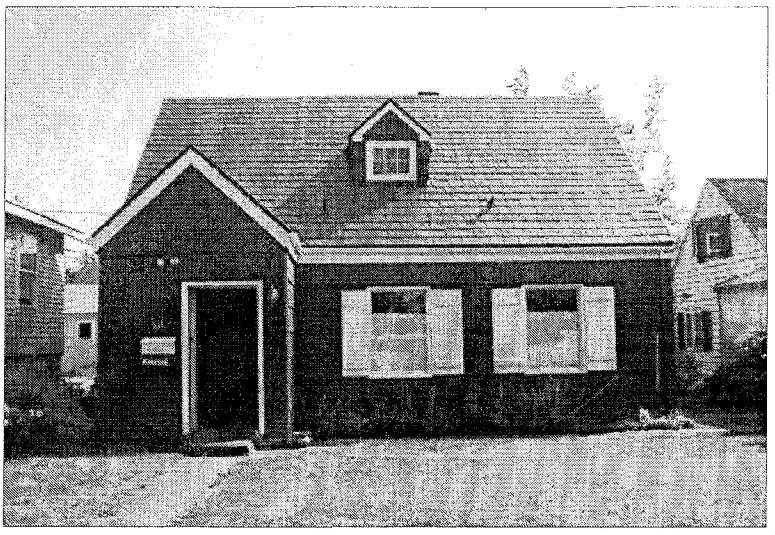
Architectural Style: Minimal Traditional

General Description: One and a half story side gable wood frame building with offset front gable roofed enclosed entry porch and small centered gable roofed roof dormer, metal shingle roofing, composite shingle siding, concrete foundation

Architectural Features:

Historical Information: Rose and Jack Schmitz lived in the house from 1938 to 1950. Gunnar and Lazzett Ohman bought the house in 1979 and Lazzett continues to live in the house.

Alterations: Some newer windows



Comments:

Date Entry Date: 9/27/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-843 **CBJ #:** F-091 **Parcel #:** 1C030C150090 **Year Built:** AD 1916

Historic Name: Harris House **Other Name:**

Location: 512 W. Eleventh St., Juneau **Legal Description:** Lot 9; Block 215

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

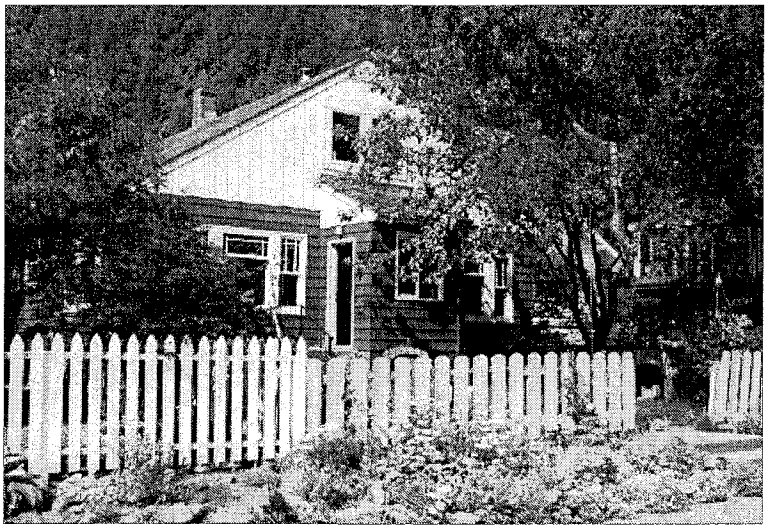
Architectural Style: National

General Description: One and a half story front gable wood frame building with centered shed roofed enclosed entry porch, metal shingle roofing, horizontal wood lap siding with vertical wood siding in gables, concrete foundation, full basement

Architectural Features:

Historical Information: Vern and Betty Harris lived in the house for many years. The DeGahmal family lived in the house in the 1940's.

Alterations: Some newer windows



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-844 **CBJ #:** F-092 **Parcel #:** 1C030C140030 **Year Built:** AD 1936

Historic Name: Thompson House **Other Name:**

Location: 519 W. Eleventh St., Juneau **Legal Description:** Lot 3; Block 214

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

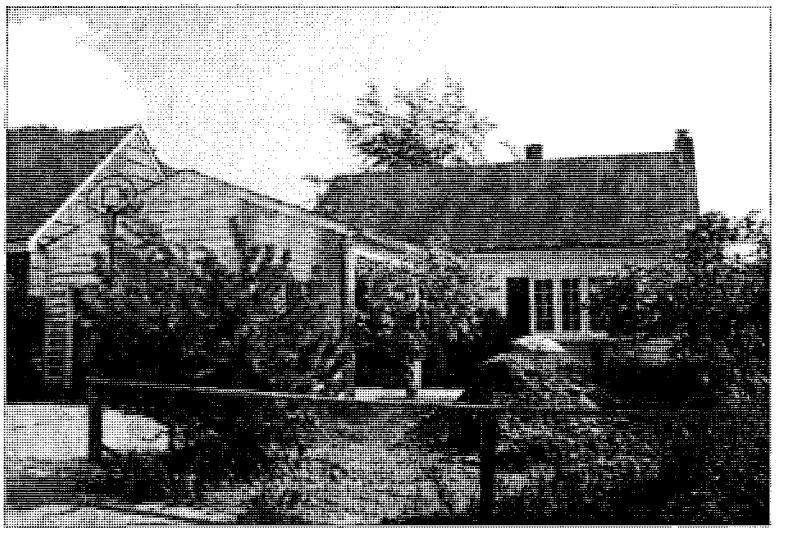
Architectural Style: Minimal Traditional

General Description: One and a half story side gable wood frame building, asphalt shingle roofing, horizontal wood lap siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Sid Thompson family lived in the house in the 1940's. Sid was a policeman. His wife was Elizabeth Madsen. Elizabeth's brother Ed lived in the house for many years until his death in 2004.

Alterations: Front gable garage addition in 1983



Comments:

Date Entry Date: 8/17/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-845 **CBJ #:** F-093 **Parcel #:** 1C030C150080 **Year Built:** AD 1939

Historic Name: Simmons House **Other Name:** Monagle House

Location: 522 W. Eleventh St., Juneau **Legal Description:** Lot 8; Block 215

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

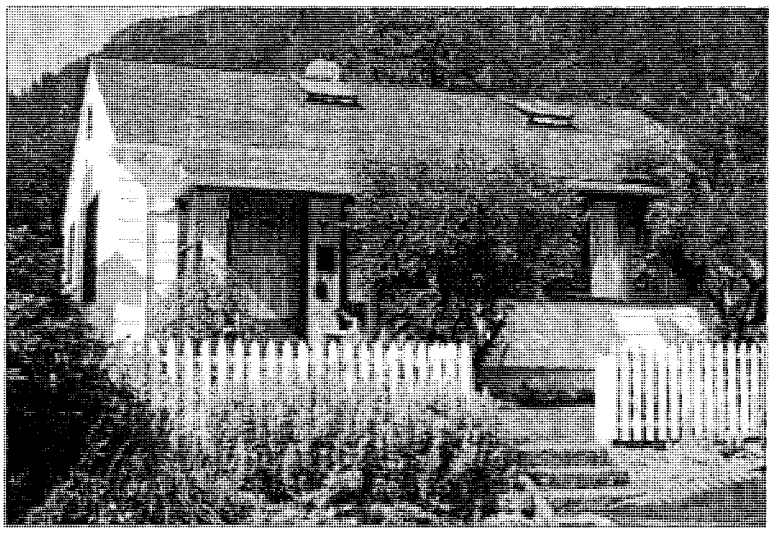
Architectural Style: Minimal Traditional

General Description: One story side gable wood frame building with shed roofed open entry porch, asphalt shingle roofing, composite shingle siding, concrete foundation, full basement

Architectural Features:

Historical Information: Howard Simmons lived in the house for many years followed by local attorney Mike Monagle. Adrian and Laura Minne have lived in the house for many years.

Alterations: Skylights added



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-846 **CBJ #:** F-094 **Parcel #:** 1C030C140040 **Year Built:** AD 1938

Historic Name: Albrecht House **Other Name:** Keaton House

Location: 527 W. Eleventh St., Juneau **Legal Description:** Lot 4; Block 214

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

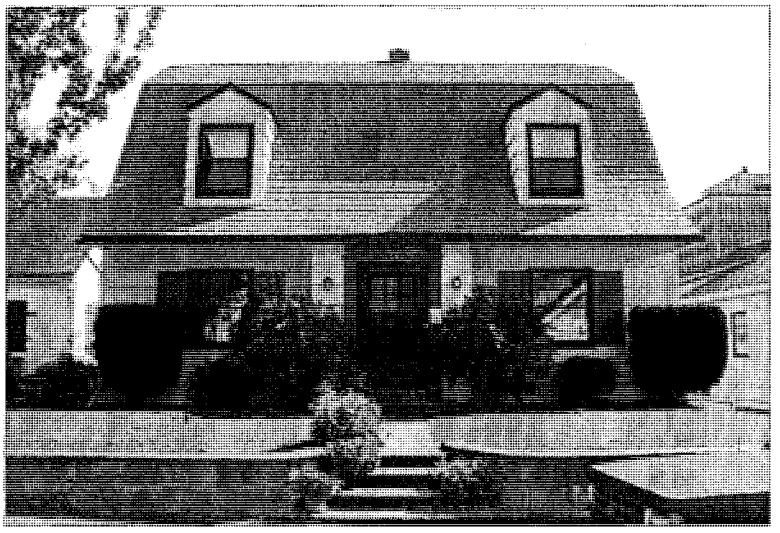
Architectural Style: Colonial Revival

General Description: One and a half story side gambrel wood frame building with two gable roofed roof dormers, wood shingle roofing, composite shingle siding, concrete foundation, full basement

Architectural Features: Decorative pilasters at front door, flared roof eaves

Historical Information: Dr. Earl Albrecht of the Alaska Territorial Department of Healthe lived in the house in early years. Ted and Doris Keaton lived in the house in the early 1940's. He worked in the Alaska Juneau Gold Mine and was later a fisherman. Later Rev. Heacock and family lived in the house.

Alterations: Addition to rear in 1983



Comments:

Date Entry Date: 9/23/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-847 **CBJ #:** F-095 **Parcel #:** 1C060C170010 **Year Built:** AD ca 1939

Historic Name: Jimmy Larsen House 20 **Other Name:** Polley House

Location: 603 W. Eleventh St., Juneau **Legal Description:** Fr 1 & 2; Block 217

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Ranch

General Description: One story hip roofed wood frame building, standing seam metal roofing, composite shingle siding, concrete foundation, full basement and an unattached garage.

Architectural Features:

Historical Information: Jimmy Larsen built the house for Walter Sharpe who lived in it with his family through the 1940's. Later Clayton "Doc" Polley lived in it for many years. Doc Polley was a dentist.

Alterations: Shed roofed entry porch added

Comments: Designed by H.B. Foss Company, Architects for Mr. & Mrs. Walter Sharpe in May 1939.

Date Entry Date: 12/12/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-848 **CBJ #:** F-096 **Parcel #:** 1C030C160070 **Year Built:** AD 1948

Historic Name: Jimmy Larsen House 23 **Other Name:**

Location: 604 W. Eleventh St., Juneau **Legal Description:** Lot 10; Block 216

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

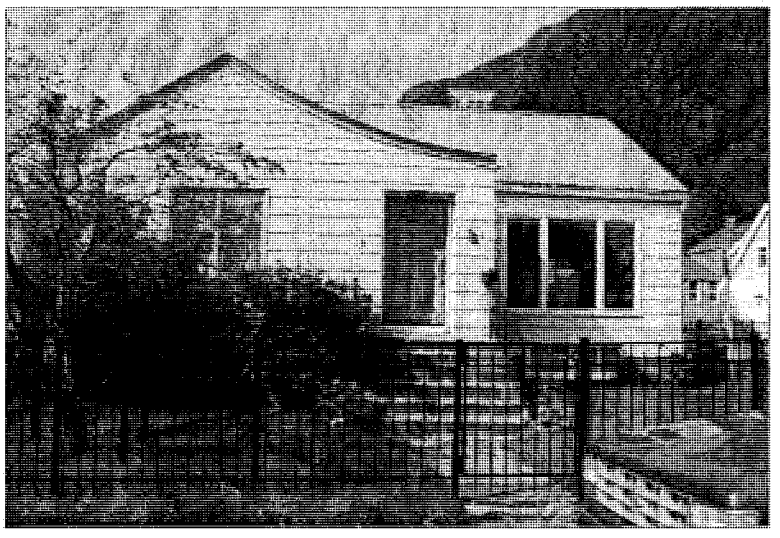
Architectural Style: Minimal Traditional

General Description: One story cross gable wood frame building, asphalt shingle roofing, composite shingle siding with serpentine bottom edge horizontal wood siding in gables, concrete foundation, full basement

Architectural Features: Flared roof eaves at front entry

Historical Information: Owned by Ken Junge in the 1930's and 1940's. He worked for the Juneau Empire and was a policeman and became Chief in 1941.

Alterations: Newer windows, sky lights added



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-849 **CBJ #:** F-097 **Parcel #:** 1C030C160060 **Year Built:** AD 1939

Historic Name: Jimmy Larsen House 10 **Other Name:** Swap House

Location: 610 W. Eleventh St., Juneau **Legal Description:** Lot 9; Block 216

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Minimal Traditional

General Description: One and a half story side gable wood frame building with two gable roofed roof dormers, asphalt shingle roofing, composite shingle siding with stucco siding on front, concrete foundation, full basement

Architectural Features: Decorative pilasters at door and building corners

Historical Information: Jimmy Larsen built the house for Clifford and Edna Swap who lived in it for 59 years. Lee Powelson has owned and lived in the house for a number of years.

Alterations: Dormers were added in the mid 1940's.

Comments: Designed by H.B. Foss Company, Architects for Mr. & Mrs. Clifford Swap in April 1939.

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-850 **CBJ #:** F-098 **Parcel #:** 1C060C170030 **Year Built:** AD 1939

Historic Name: Glass House 1 **Other Name:** Belarde House

Location: 615 W. Eleventh St., Juneau **Legal Description:** Fr Lot 2; Block 217

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

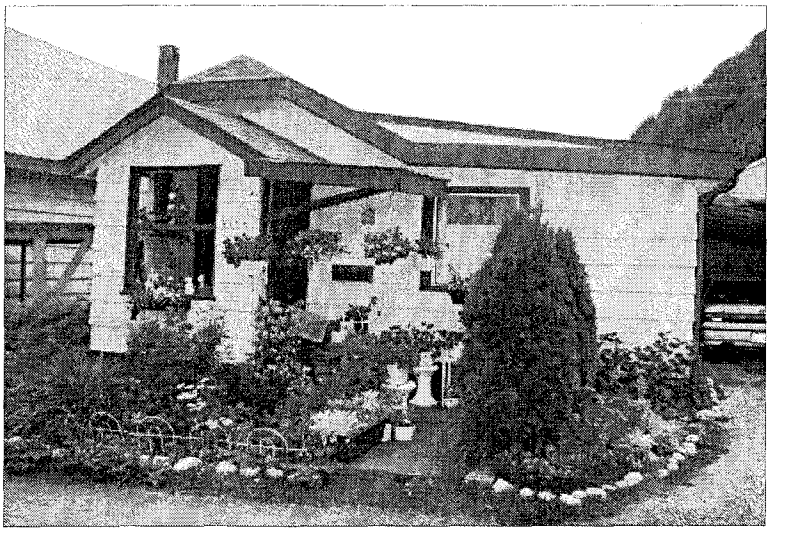
Architectural Style: No Style

General Description: One story hip on front gable wood frame building, with small front gable roofed enclosed entry porch, asphalt shingle roofing, composite shingle siding, concrete foundation

Architectural Features:

Historical Information: Brig and Tiny Glass lived in the house for a number of years. Sally Belarde also lived in the house for many years.

Alterations: Shed roofed building and carport addition to right of original



Comments:

Date Entry Date: 9/23/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-851 **CBJ #:** F-099 **Parcel #:** 1C060C170040 **Year Built:** AD 1933

Historic Name: Skinner House 2 **Other Name:**

Location: 617 W. Eleventh St., Juneau **Legal Description:** Fr Lot 3; Block 217

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

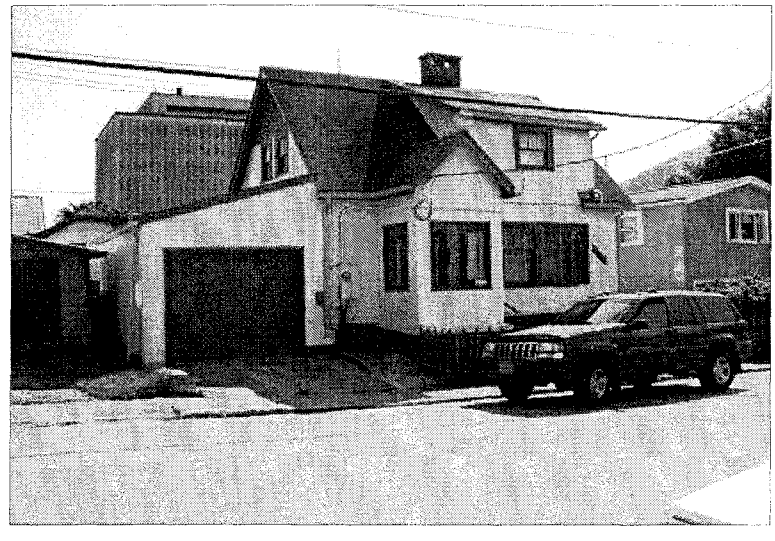
Architectural Style: Tudor Revival

General Description: One and a half story side gable wood frame building with shed roofed wall dormer and small front gable roofed enclosed entry porch, asphalt shingle roofing, stucco siding, concrete foundation, full basement

Architectural Features:

Historical Information: Art and Pauline Skinner lived in the house for a number of years. He was a partner in a hadware store and also operated a gun shop.

Alterations: Shed roofed garage added to left side



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-852 **CBJ #:** F-100 **Parcel #:** 1C060C170050 **Year Built:** AD 1942

Historic Name: Baker House **Other Name:**

Location: 619 W. Eleventh St., Juneau **Legal Description:** Fr Lot 3; Block 217

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

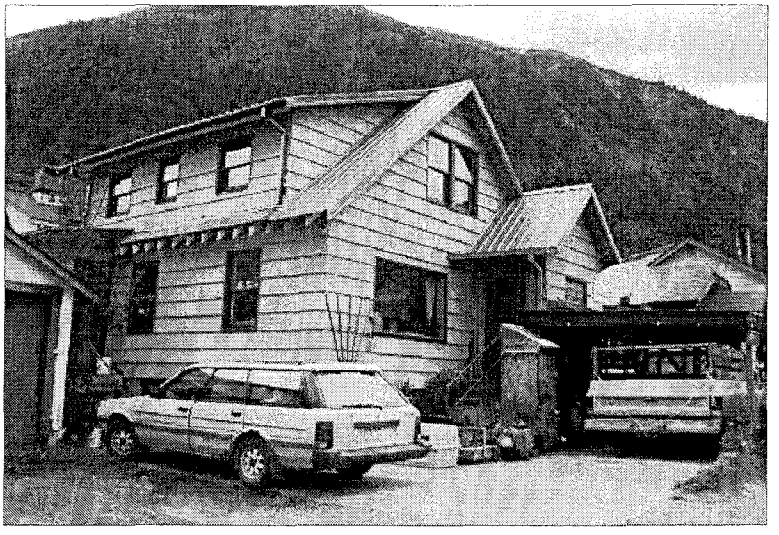
Architectural Style: Craftsman

General Description: One and a half story front gable wood building with shed roofed roof dormer on left side and front gable roofed enclosed entry porch, delta rib metal roofing, composite shingle siding, concrete foundation, full basement

Architectural Features: Exposed rafter tails

Historical Information: Dewey and Dorothy Baker lived in the house many years. He worked at the Juneau airport. Son Bill Baker still lives in Juneau.

Alterations: Carport added to front of building



Comments:

Date Entry Date: 9/23/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-853 **CBJ #:** F-101 **Parcel #:** 1C030C160050 **Year Built:** AD 1940

Historic Name: Jimmy Larsen House 8 **Other Name:** Weidman House

Location: 622 W. Eleventh St., Juneau **Legal Description:** Lot 8; Block 216

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

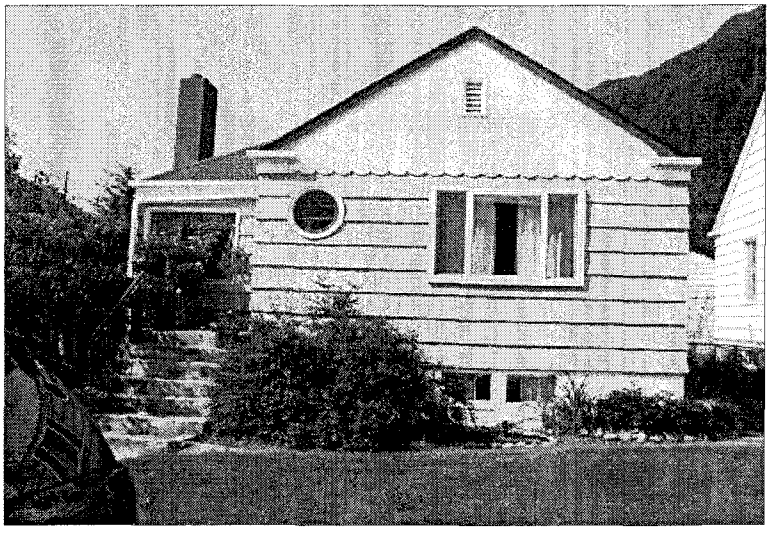
Architectural Style: Minimal Traditional

General Description: One story front gable wood frame building crossing with hip roofed portion, asphalt shingle siding, composite shingle siding with scalloped bottom edge vertical wood siding in gable, concrete foundation, full basement

Architectural Features: Eave returns at gable

Historical Information: Jimmy Larsen built the house for the Carl Weidman family who lived in it for many years. Later Peter Warner lived in the house.

Alterations: Some newer windows



Comments: Designed by H.B. Foss Company, Architects for Mr. & Mrs. Carl Weidman in December 1939.

Date Entry Date: 12/12/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-854 **CBJ #:** F-102 **Parcel #:** 1C060C160010 **Year Built:** AD 1915

Historic Name: Jimmy Larsen House 3 **Other Name:** Carrigan House

Location: 626 W. Eleventh St., Juneau **Legal Description:** Fr Lots 6 & 7; Block 216

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

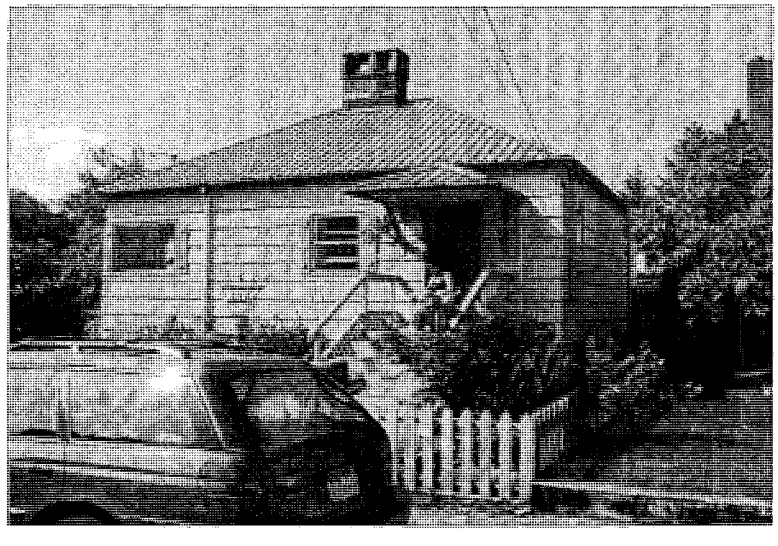
Architectural Style: National

General Description: One story hip roofed wood frame building with hip roofed roof dormer on left side and small hip roof over open entry porch, delta rib metal roofing, composite shingle siding, concrete foundation

Architectural Features: Chimney element, decorative shutters

Historical Information: Warwick family once lived in the house. Roy and Verna (Hurley) Carrigan lived in the house in the 1950's and 1960's. Her family owned the Juneau Douglas Telephone Company.

Alterations: Some newer windows



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-855 **CBJ #:** F-103 **Parcel #:** 1C060C170060 **Year Built:** AD 1928

Historic Name: Burford House **Other Name:** Shaw House

Location: 631 W. Eleventh St., Juneau **Legal Description:** Fr Lots 4 & 5; Block 217

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

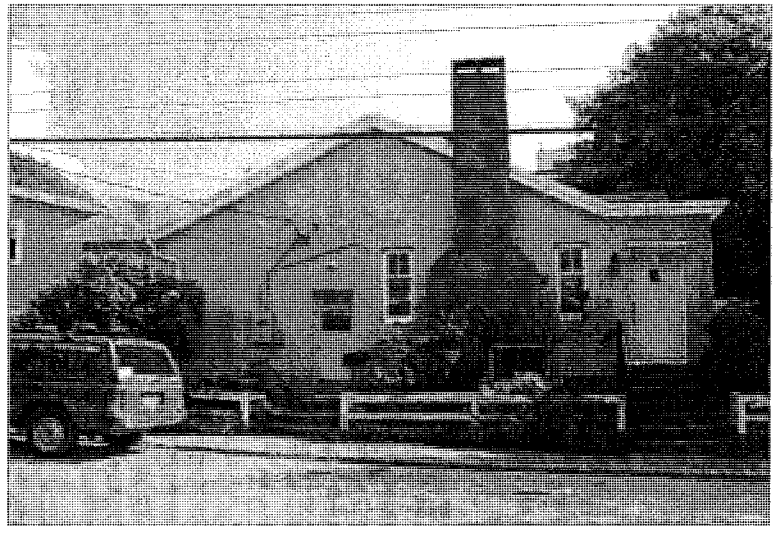
Architectural Style: No Style

General Description: One story cross gable wood frame building, asphalt shingle roofing, stucco siding, concrete foundation, full basement

Architectural Features:

Historical Information: The house was built by Emil Krause who constructed a number of buildings in Juneau. Jack and Mable Burford lived in the house. He owned an office equipment company. Albert and Viola Shaw lived in the house for nearly 40 years. They both were teachers and Al was on the Juneau Assembly for a time.

Alterations: Addition and alterations were performed by Burfords in 1941-1942.



Comments:

Date Entry Date: 9/23/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-856 **CBJ #:** F-104 **Parcel #:** 1C060C270080 **Year Built:** AD ca 1940

Historic Name: Jimmy Larsen House 14 **Other Name:** Harris House

Location: 704 W. Eleventh St., Juneau **Legal Description:** Lot 10; Block 227

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

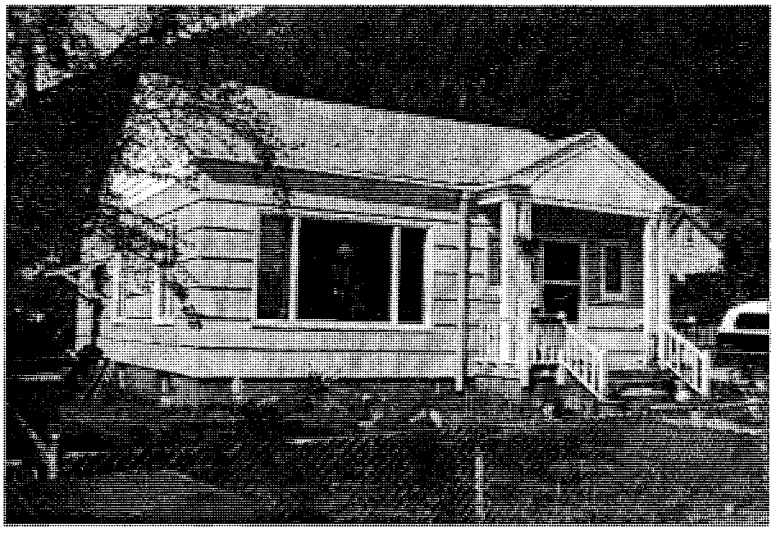
Architectural Style: Minimal Traditional

General Description: One story side gable wood frame building with front gable roofed open entry porch, asphalt shingle roofing, composite shingle siding with scalloped bottom edge vertical wood siding on front gable and horizontal wood lap siding on side gables, concrete foundation

Architectural Features:

Historical Information: Fred Harris, grandson of Richard Harris (founder of Juneau) lived in the house in the 1980's and 1990's.

Alterations: Designed by H.B. Foss Company, Architects for Mr. & Mrs. James Larsen in June 1939.



Comments: Double car garage on site

Date Entry Date: 12/12/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-857 **CBJ #:** F-105 **Parcel #:** 1C060C260030 **Year Built:** AD 1935

Historic Name: **Other Name:**

Location: 711 W. Eleventh St., Juneau **Legal Description:** Lot 2; Block 226

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Craftsman

General Description: One and a half story front gable wood frame building with shed roofed roof dormers each side and small centered front gable roofed enclosed entry porch, asphalt shingle roofing with delta rib metal on dormers, horizontal wood ship lap siding with wood shingle siding in gables and at dormer, concrete foundation, partial basement

Architectural Features: Exposed rafter tails, roof brackets, decorative shutters

Historical Information:

Alterations: Garage and carport added to left side

Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-858 **CBJ #:** F-106 **Parcel #:** 1C060C270070 **Year Built:** AD ca 1940

Historic Name: Jimmy Larsen House 17 **Other Name:** Blackwell House

Location: 712 W. Eleventh St., Juneau **Legal Description:** Lot 9; Block 227

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

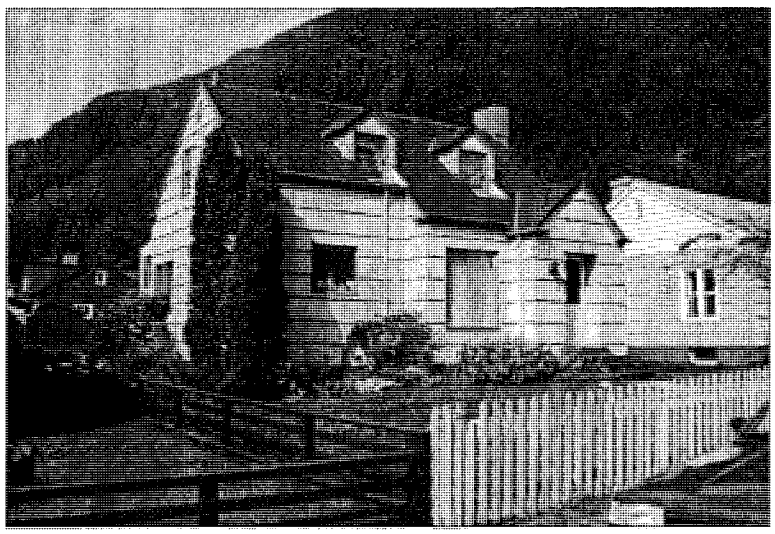
Architectural Style: Mixed

General Description: One and a half story sided gable wood frame building with two gable roofed roof dormers and front gable roofed enclosed entry porch, asphalt shingle roofing, composite shingle siding, concrete foundation, full basement

Architectural Features: Eave returns

Historical Information: Vance and Henrietta Blackwell lived in the house in the 1940's and 1950's. He was a civil engineer for the Bureau of Public Roads and Forest Service. Their son Mike still lives in Juneau.

Alterations: Detached double car garage with apartment above constructed on site.



Comments: Designed by H.B. Foss Company, Architects for Mr. & Mrs. Jame Larsen in December 1939.

Date Entry Date: 12/12/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-859 **CBJ #:** F-107 **Parcel #:** 1C060C260040 **Year Built:** AD 1937

Historic Name: Weiss House **Other Name:**

Location: 715 W. Eleventh St., Juneau **Legal Description:** Lot 3; Block 226

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: No Style

General Description: One story front gable wood frame building, delta rib metal roofing, horizontal vinyl lap siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Lester Weiss lived in the house in the 1940's and 1950's. He was a fisherman. Wilma Kirkpatrick has lived in the house for a number of years.

Alterations: An addition was constructed in 1940. Covered front porch addition

Comments:

Date Entry Date: 9/23/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-860 **CBJ #:** F-108 **Parcel #:** 1C060C270060 **Year Built:** AD 1940

Historic Name: Jimmy Larsen House 13 **Other Name:** Boddy House

Location: 720 W. Eleventh St., Juneau **Legal Description:** Lot 8; Block 227

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

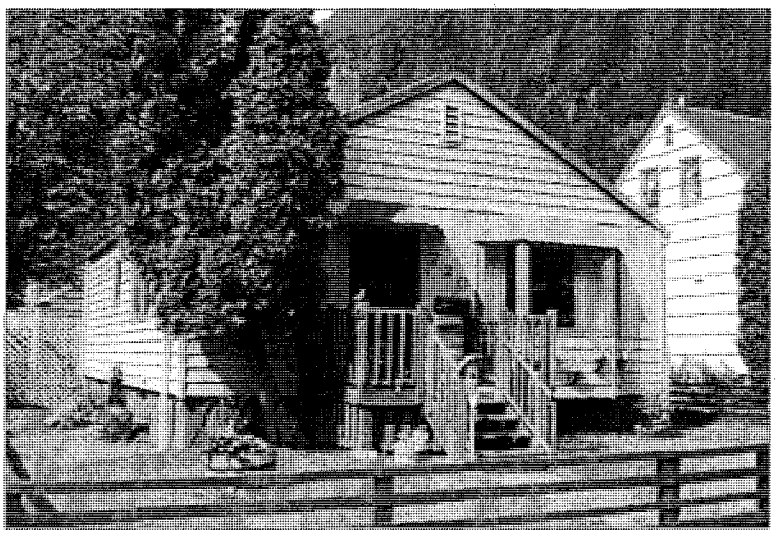
Architectural Style: Minimal Traditional

General Description: One story front gable wood frame building, delta rib metal roofing, horizontal vinyl siding and and vertical cedar siding, concrete foundation, full basement

Architectural Features:

Historical Information: Doug Boddy lives in the house. He was the Juneau Fire Chief for 13 years during the 1960's and again in the 1980's.

Alterations: Newer windows, bay window appendage added



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-861 **CBJ #:** F-109 **Parcel #:** 1C030C030010 **Year Built:** AD 1917

Historic Name: Getchell House **Other Name:**

Location: 305 W. Tenth St., Juneau **Legal Description:** Lot A; McKelvey Re-sub of Casey Shatt

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

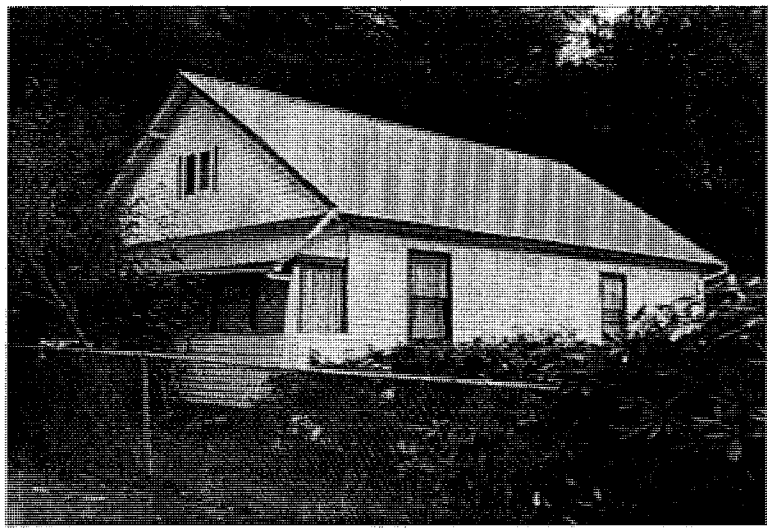
Architectural Style: National

General Description: One and a half story front gable wood frame building with full width shed roofed enclosed entry porch, delta rib metal siding, horizontal vinyl lap siding, concrete foundation, partial basement

Architectural Features:

Historical Information: George Getchell lived in the house for a number of years. He was Juneau's Chief of Police in the 1930's.

Alterations:



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-862 **CBJ #:** F-110 **Parcel #:** 1C030C040060 **Year Built:** AD 1914

Historic Name: Jacobsen House **Other Name:** Bruce House

Location: 328 W. Tenth St., Juneau **Legal Description:** Fr Lots 7 & 8; Block 204

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Craftsman

General Description: One and a half story front gable wood frame building, with shed roofed roof dormers each side and upper floor extending over full width open front porch, delta rib metal roofing, horizontal vinyl siding, concrete foundation

Architectural Features: Roof brackets at gables, exposed rafter tails, columns at front porch

Historical Information: George and Thelma Saum first lived in the house. The Ed Jacobsen Family lived in the house from 1920 until 1961. Herb and Laverne Bruce bought the house in 1961. Herb passed away but Laverne continues to live in the house.

Alterations:

Comments:

Date Entry Date: 8/17/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-863 **CBJ #:** F-111 **Parcel #:** 1C030C040050 **Year Built:** AD 1911

Historic Name: Kunnas House **Other Name:**

Location: 338 W. Tenth St., Juneau **Legal Description:** Lot 6; Block 204

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Craftsman

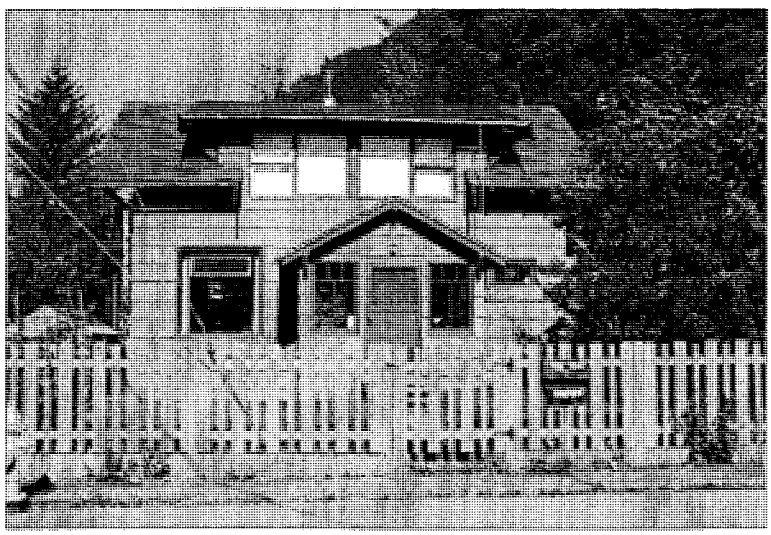
General Description: One and a half story side gable wood frame building with shed roofed wall dormer at front and centered gable roofed enclosed entry porch and small shed roofed appendage on right side, asphalt shingle roofing, composite shingle siding, wood post foundation

Architectural Features: Roof brackets

Historical Information: The Kunnas family lived in the house from 1920 to 1945. Fred and Ellen Frobese lived in the house at one time. He was an electrician and she worked for the state.

Alterations:

Comments:



Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-864 **CBJ #:** F-112 **Parcel #:** 1C030C080070 **Year Built:** AD 1930

Historic Name: **Other Name:**

Location: 410 W. Tenth St., Juneau **Legal Description:** Lot 10; Block 208

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Minimal Traditional

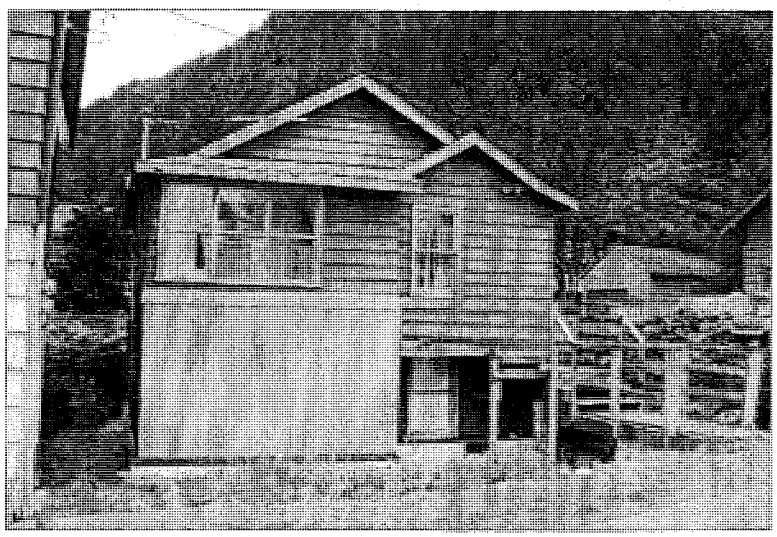
General Description: One story front gable wood frame building with half width shed roofed entry porch and flared eave shed roofed appendage on right side, asphalt shingle roofing, horizontal wood lap siding, wood post foundation

Architectural Features:

Historical Information:

Alterations:

Comments:



Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-865 **CBJ #:** F-113 **Parcel #:** 1C060C090020 **Year Built:** AD 1934

Historic Name: **Other Name:**

Location: 413 W. Tenth St., Juneau **Legal Description:** Fr Lot 2; Block 209

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Minimal Traditional

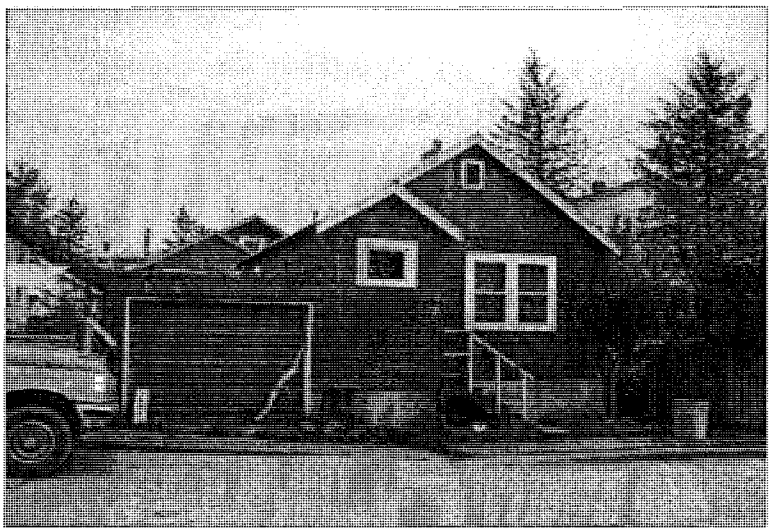
General Description: One story front gable wood frame building with small front gable enclosed entry porch to left and a flat roofed garage addition to left side, corrugated metal roofing, wood shingle siding, concrete foundation,

Architectural Features:

Historical Information:

Alterations:

Comments:



Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-866 **CBJ #:** F-114 **Parcel #:** 1C060C090040 **Year Built:** AD 1938

Historic Name: **Other Name:**

Location: 421 W. Tenth St., Juneau **Legal Description:** Lot 3; Block 209

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

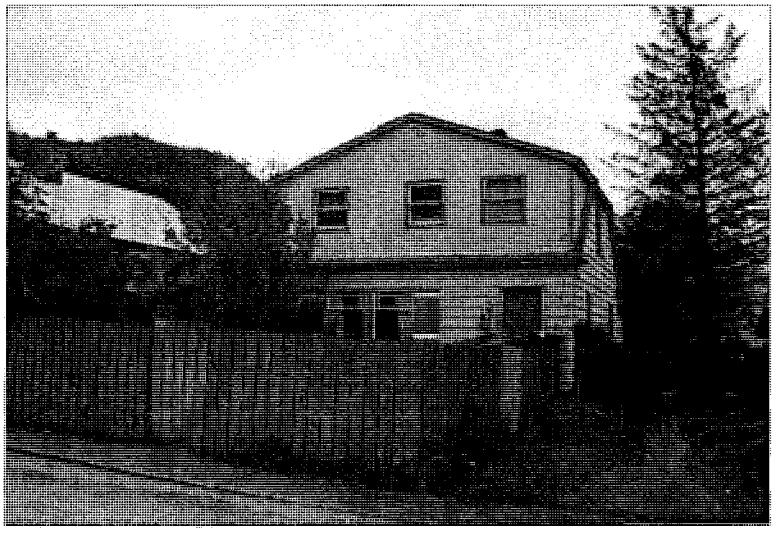
Architectural Style: No Style

General Description: Two story side hip on gable with large front gable roofed roof dormer which appears to be an addition, asphalt shingle roofing, composite shingle siding with horizontal shiplap siding on dormer walls, concrete foundation, partial basement

Architectural Features: Eave returns

Historical Information:

Alterations: Large front gable roofed roof dormer appears to be an addition



Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-867 **CBJ #:** F-115 **Parcel #:** 1C030C080050 **Year Built:** AD 1912

Historic Name: **Other Name:**

Location: 424 W. Tenth St., Juneau **Legal Description:** Lot 7; Block 208

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

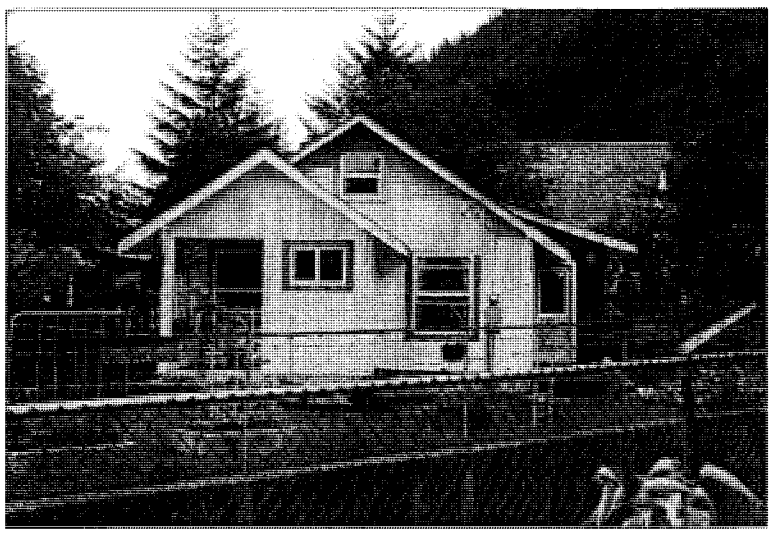
Architectural Style: Craftsman

General Description: One story front gable wood frame building with small front gable over entry porch and shed roofed appendage on right side, asphalt shingle roofing, horizontal wood lap siding, wood post foundation

Architectural Features: Roof brackets at gables, exposed rafter tails

Historical Information:

Alterations:



Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-868 **CBJ #:** F-116 **Parcel #:** 1C060C090050 **Year Built:** AD 1935

Historic Name: Hilton House **Other Name:**

Location: 429 W. Tenth St., Juneau **Legal Description:** Lots 4 & 5; Block 209

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

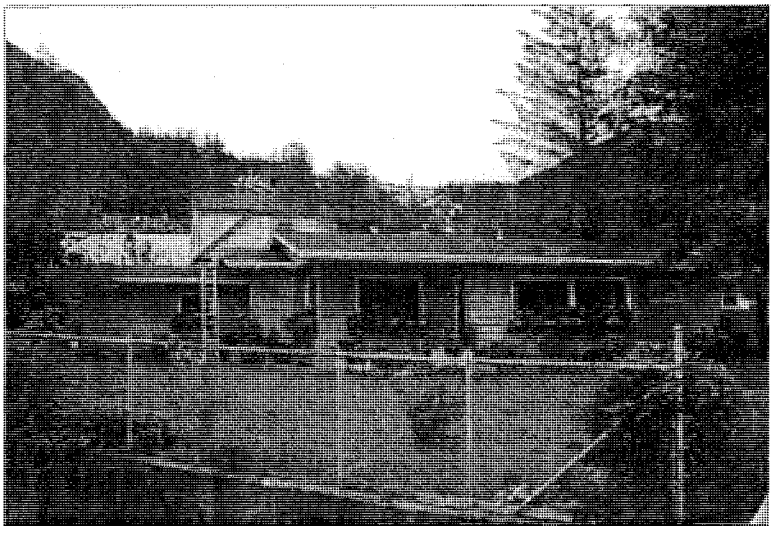
Architectural Style: Ranch

General Description: One story side gable wood frame building with side gable roofed garage and entry appendages, asphalt shingle roofing, horizontal wood siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Ron and Lois Hilton lived in the house for a number of years.

Alterations: The house was extensively remodeled in the 1960's.



Comments:

Date Entry Date: 9/23/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-869 **CBJ #:** F-117 **Parcel #:** 1C060C140050 **Year Built:** AD 1939

Historic Name: Reindeau House **Other Name:**

Location: 502 W. Tenth St., Juneau **Legal Description:** Fr Lots 9 & 10; Block 214

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

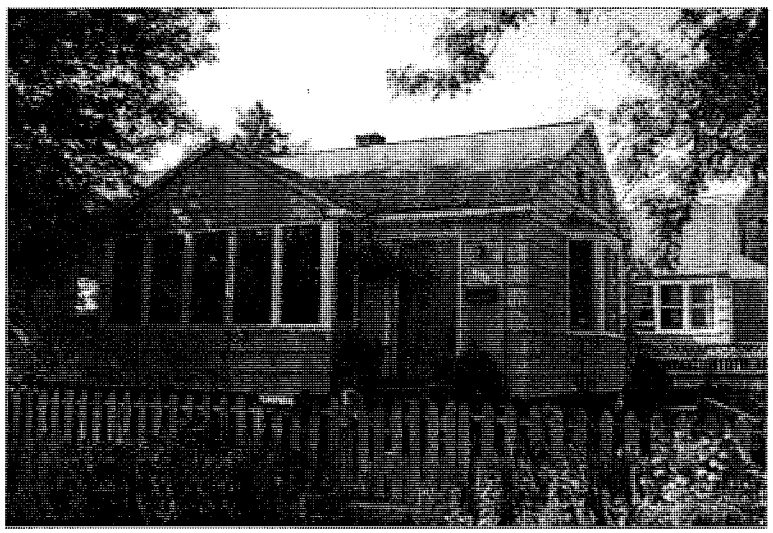
Architectural Style: Minimal Traditional

General Description: One story side gable wood frame building with centered front gable appendage and hip roofed bay window appendage on right side, asphalt shingle roofing, composite shingle siding with horizontal wood siding in gables, concrete foundation, full basement

Architectural Features:

Historical Information: Art Reindau lived in the house for many years. He was a foreman at the Alaska Juneau Gold Mining Company. Later John and Bonnie Eichman lived in the house. He worked for the Bureau of Indian Affairs and she was a teacher.

Alterations: Some newer windows



Comments:

Date Entry Date: 8/17/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-870 **CBJ #:** F-118 **Parcel #:** 1C060C130010 **Year Built:** AD 1925

Historic Name: Glass House 2 **Other Name:**

Location: 503 W. Tenth St., Juneau **Legal Description:** Lot 1; Block 213

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

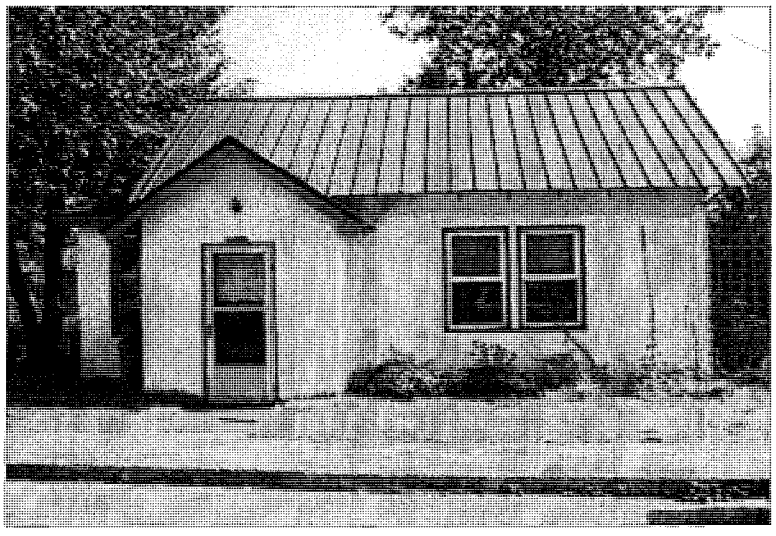
Architectural Style: National

General Description: One story side gable wood frame building with front gable roofed enclosed entry porch and hip roofed appendage on left side, delta rib metal roofing, stucco siding, concrete foundation

Architectural Features: Exposed rafter tails

Historical Information: Tiny and Brig Glass lived in the house for a number of years. Louie Baggen also owned the house at one time.

Alterations: Hip roofed appendage added



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-871 **CBJ #:** F-119 **Parcel #:** 1C060C130020 **Year Built:** AD 1925

Historic Name: C. Porter House **Other Name:**

Location: 511 W. Tenth St., Juneau **Legal Description:** Lot 2; Block 213

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

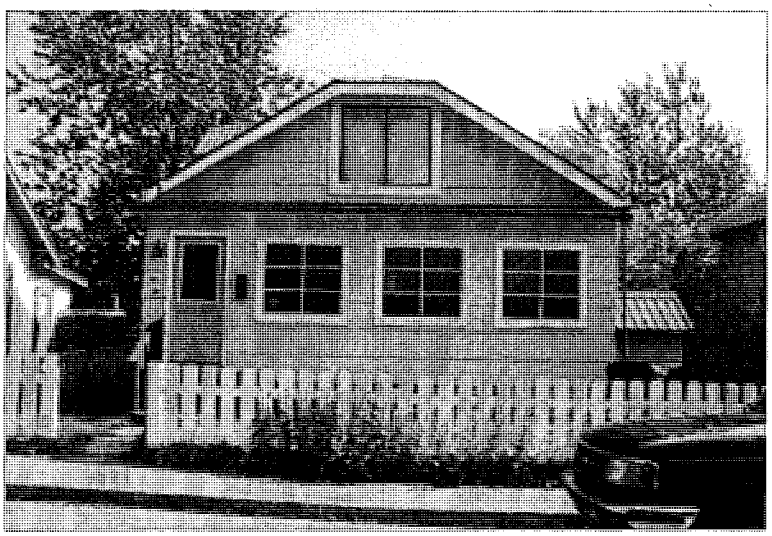
Architectural Style: Mixed

General Description: One story front hip on gable wood frame building with full width shed roofed enclosed entry porch and hip on gable roofed roof dormer on left side and gable roofed enclosed entry on right side, delta rib metal roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Chuck and Jackie Porter lived in the house for many years.

Alterations: Some newer windows, entry on right added



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes

Casey Shattuck Historic Building Survey

AHRS #: JUN-872 **CBJ #:** F-120 **Parcel #:** 1C060C130030 **Year Built:** AD 1915

Historic Name: Daniels House **Other Name:**

Location: 519 W. Tenth St., Juneau **Legal Description:** Lot 3; Block 213

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

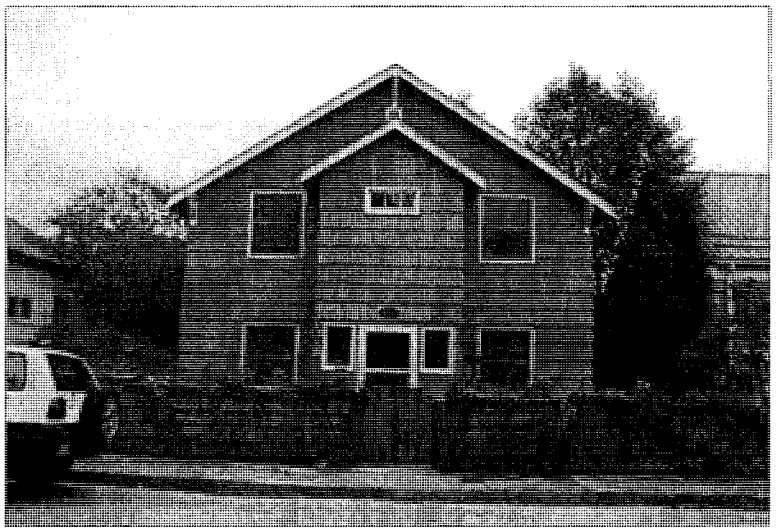
Architectural Style: Craftsman

General Description: Two story front gable wood frame building with centered front gable appendage, asphalt shingle roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features: Roof brackets, exposed rafter tails

Historical Information: George and Hannah Daniels lived in the house in the 1940's and 1950's. He lost his sight in a mine accident and later operated a newspaper stand in the old federal building. Hannah worked for the Alaska Road Commission.

Alterations: Newer windows



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-873 **CBJ #:** F-121 **Parcel #:** 1C060C130040 **Year Built:** AD 1938

Historic Name: A.W. Stewart House **Other Name:** Kanouse House

Location: 525 W. Tenth St., Juneau **Legal Description:** Lot 4; Block 213

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

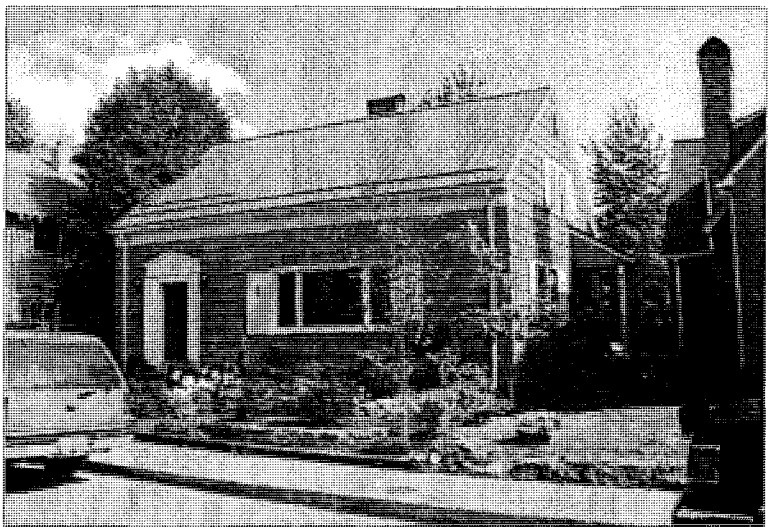
Architectural Style: Colonial Revival

General Description: One and a half story side gable wood frame building with shed roofed open porch on right side, delta rib roofing, composite shingle siding, concrete foundation, full basement

Architectural Features: Decorative cornice at eave line, decorative pilasters and pediment at entry door

Historical Information: A.W. "Archie" Stewart and his wife Dollie lived in the house for nearly 20 years. He was a dentist. The house was later bought by Gordon and Virginia Kanouse who owned the Red Dog Saloon.

Alterations:



Comments:

Date Entry Date: 8/19/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-874 **CBJ #:** F-122 **Parcel #:** 1C060C140030 **Year Built:** AD 1915

Historic Name: Sperling House **Other Name:**

Location: 530 W. Tenth St., Juneau **Legal Description:** Lot 7; Block 214

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

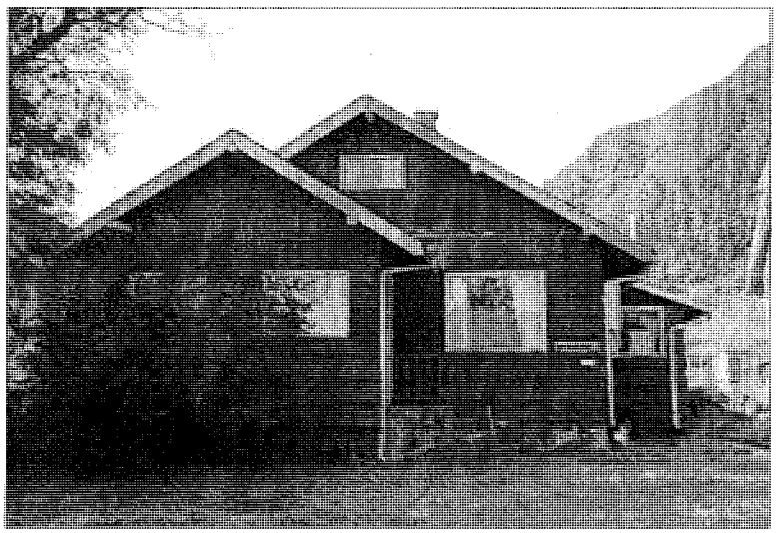
Architectural Style: Craftsman

General Description: One story front gable wood frame building with gable roofed appendage at front and shed roofed appendage on right side, asphalt shingle roofing, composite shingle siding with wood shingle siding in gables, concrete foundation, partial basement

Architectural Features: Roof brackets at gables

Historical Information: Harry Sperling bought the house from Dr McAuliffe in 1935 and lived in it for many years. Later Tim O'Day lived in the house. He served on the city assembly at one time. Early Hunter, Sr. once lived in the house.

Alterations: Some newer windows



Comments:

Date Entry Date: 8/19/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-875 **CBJ #:** F-123 **Parcel #:** 1C060C140020 **Year Built:** AD 1916

Historic Name: Harland House **Other Name:**

Location: 540 W. Tenth St., Juneau **Legal Description:** Lot 6; Block 214

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

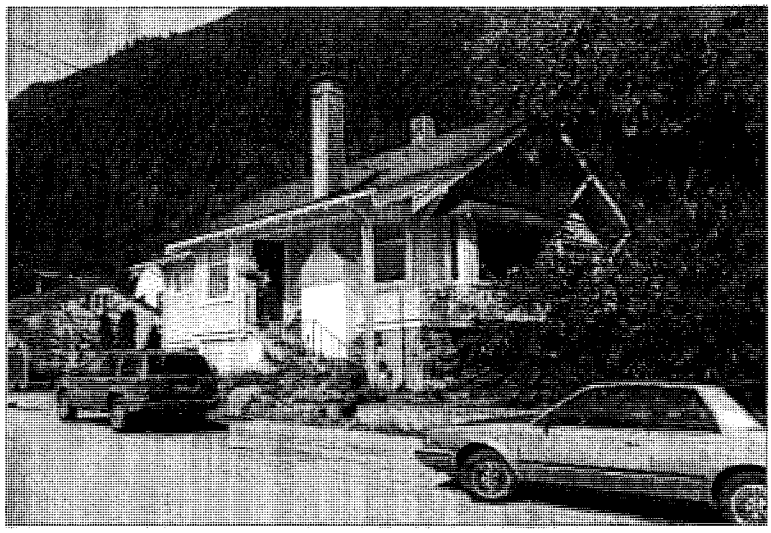
Architectural Style: Craftsman

General Description: One and a half story front gable wood frame building with shed roofed appendage and open porch on left side, asphalt shingle roofing, horizontal wood lap siding, rusticated stone foundation, full basement

Architectural Features: Roof brackets at gables, exposed rafter tails

Historical Information: The Harland family lived in the house from the early 1920's until 1940's. Cecile Cassler owned the house in the 1950's. He owned a men's clothing store.

Alterations: Newer windows



Comments:

Date Entry Date: 9/27/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-876 **CBJ #:** F-124 **Parcel #:** 1C060C180010 **Year Built:** AD 1939

Historic Name: Grummett House **Other Name:**

Location: 603 W. Tenth St., Juneau **Legal Description:** Fr Lots 1 & 2; Block 218

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Colonial Revival

General Description: One and a half story side gable wood frame building with two gable roofed wall dormers, centered shed roofed enclosed entry porch and shed roofed garage on left side, delta rib metal roofing, serpentine bottom composite shingle siding with stucco siding in gables and dormers concrete foundation, full basement

Architectural Features: Eave returns

Historical Information: Ralph Graham built the house for Stan and Grace Grummett. They lived in the house until the early 1960's. Stan was a manager of a local insurance agency which he eventually purchased. After his death Grace sold the agency to son Mike who then merged with Roger Shattuck to form Shattuck and Grummett insurance agency that continues in business today as a family enterprise.

Alterations:

Comments: Designed by H.B. Foss Company, Architects for Mr. & Mrs. Stanley Grummett in February 1939.

Date Entry Date: 12/12/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-877 **CBJ #:** F-125 **Parcel #:** 1C060C170110 **Year Built:** AD 1932

Historic Name: Skinner House 1 **Other Name:** Klockenteger House

Location: 606 W. Tenth St., Juneau **Legal Description:** Lot 10; Block 217

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

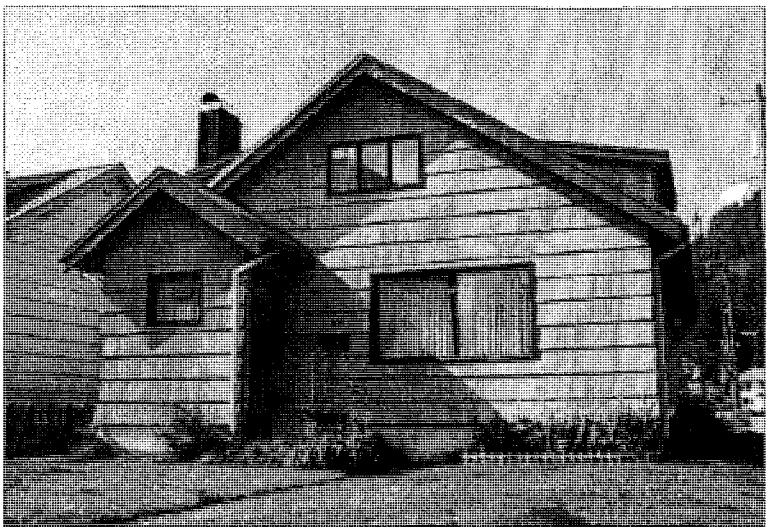
Architectural Style: Minimal Traditional

General Description: One and a half story front gable wood frame building with shed roofed roof dormers each side and small gable roofed enclosed entry porch at front, delta rib metal roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features: Exposed rafter tails

Historical Information: Owned in the 1940's by Skinner family. William Klockenteger bought it in 1956 and lived in it until 1966. He was a civil engineer for th Alaska Road Commission and later the Bureau of Public Roads. Later George and Louise Brabau lived in the house. He was a mechanic for Juneau Motors.

Alterations: Some newer windows



Comments:

Date Entry Date: 9/27/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-878 **CBJ #:** F-126 **Parcel #:** 1C060C170100 **Year Built:** AD 1915

Historic Name: Allen House **Other Name:**

Location: 612 W. Tenth St., Juneau **Legal Description:** Lot 9; Block 217

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

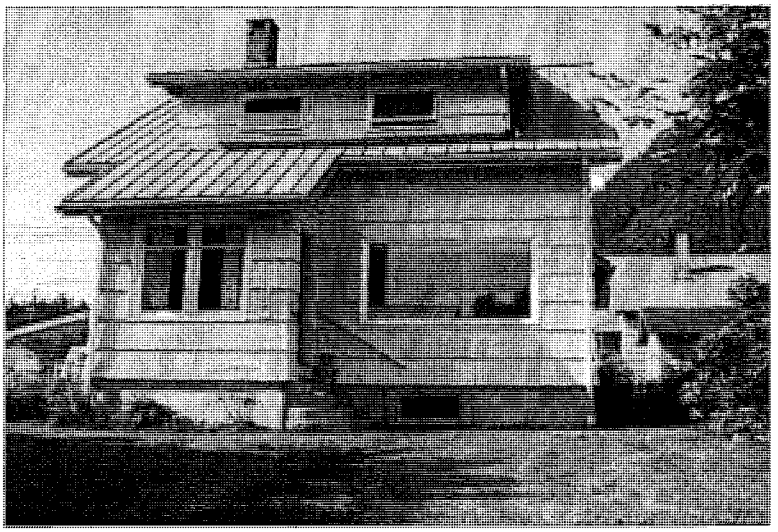
Architectural Style: Craftsman

General Description: One and a half story side gable wood frame building with shed roofed roof dormer and shed roofed enclosed entry porch, delta rib roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features: Roof brackets

Historical Information: The Allen family lived in the house in the 1940's. Later Bud Phelps, a grocery salesman, lived in the house.

Alterations:



Comments:

Date Entry Date: 8/19/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-879 **CBJ #:** F-127 **Parcel #:** 1C060C180030 **Year Built:** AD 1937

Historic Name: Heinke House **Other Name:** Jensen House

Location: 615 W. Tenth St., Juneau **Legal Description:** Lot 3; Block 218

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

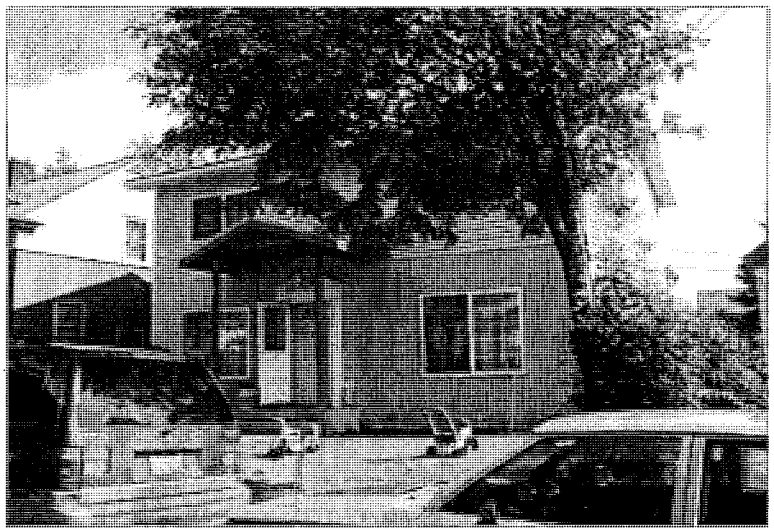
Architectural Style: No Style

General Description: One story side gable wood frame building with entry and garage appendages on left, asphalt shingles, horizontal wood siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Built by Frank Heinke. He and his wife Pearl lived in the house for nearly 20 years. Frank was a plumber for Harri Plumbing and later ran his own business. Carl and Caroline Jensen purchased the house in 1953 and lived in it until 1967.

Alterations:



Comments:

Date Entry Date: 9/23/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-880 **CBJ #:** F-128 **Parcel #:** 1C060C180040 **Year Built:** AD 1938

Historic Name: Pyle House **Other Name:**

Location: 623 W. Tenth St., Juneau **Legal Description:** Lot 4; Block 218

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

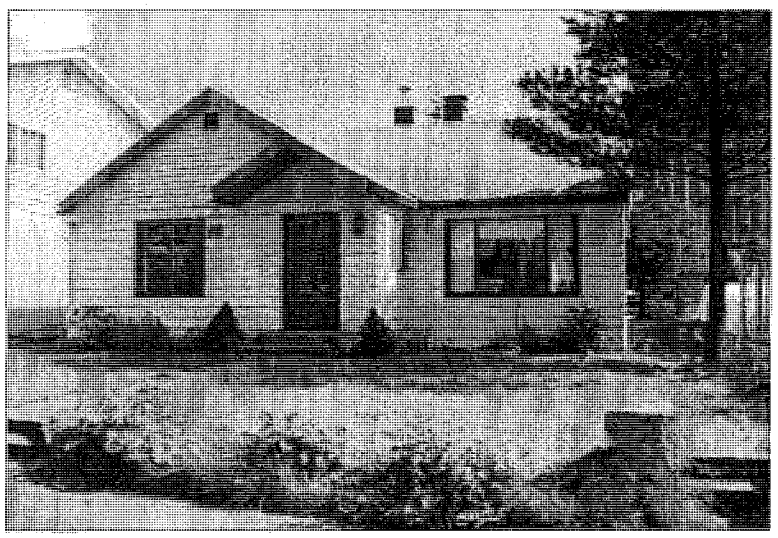
Architectural Style: Minimal Traditional

General Description: One story cross gable wood frame building with small gable roofed enclosed entry porch at front, asphalt shingle roofing, horizontal wood lap siding, concrete foundation, full basement

Architectural Features:

Historical Information: Dr. Jack Pyle, a dentist, and his wife Ann were early residents of the house.

Alterations: Newer windows



Comments:

Date Entry Date: 9/23/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-881 **CBJ #:** F-129 **Parcel #:** 1C060C170090 **Year Built:** AD 1940

Historic Name: Bavaard House **Other Name:**

Location: 624 W. Tenth St., Juneau **Legal Description:** Fr Lots 7 & 8; Block 217

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

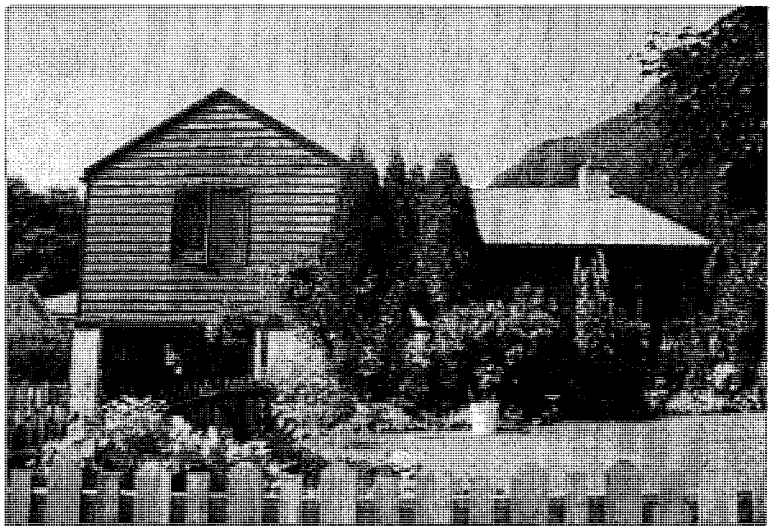
Architectural Style: Split Level

General Description: One story cross gable wood frame building, delta rib roofing, horizontal wood lap siding and stucco siding, concrete foundation

Architectural Features:

Historical Information: Originally occupied by Carter family. John and Evelyn Bavaard purchased the house from the Beasons and lived there for over 40 years.

Alterations: Major interior and exterior remodelling have ocurred over the years.



Comments:

Date Entry Date: 9/23/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-882 **CBJ #:** F-130 **Parcel #:** 1C060C180050 **Year Built:** AD 1939

Historic Name: Gross House **Other Name:**

Location: 625 W. Tenth St., Juneau **Legal Description:** Fr Lot 5; Block 218

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

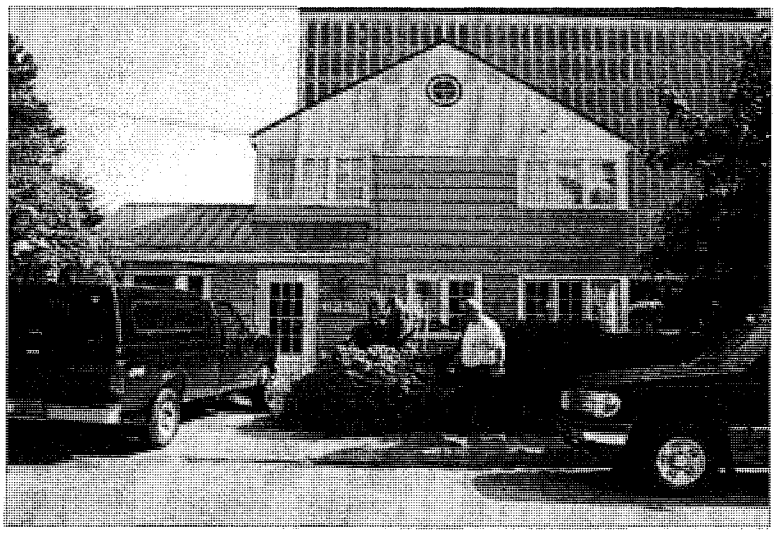
Architectural Style: Mixed

General Description: Two story front gable wood frame building with side gable appendage at left front, delta rib metal roofing, composite shingle siding with vertical wood siding in front gable, concrete foundation

Architectural Features:

Historical Information: Lalmain and Charmaine Gross lived in the house for many years. Lalmain was the son of W.D. Gross who began Gross 20th Century theater in downtown Juneau.

Alterations: Bay window addition



Comments:

Date Entry Date: 9/27/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-883 **CBJ #:** F-131 **Parcel #:** 1C060C260080 **Year Built:** AD 1938

Historic Name: **Other Name:**

Location: 704 W. Tenth St., Juneau **Legal Description:** Lot 10; Block 226

Historic Use: Building, Garage **Current Use:** Building, Garage

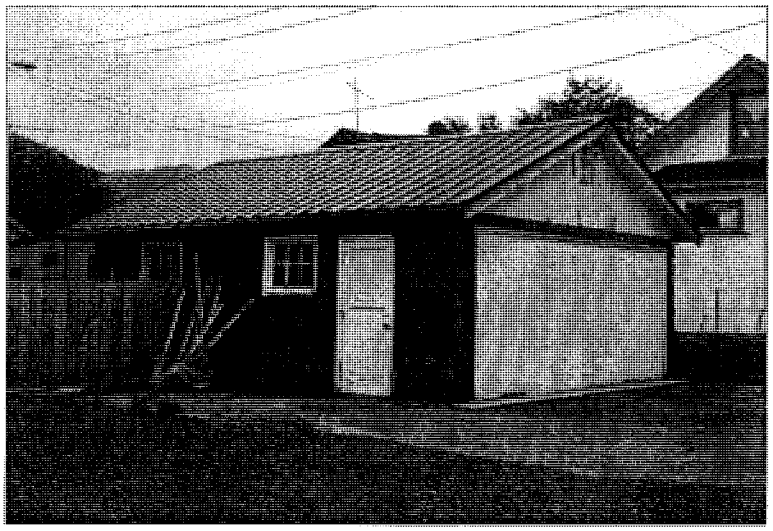
Architectural Style: No Style

General Description: One story front gable wood frame building, standing seam metal roofing, composite shingle siding, concrete foundation

Architectural Features: Exposed rafter tails

Historical Information:

Alterations:



Comments: House demolished in 1990's

Date Entry Date: 8/31/2001

Current Photo Date: September 2001Se

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-884 **CBJ #:** F-132 **Parcel #:** 1C060C260070 **Year Built:** AD 1947

Historic Name: Cliff Berg House **Other Name:**

Location: 706 W. Tenth St., Juneau **Legal Description:** Lot 9; Block 226

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

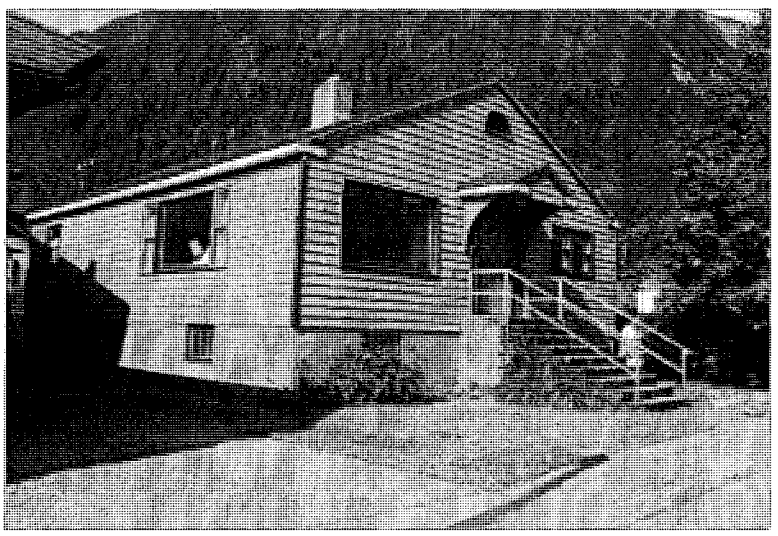
Architectural Style: Minimal Traditional

General Description: One story front gable wood frame building, asphalt shingle roofing, horizontal wood lap siding, concrete foundation

Architectural Features: Roof brackets at porch

Historical Information: Designed and built by Cliff Berg. He and his family lived in the house from 1947 to 1980. The adjacent Lutheran Church purchased the house in 1980.

Alterations:



Comments:

Date Entry Date: 12/12/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-885 **CBJ #:** F-133 **Parcel #:** 1C060C250010 **Year Built:** AD 1939

Historic Name: **Other Name:**

Location: 709 W. Tenth St., Juneau **Legal Description:** Fr Lots 1 & 2; Block 225

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

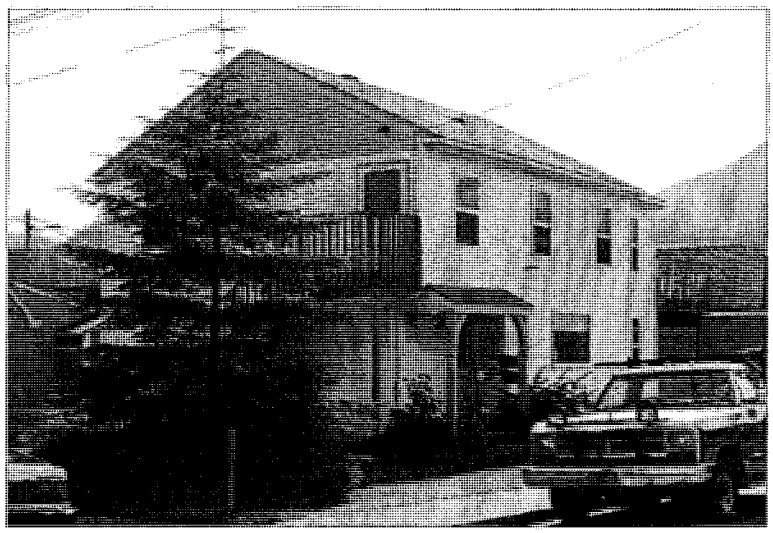
Architectural Style: Minimal Traditional

General Description: Two story side gable wood frame building with shed roofed open entry porch, asphalt shingle roofing, horizontal ship lap vinyl siding, concrete foundation, full basement

Architectural Features:

Historical Information:

Alterations: Large deck added to right side and small deck to left side



Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-886 **CBJ #:** F-134 **Parcel #:** 1C060C250030 **Year Built:** AD 1934

Historic Name: **Other Name:**

Location: 723 W. Tenth St., Juneau **Legal Description:** Fr Lots 3 & 4; Block 225

Historic Use: Building, Single Dwelling **Current Use:** Building, Office

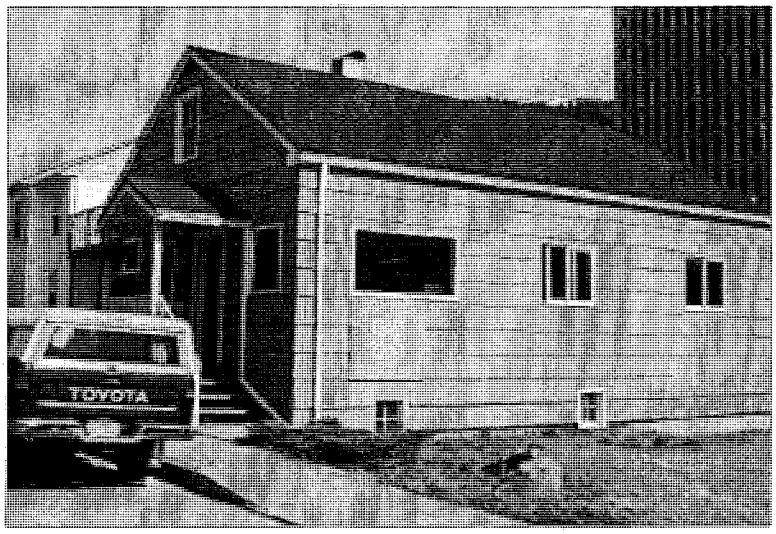
Architectural Style: Minimal Traditional

General Description: One story front gable wood frame building with small gable roofed open entry porch at front, asphalt shingle roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features:

Historical Information:

Alterations: Some newer windows



Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-887 **CBJ #:** F-135 **Parcel #:** 1C060C020010 **Year Built:** AD 1949

Historic Name: **Other Name:**

Location: 300 W. Ninth St., Juneau **Legal Description:** Lot 2; Block 202

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

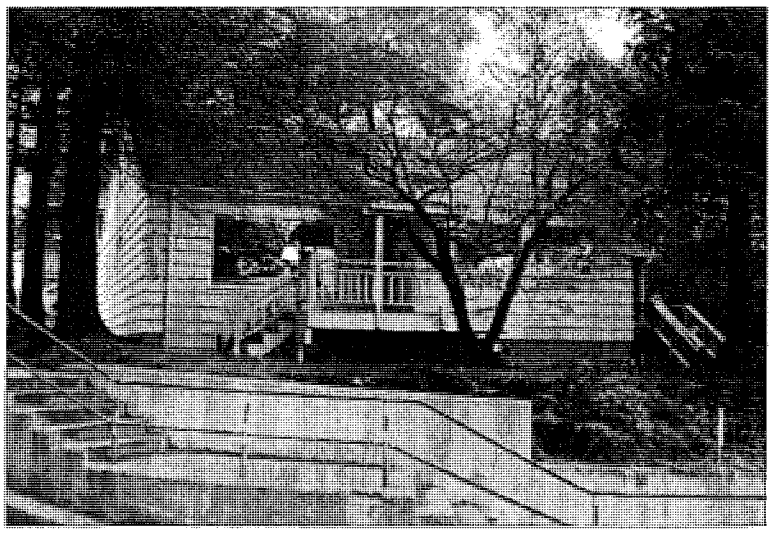
Architectural Style: Minimal Traditional

General Description: One story cross gable wood frame building with small shed roof over open entry porch, asphalt shingle roofing, wood shingle siding, concrete foundation, full basement

Architectural Features:

Historical Information:

Alterations: Covered deck addition to right side at rear



Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Gary H. Gillette, Architect

Casey Shattuck Historic Building Survey

AHRS #: JUN-888 **CBJ #:** F-136 **Parcel #:** 1C060C020020 **Year Built:** AD 1952

Historic Name: Jimmy Larsen House 27 **Other Name:** Sommers House

Location: 325 W. Ninth St., Juneau **Legal Description:** Lot 3; Block 202

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: International

General Description: One story flat roofed wood frame building with one car garage below on right side, bituminous roofing, stucco siding, concrete foundation

Architectural Features: Bow window

Historical Information: This was the last house built by Jimmy Larsen in the Casey Shattuck subdivision. He built it for Norman Sommers who lived in it until the late 1950's. Dave and Celia Livie bought it and lived there until the 1960's when they sold it to Joe and Freda Borchik. They never lived in the house but rented until they sold it in 1978.

Alterations:

Comments:

Date Entry Date: 9/27/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-889 **CBJ #:** F-137 **Parcel #:** 1C060C020030 **Year Built:** AD 1931

Historic Name: Kronquist House **Other Name:** Ecklund House

Location: 333 W. Ninth St., Juneau **Legal Description:** Lot 4; Block 202

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Craftsman

General Description: One and a half story side gable wood frame building with shed roofed roof dormer and shed roofed enclosed entry and one car garage on lower level, delta rib metal roofing, composite shingle siding, concrete foundation, partial basement and garage

Architectural Features: Exposed rafter tails

Historical Information: Kronquist family were the first residents. Paul & Linda Ecklund purchased the house in 1956 and lived in it until the mid 1970's.

Alterations:

Comments:

Date Entry Date: 9/23/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-890 **CBJ #:** F-138 **Parcel #:** 1C060C100010 **Year Built:** AD 1914

Historic Name: Zenger House **Other Name:** Specht House

Location: 401 W. Ninth St., Juneau **Legal Description:** Lot 1; Block 202

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

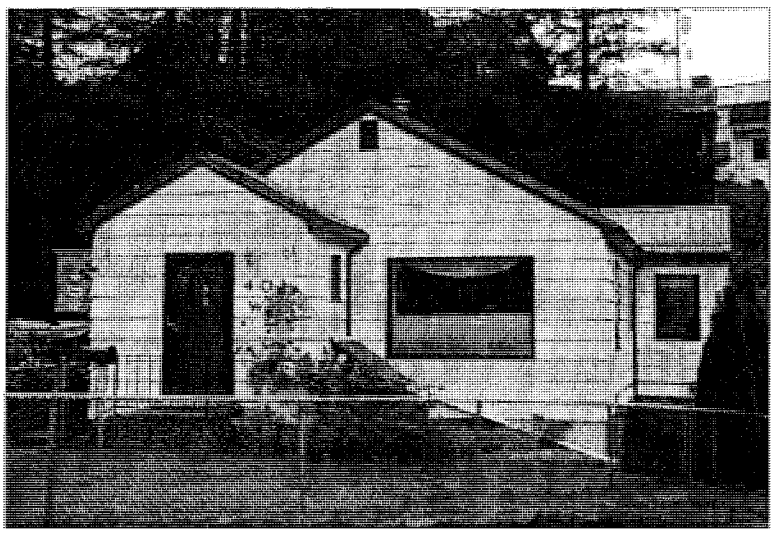
Architectural Style: National

General Description: One story front gable wood frame building with small gable roofed enclosed entry porch and side gable appendage on right side, delta rib metal roofing, composite shingle siding, concrete foundation

Architectural Features:

Historical Information: The house was relocated from another site. It was said to have been floated down Gold Creek to 10th & B Streets where it then was moved to its current location. Harold Zenger and family lived in it from 1948 until 1953. He put the foundation under the building. Gene Specht and family lived in it from 1953 until 1977. He worked for the city street department and later for the state highway

Alterations:



Comments:

Date Entry Date: 9/27/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-891 **CBJ #:** F-139 **Parcel #:** 1C060C090090 **Year Built:** AD 1910

Historic Name: Shaw House 1 **Other Name:**

Location: 406 W. Ninth St., Juneau **Legal Description:** Lot 9; Block 209

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

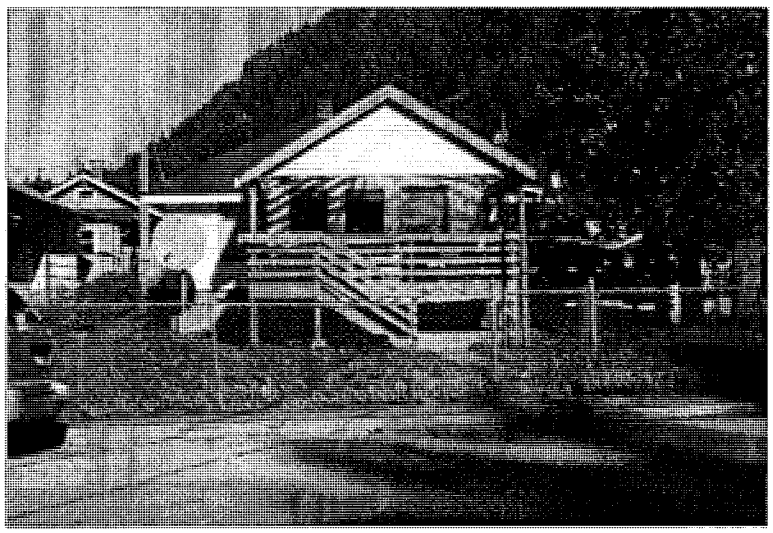
Architectural Style: Minimal Traditional

General Description: One story front gable wood frame building with hip roofed appendage on left side, metal shingle roofing, horizontal vinyl ship lap siding, concrete foundation, partial basement

Architectural Features:

Historical Information: George and Katherine Shaw purchased the house and moved into it on March 1, 1930.

Alterations: Numerous additions have ocurred over the years. Most recently a covered porch that spans the whole width of the building was added.



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-892 **CBJ #:** F-140 **Parcel #:** 1C060C090080 **Year Built:** AD 1939

Historic Name: Walter House **Other Name:** Hirsch House

Location: 414 W. Ninth St., Juneau **Legal Description:** Lot 8; Block 209

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

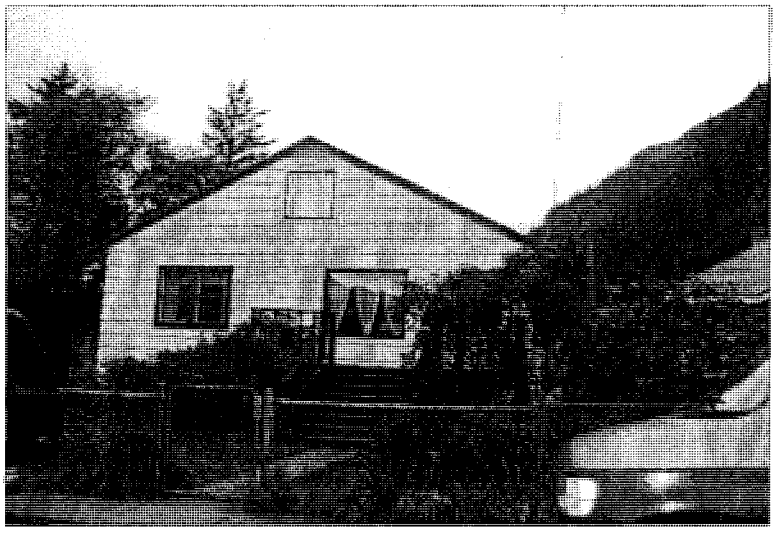
Architectural Style: Minimal Traditional

General Description: One story front gable wood frame building, asphalt shingle roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Art and Lola Walter lived in the house for many years. Later Vern and Sue Hirsch lived here.

Alterations: Some newer windows



Comments: Single car garage on site

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-893 **CBJ #:** F-141 **Parcel #:** 1C060C100020 **Year Built:** AD 1920

Historic Name: Childs House **Other Name:**

Location: 415 W. Ninth St., Juneau **Legal Description:** Lot 2; Block 210

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

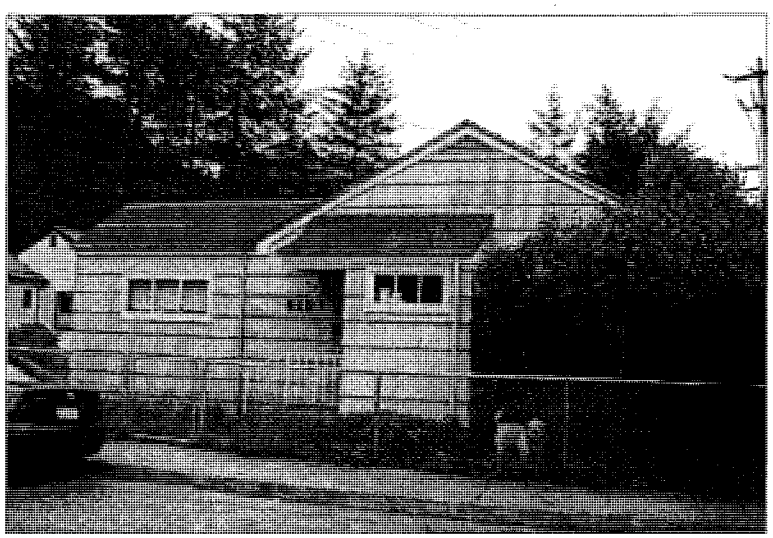
Architectural Style: Minimal Traditional

General Description: One story cross gable wood frame building with shed roofed enclosed entry porch with flared eaves, asphalt shingle roofing, composite shingle siding, concrete foundation

Architectural Features:

Historical Information: William Childs and his wife lived in the house in the 1930's.

Alterations:



Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-894 **CBJ #:** F-142 **Parcel #:** 1C060C090070 **Year Built:** AD 1946

Historic Name: Jimmy Larsen House 21 **Other Name:**

Location: 416 W. Ninth St., Juneau **Legal Description:** Lot 7; Block 209

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

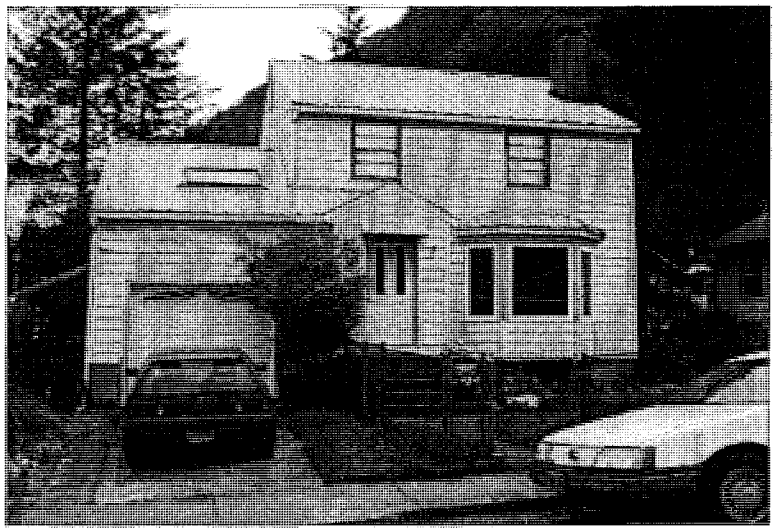
Architectural Style: Minimal Traditional

General Description: Two story side gable wood frame building with small gable roofed enclosed entry porch and hip roofed bay window appendage on front, delta rib metal roofing, horizontal vinyl lap siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Robert and Bobbie Rice lived in the house for a number of years.

Alterations:



Comments: Designed by Foss and Malcom, Architects for Mr. & Mrs. James Larsen in November 1945.

Date Entry Date: 12/12/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-895 **CBJ #:** F-143 **Parcel #:** 1C060C100040 **Year Built:** AD 1910

Historic Name: Orme House 2 **Other Name:**

Location: 427 W. Ninth St., Juneau **Legal Description:** Lot 4; Block 210

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

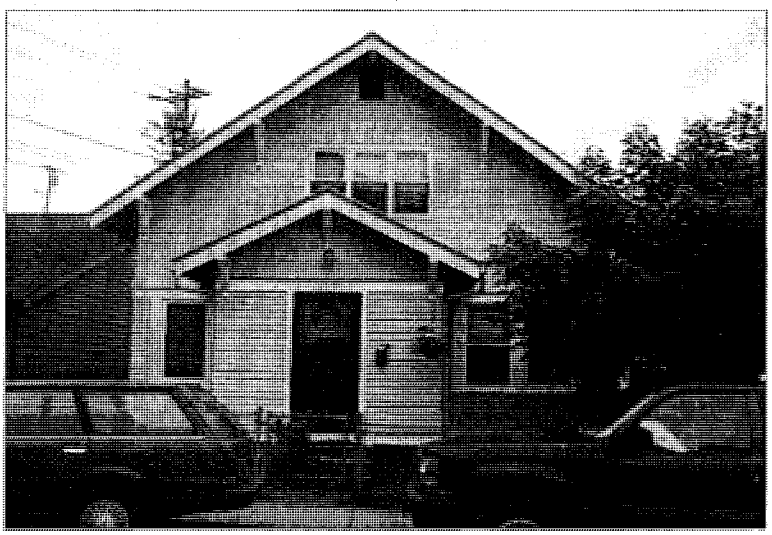
Architectural Style: Craftsman

General Description: One and a half story front gable wood frame building with centered gable roofed enclosed entry porch, standing seam metal roofing, horizontal wood lap siding to window header height and wood shingle siding in narrow and wide pattern above, concrete foundation, partial basement

Architectural Features: Roof brackets at gables, horizontal decorative band at window header height

Historical Information: Fred and Mona Orme lived in the house from 1932 until the 1960's.

Alterations:



Comments:

Date Entry Date: 8/19/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-896 **CBJ #:** F-144 **Parcel #:** 1C060C130100 **Year Built:** AD 1941

Historic Name: Jimmy Larsen House 16 **Other Name:**

Location: 506 W. Ninth St., Juneau **Legal Description:** Lots 9 & 10; Block 213

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

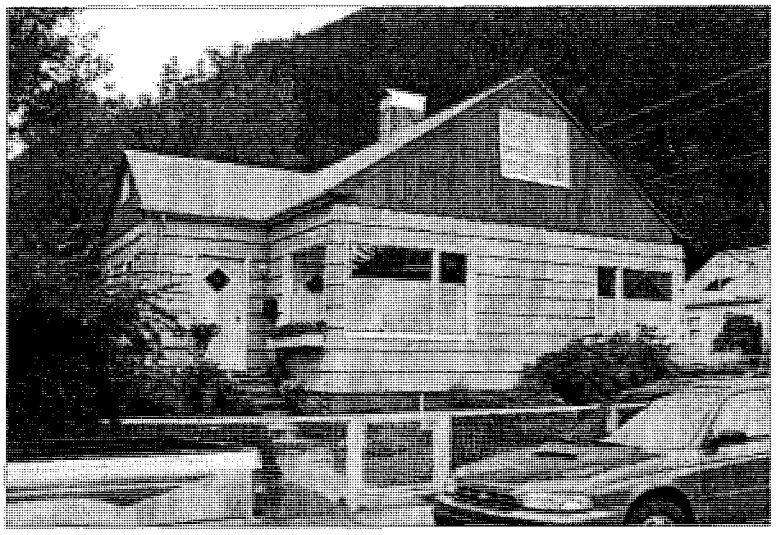
Architectural Style: Minimal Traditional

General Description: One story cross gable wood frame building, asphalt shingle roofing, composite shingle siding, vertical wood siding in gables, concrete foundation, partial basement

Architectural Features: Eave returns

Historical Information: The Brown family lived in the house in the 1940's. Brown was a partner in Brown & Olivers, a mens clothing store.

Alterations: Detached two car garage constructed on site.



Comments: Designed by H.B. Foss Company, Architects for Mr. & Mrs. James Larsen in February 1941.

Date Entry Date: 12/12/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-897 **CBJ #:** F-145 **Parcel #:** 1C060C120010 **Year Built:** AD 1951

Historic Name: Jimmy Larsen House 26 **Other Name:** Erwin House

Location: 519 W. Ninth St., Juneau **Legal Description:** Lot 1; Block 212

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

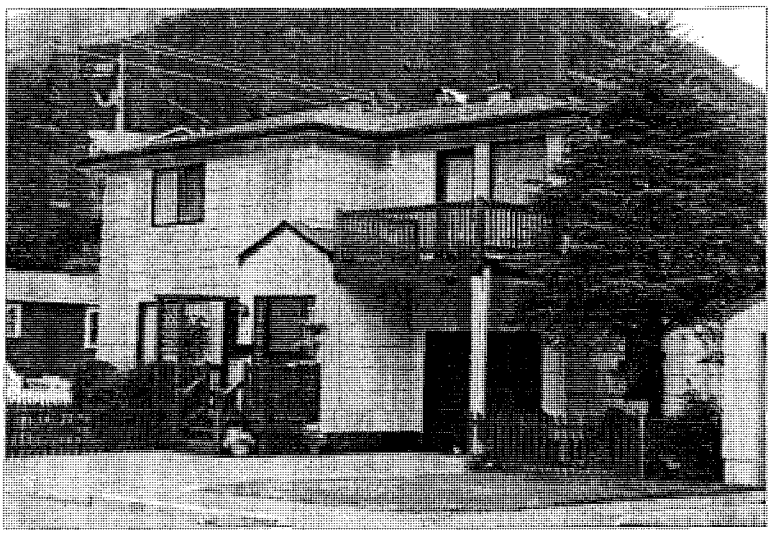
Architectural Style: Minimal Traditional

General Description: Two story hip roofed wood frame building with small gable roofed enclosed entry porch at front, asphalt shingle roofing, composite shingle siding, concrete foundation

Architectural Features:

Historical Information: The house was built for Marshall and Vivian Erwin who lived in it for many years. He owned a grocery store in Juneau.

Alterations: Newer windows, second level deck added



Comments:

Date Entry Date: 8/19/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-898 **CBJ #:** F-146 **Parcel #:** 1C060C120020 **Year Built:** AD 1950

Historic Name: Jimmy Larsen House 25 **Other Name:** Druxman House

Location: 521 W. Ninth St., Juneau **Legal Description:** Lot 2; Block 212

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

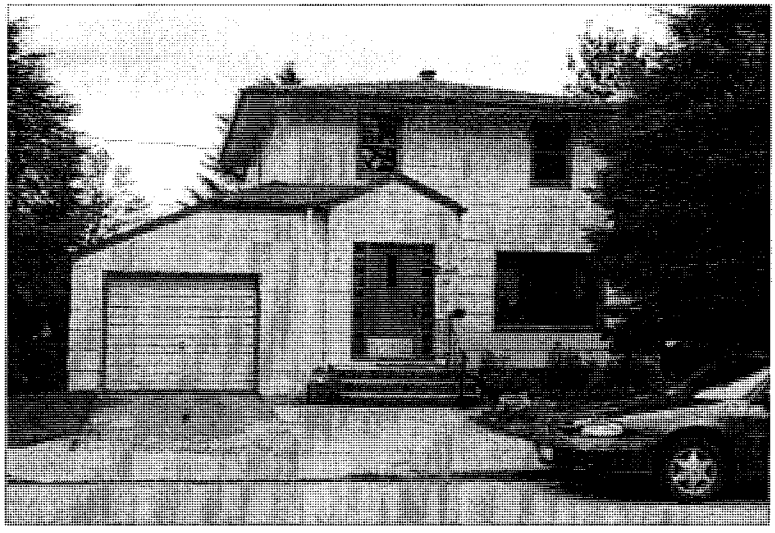
Architectural Style: Mixed

General Description: Two story hip roofed wood frame building with small gable roofed enclosed entry porch and shed roofed garage to left side, asphalt shingle roofing, composite shingle siding, concrete foundation

Architectural Features:

Historical Information: Bob and Rose Olive Druxman have owned the house since 1973. He was a real estate agent and she was a teacher. Rose Olive still lives in the house.

Alterations:



Comments:

Date Entry Date: 8/19/2004

Current Photo Date: September 2001Se

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-899 **CBJ #:** F-147 **Parcel #:** 1C060C120030 **Year Built:** AD 1949

Historic Name: Jimmy Larsen House 24 **Other Name:**

Location: 525 W. Ninth St., Juneau **Legal Description:** Lot 4; Block 212

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

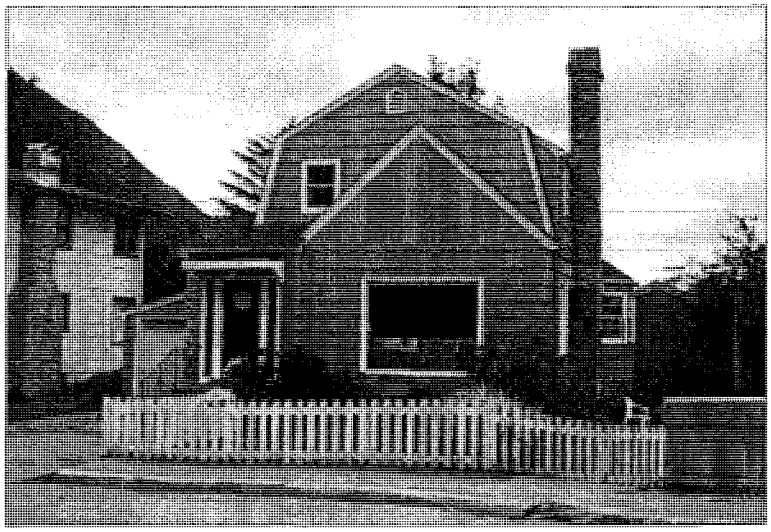
Architectural Style: Mixed

General Description: Two story front gambrel wood frame building with front gable element at front, shed roofed enclosed entry porch, and shed roofed wall dormers each side, shed roofed garage to left side and hip roofed appendage on right side, asphalt shingle roofing, composite shingle siding, concrete foundation

Architectural Features:

Historical Information: Jimmy Larsen was living in the house at the time of his death in 1957.

Alterations:



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-900 **CBJ #:** F-148 **Parcel #:** 1C060C180100 **Year Built:** AD 1946

Historic Name: Stutte House **Other Name:** Sundborg House

Location: 610 W. Ninth St., Juneau **Legal Description:** Lots 9 & 10; Block 218

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

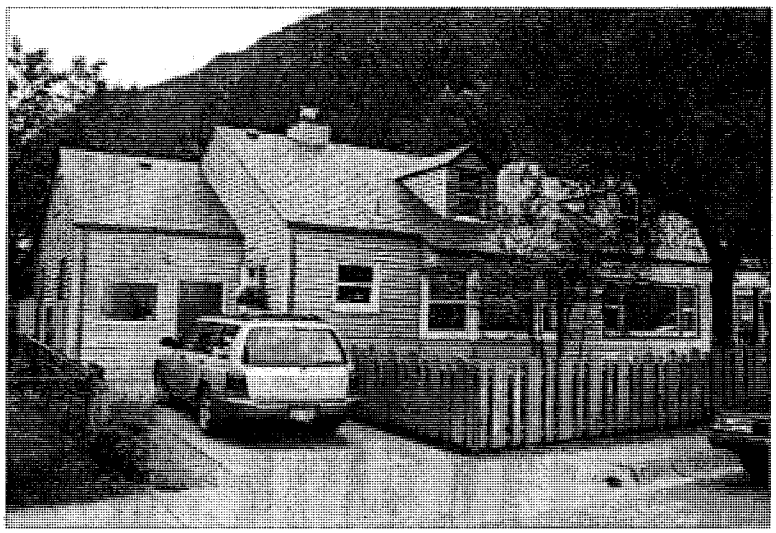
Architectural Style: Colonial Revival

General Description: One and a half story side gable wood frame building with two gable roofed roof dormers and side gable appendage on left side, metal shingle roofing, horizontal vinyl lap siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Built by Walt Stutte for his family. George Sundborg owned the house from 1949 until 1958. He worked for Governor Gruening's office and later owned the Independent newspaper. Flint family greatly enlarged the house when living in it in later years. Flint began Nugget Alaskan Outfitter, a retail store. Dr. Rosier had his dental office in the home for a time.

Alterations: Side appendage remodeled from what appears to have been a garage



Comments: Designed by Foss and Malcom, Architects for Mr. & Mrs. Walter Stutte in September 1946.

Date Entry Date: 12/12/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-901 **CBJ #:** F-149 **Parcel #:** 1C060C180090 **Year Built:** AD 1946

Historic Name: Jimmy Larsen House 22 **Other Name:** Tisdale House

Location: 624 W. Ninth St., Juneau **Legal Description:** Lot 8; Block 218

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling, Single Dw

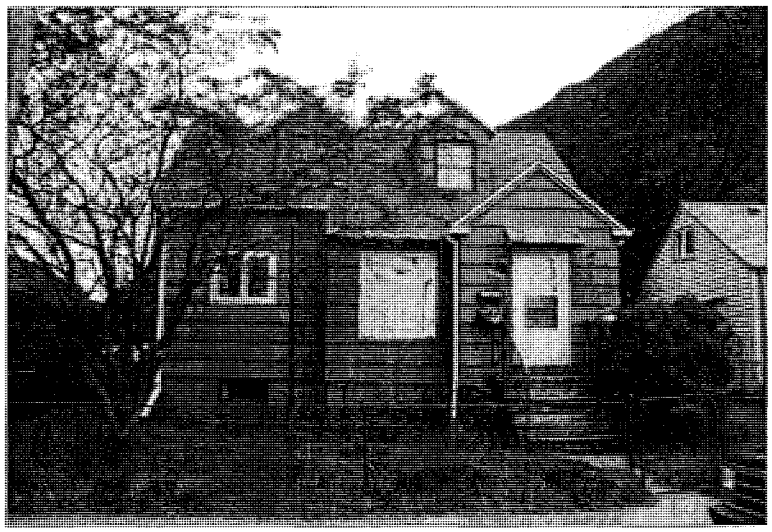
Architectural Style: Mixed

General Description: One and a half story side gable wood frame building with two gable roofed roof dormers and small gable roofed enclosed entry porch, asphalt shingle roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features:

Historical Information: Ted and Nora Tisdale lived in the house for a number of years.

Alterations:



Comments:

Date Entry Date: 8/20/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-902 **CBJ #:** F-150 **Parcel #:** 1C060C250100 **Year Built:** AD 1925

Historic Name: Barney House **Other Name:**

Location: 710 W. Ninth St., Juneau **Legal Description:** Lot 9; Block 225

Historic Use: Building, Single Dwelling **Current Use:** Building, Office

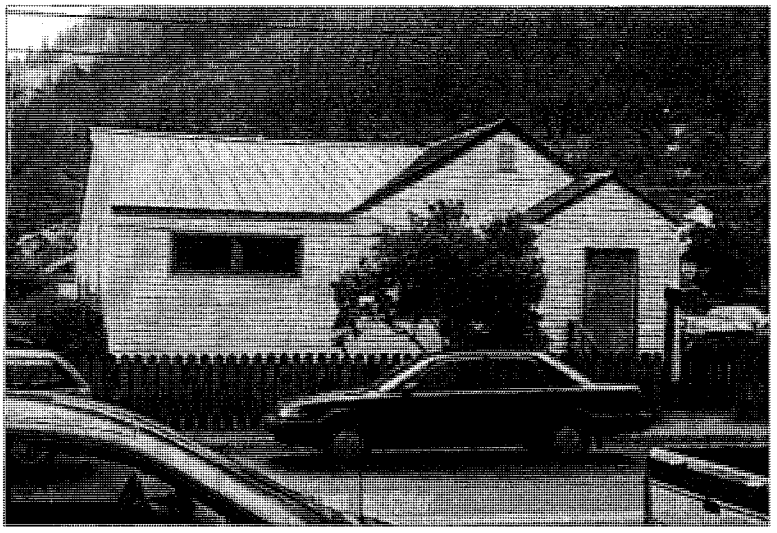
Architectural Style: Minimal Traditional

General Description: One story cross gable wood frame building with small gable roofed enclosed entry porch, delta rib metal roofing, horizontal vinyl lap siding, concrete foundation

Architectural Features:

Historical Information: Amy Lou Barney bought the house from a Mr. Boyer in 1952. She lived in the house with her family until 1992 when she sold it to the Laborer Union. Amy Lou was the first woman pilot to fly out of Juneau airport and was a photographer. She still lives in Juneau with her daughter Renee Guerin.

Alterations:



Comments:

Date Entry Date: 9/27/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-903 **CBJ #:** F-151 **Parcel #:** 1C060C250090 **Year Built:** AD 1925

Historic Name: Swanson House 1 **Other Name:**

Location: 722 W. Ninth St., Juneau **Legal Description:** Lot 8; Block 225

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

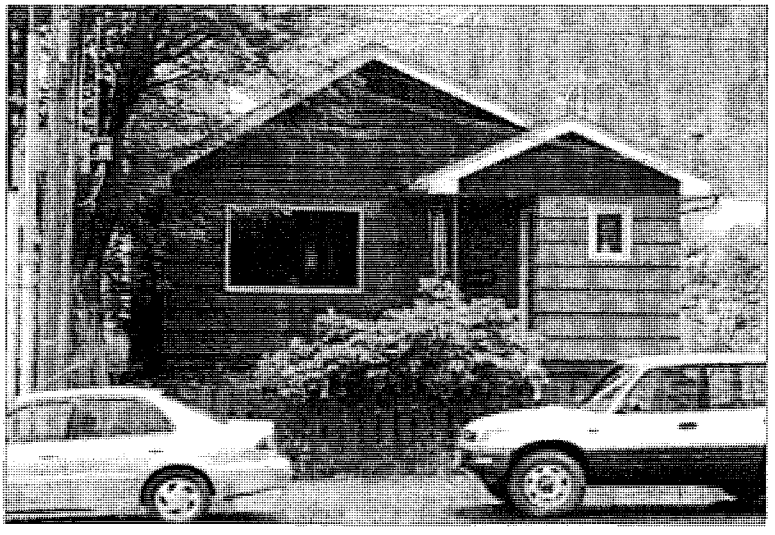
Architectural Style: Minimal Traditional

General Description: One story front gable wood frame building with gable roofed enclosed entry porch, asphalt shingle roofing, composite shingle siding, concrete foundation, partial basement

Architectural Features: Eave returns

Historical Information: Severn and Barb Swanson lived in the house for a number of years. He owned Swanson Brothers store

Alterations: Newer windows



Comments:

Date Entry Date: 8/20/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-904 **CBJ #:** F-152 **Parcel #:** 1C060C250070 **Year Built:** AD 1951

Historic Name: Sturm Building **Other Name:**

Location: 726 W. Ninth St., Juneau **Legal Description:** Lots 6 & 7; Block 225

Historic Use: Building, Mixed Use **Current Use:** Building, Mixed Use

Architectural Style: No Style

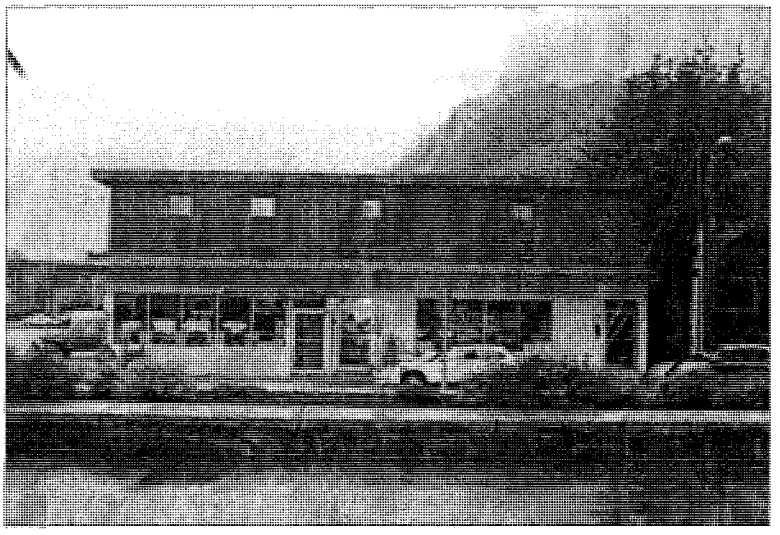
General Description: Two story flat roofed wood frame building, bituminous roofing, vertical and horizontal wood siding on second story, flat composite panels on first story, concrete foundation

Architectural Features:

Historical Information: Built by a Mr. Sturm with freezer lockers on the first floor and rental apartments on the second floor.

Alterations:

Comments:



Date Entry Date: 8/19/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Renee Hughes, Photographer

Casey Shattuck Historic Building Survey

AHRS #: JUN-905 **CBJ #:** F-153 **Parcel #:** 1C060C020060 **Year Built:** AD 1940

Historic Name: George House **Other Name:**

Location: 320 W. Eighth St., Juneau **Legal Description:** Lot 9; Block 202

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

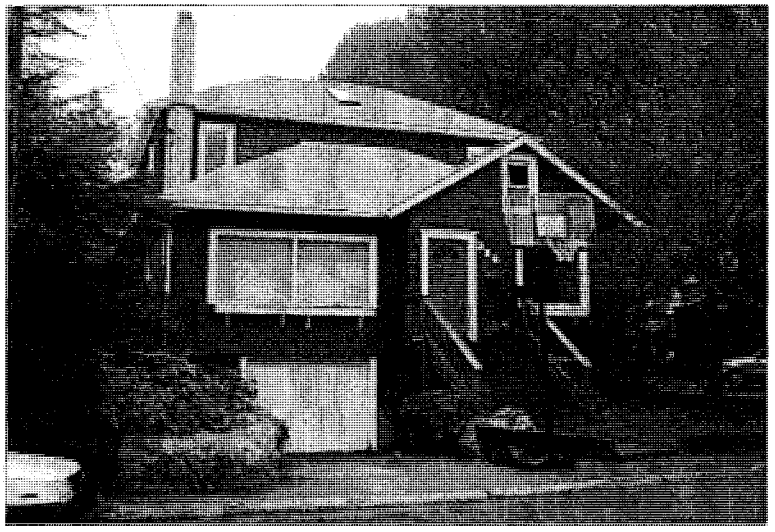
Architectural Style: Mixed

General Description: Two story hip roofed wood frame building with front gable over front portion, asphalt shingle roofing, composite shingle siding, concrete foundation, full basement with daylight garage

Architectural Features:

Historical Information: Thomas George lived in the house in the 1940's. He owned George Brother's grocery store in downtown Juneau.

Alterations: Two story rear portion appears to be a recent addition



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Gary H. Gillette, Architect

Casey Shattuck Historic Building Survey

AHRS #: JUN-906 **CBJ #:** F-154 **Parcel #:** 1C060C020050 **Year Built:** AD 1945

Historic Name: **Other Name:**

Location: 330 W. Eighth St., Juneau **Legal Description:** Lot 8; Block 202

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

Architectural Style: Craftsman

General Description: One story front gable wood frame building with hip roofed appendage at front and shed roofed enclosed entry porch at left, standing seam metal roofing, wood shingle siding, concrete foundation, full basement

Architectural Features: Roof brackets at gables, exposed rafter tails

Historical Information:

Alterations: Newer windows

Comments:

Date Entry Date: 8/31/2001

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Gary H. Gillette, Architect

Casey Shattuck Historic Building Survey

AHRS #: JUN-907 **CBJ #:** F-155 **Parcel #:** 1C060C010010 **Year Built:** AD 1906

Historic Name: Shattuck House 1 **Other Name:** Pullen House

Location: 308 Distin Ave., Juneau **Legal Description:** Lot 1; Block 201

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

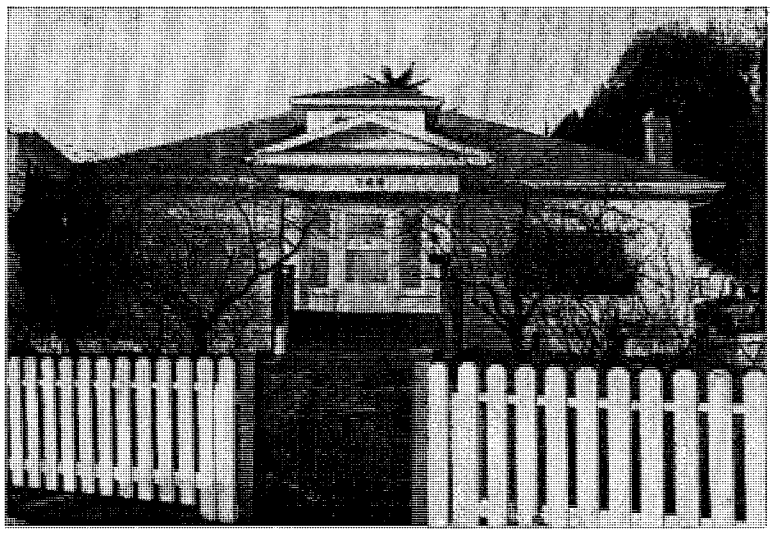
Architectural Style: Prairie School

General Description: One and a half story hip roofed wood frame building with hip roofed roof dormer and closed pediment gable over enclosed entry porch, asphalt shingle roofing, horizontal wood lap siding, concrete foundation, partial basement

Architectural Features: Pediment front gable roof over entry porch and hip roofed dormer.

Historical Information: The house was built for Allen Shattuck, a partner with his brother Henry and W.W. Casey in the Casey Shattuck Subdivision. Bought by the William Pullen Family in 1921. Pullen was an executive with the Alaska Light and Power Company.

Alterations:



Comments:

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Gary H. Gillette, Architect

Casey Shattuck Historic Building Survey

AHRS #: JUN-908 **CBJ #:** F-156 **Parcel #:** 1C060C010020 **Year Built:** AD 1910

Historic Name: McKenna House **Other Name:** Hellan House

Location: 316 Distin Ave., Juneau **Legal Description:** Lot 2; Block 201

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

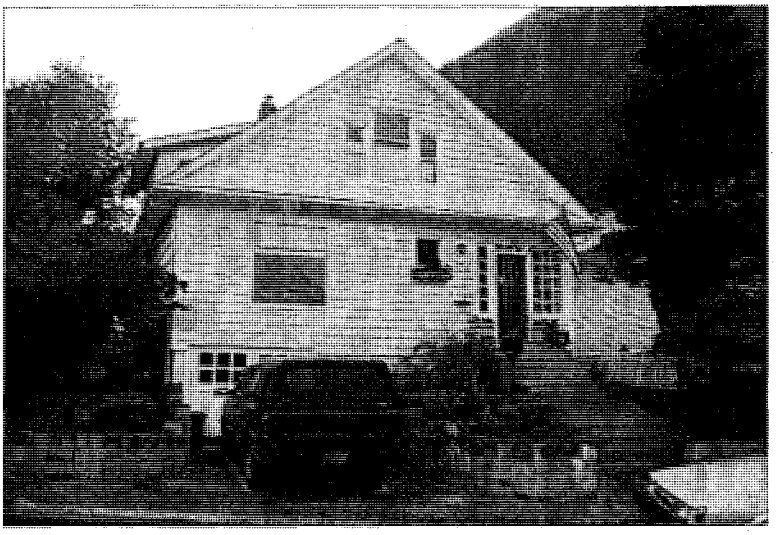
Architectural Style: National

General Description: One and a half story front enclosed pediment gable wood frame building with shed roofed roof dormers each side, asphalt shingle roofing, wood shingle siding with scalloped bottom wood shingle siding in gable, concrete foundation, full basement and daylight garage

Architectural Features:

Historical Information: The McKenna Family built the house and lived in it for a number of years. Walter and Catherine Hellan owned and lived in the house from 1930's until 1950's. He was a deputy U.S. Marshall.

Alterations: Some newer windows



Comments:

Date Entry Date: 8/19/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Gary H. Gillette, Architect

Casey Shattuck Historic Building Survey

AHRS #: JUN-909 **CBJ #:** F-157 **Parcel #:** 1C060C010030 **Year Built:** AD 1925

Historic Name: Lievers House **Other Name:**

Location: 328 Distin Ave., Juneau **Legal Description:** Lot 3; Block 201

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

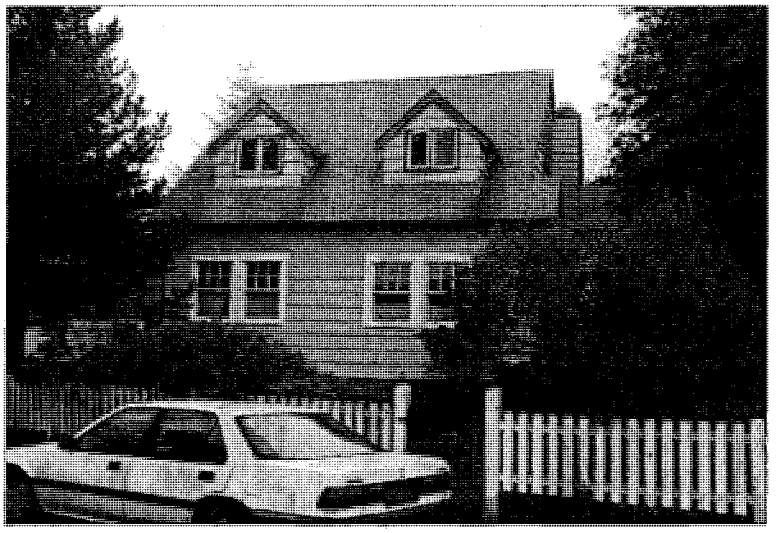
Architectural Style: Colonial Revival

General Description: One and a half story side gable wood frame building with two front gable roofed roof dormers and side gable extension over open entry porch, asphalt shingle roofing, wood shingle siding, concrete foundation, full basement

Architectural Features:

Historical Information: The lot was empty for many years. A Mr. Davidson owned the lot and adjacent house. The property was sold to Bill Lievers who built the house and lived in it for many years.

Alterations: Newer windows in dormers



Comments:

Date Entry Date: 8/19/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Gary H. Gillette, Architect

Casey Shattuck Historic Building Survey

AHRS #: JUN-910 **CBJ #:** F-158 **Parcel #:** 1C060C010040 **Year Built:** AD 1916

Historic Name: Davidson House **Other Name:** Williams House

Location: 342 Distin Ave., Juneau **Legal Description:** Lot 4; Block 201

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

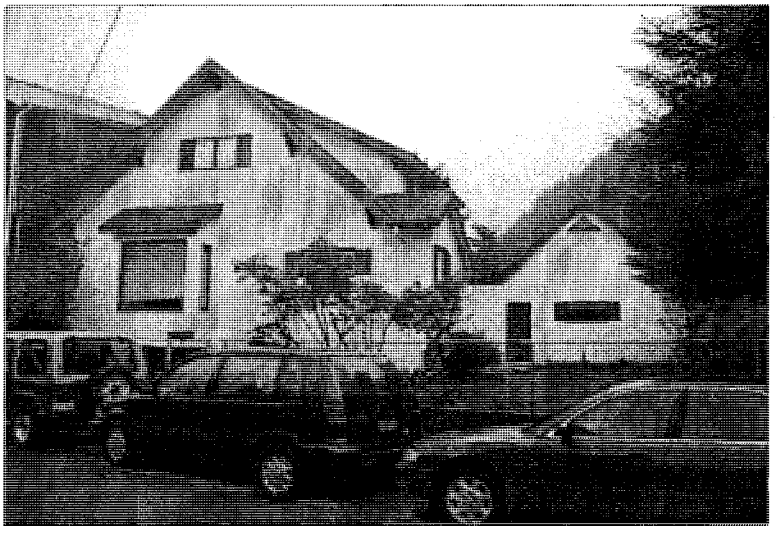
Architectural Style: Craftsman

General Description: One and a half story front gable wood frame building with shed roofed roof dormer on right and shed roofed window appendage on front, asphalt shingle roofing, stucco siding, concrete foundation, full basement

Architectural Features: Roof brackets in gable, exposed rafter tails

Historical Information: Mr. Davidson built the house. He drowned in 1921 and Billy Reck bought it. Joe Williams lived in the house in the 1930's and 1940's. He was the last manager of the Alaska Juneau Gold Mining Company before it closed in 1945. The Dunlap family lived in the house a number of years and operated the "Jack and Jill" nursery in the house. Later sold to Alice Stevens.

Alterations:



Comments: Double garage on site

Date Entry Date: 8/18/2004

Current Photo Date: September 2001

Survey By: Gary H. Gillette, Architect

Current Photo By: Gary H. Gillette, Architect

Casey Shattuck Historic Building Survey

AHRS #: JUN-995 **CBJ #:** F-159 **Parcel #:** 1C060C180020 **Year Built:** AD 1937

Historic Name: Jimmy Larsen House 9 **Other Name:** Hendrickson House

Location: 924 C Street, Juneau **Legal Description:** Lot 1 & Fr 2; Block 218

Historic Use: Building, Single Dwelling **Current Use:** Building, Single Dwelling

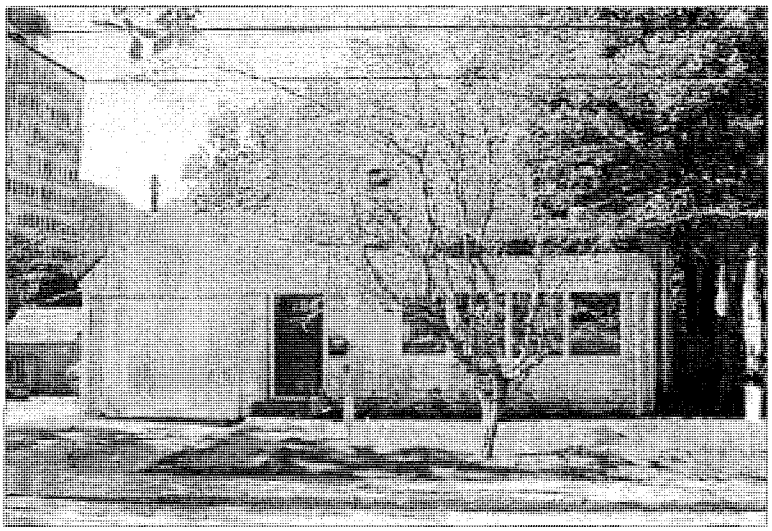
Architectural Style: No Style

General Description: Two story side gable wood frame building with single story side gabled attached garage to the left side; asphalt shingle roofing; horizontal vinyl lap siding; concrete foundation.

Architectural Features:

Historical Information: The house was built by Jimmy Larsen for Waino E. Hendrickson. Hendrickson was the Mayor of Juneau from 1946 to 1953 and served in the Territorial Legislature from 1951 to 1953. He was appointed Secretary of Alaska from 1953 to 1959 and twice served as Acting Governor during the transition to statehood.

Alterations: An extension to the living room was added in later years. New windows and vinyl siding has been added in recent years.



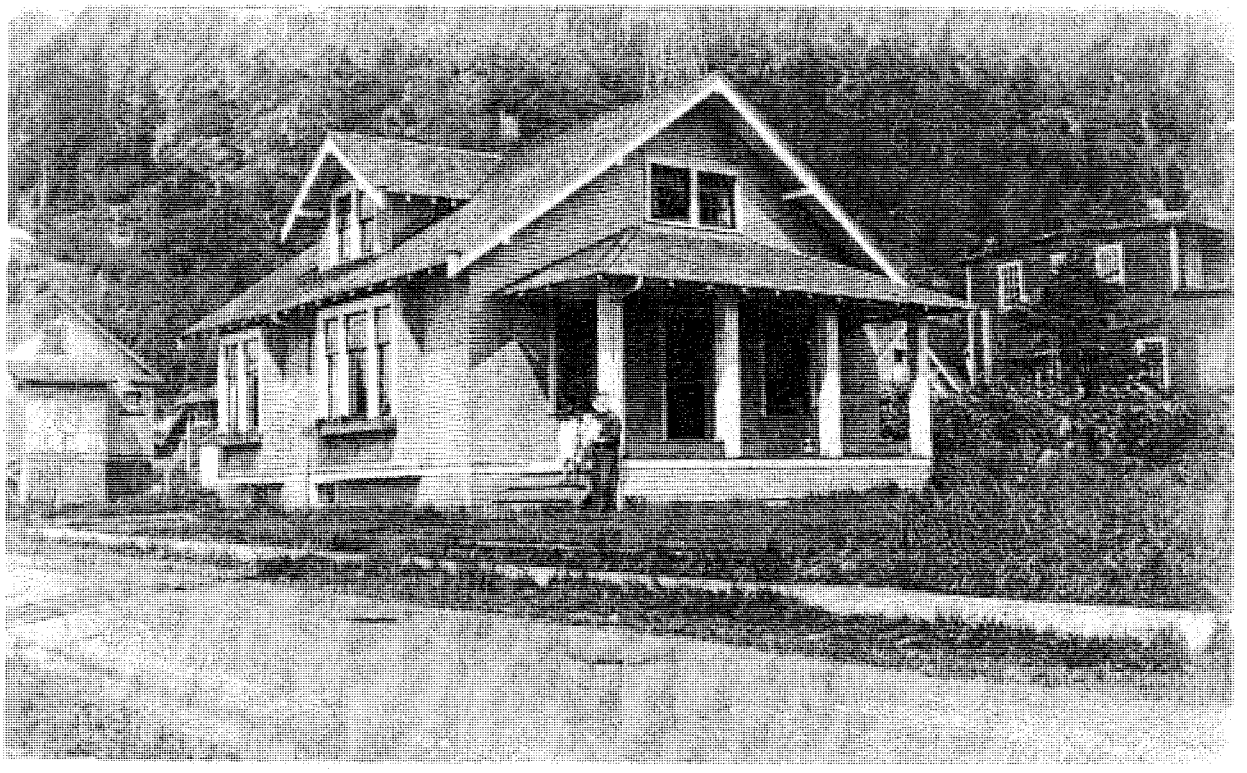
Comments: Designed by H.B. Foss, Architects

Date Entry Date: 12/12/2004

Current Photo Date: August 2004

Survey By: Gary H. Gillette, Architect

Current Photo By: Gary H. Gillette, Architect



Former Olaf Winther House - Demolished
Corner of B Street and Eleventh Street
Location of current parking lot for Northern Lights Church
Courtesy of Marie Darlin

STATEMENT OF SIGNIFICANCE

The National Register of Historic Places identifies three concepts (historic significance, historic context, and historic integrity) that are used to evaluate whether or not a property is eligible for listing in the register. The following examines the Casey Shattuck Neighborhood in terms of its historic significance, context and integrity.

Historic Significance

Historic significance is the importance of a property to the history, architecture, archeology, engineering, or culture of a community. Significance may be on a local, state, or national level and can be achieved in the following ways:

Criterion A.	Association with events that have made a significant contribution to the broad patterns of history.
Criterion B.	Property is associated with the lives of persons significant in our past.
Criterion 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.
Criterion D.	Property has yielded, or is likely to yield, information important in prehistory or history.

The Casey Shattuck neighborhood appears eligible for inclusion on the National Register for local significance under Criterion A and C. Under Criterion A Casey Shattuck appears eligible because of its associations with early patterns of community development in Juneau from 1906 to 1952. The residential subdivision of Casey Shattuck demonstrates that the establishment of major mining operations and the subsequent move of the Territorial government to Juneau created an influx of mining, government, and other professionals. The housing needs of this new population necessitated the development of subdivisions to house the population. Casey Shattuck has long been considered Juneau's first suburb. It was the largest single addition to the original townsite until after World War II and its location on the outskirts of the fledging town seemed remote at the time.

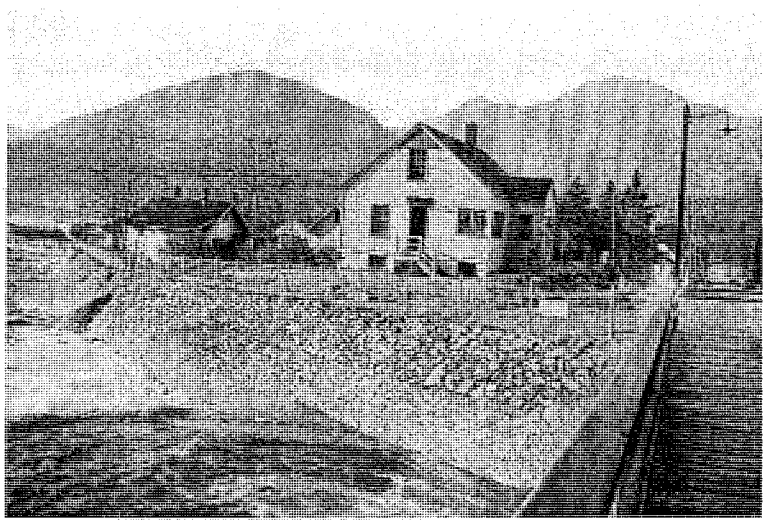
Under Criterion C, Casey Shattuck appears eligible as a local example of a district whose components may lack individual distinction but form a distinguishable entity. As a district, Casey Shattuck is unique and representative of Juneau's vernacular interpretations of national architectural trends from 1906 to 1952. Casey Shattuck is a cohesive and intact example of a neighborhood, which represents the modest stylistic interpretations typical of the Juneau area. The buildings are primarily of wood frame construction reflecting the available materials and historic building technology. Builders were forced to reinterpret and modify national styles probably due to the lack of readily available building materials and lack of skilled craftsmen.

Historic Context

Historic contexts are organized by theme, place, and time. The historic context links historic properties to important historic trends during the development of the community. The properties identified as contributing to the historic significance of the Casey Shattuck Neighborhood fall into three basic time periods that influenced historic development of Juneau. The oldest buildings in the subdivision were built during the Early American Era (1867-1912). The unifying theme of this era is

described as Commerce and Economic Development – Early Gold Mining. The few homes constructed during this period (17) were on portions of the overall property that ultimately became Casey Shattuck subdivision.

The next segment of development within the neighborhood was during the Community Building Era (1913-1938). The unifying theme of this period is described as Commerce and Economic Development – Peak Gold Mining, Beginning Territorial Government. The bulk of the buildings constructed in Casey Shattuck took place during this period. Territorial government was beginning to grow in Juneau and this period also coincides with the expansion of the hard rock gold mining industry. The business community of Juneau convinced the Alaska Juneau Gold Mining Company to not establish a company town as other mining companies in the region had done. The company agreed to only provide housing for its single employees and to allow local businesses provide supplies and commodities for their workers. This decision led to a need for more family housing. The Casey Shattuck subdivision was priced fairly and lots "sold like hotcakes." Ninety-two (92) homes in the Casey Shattuck subdivision were constructed during this period.



Gold Creek after log and rock cribbing placed to control flooding, 1943
Courtesy of the Green Family

The third period of development of the Casey Shattuck Neighborhood occurred during World War II and Early Cold War Era (1939-1959). The unifying theme for this era is described as Transportation and Communication – End of Gold Mining, Suburban Development. The mining industry abruptly shut down in 1944 but local, state, and territorial government employment was on the rise. Forty-seven (47) buildings were constructed in the neighborhood during this period.

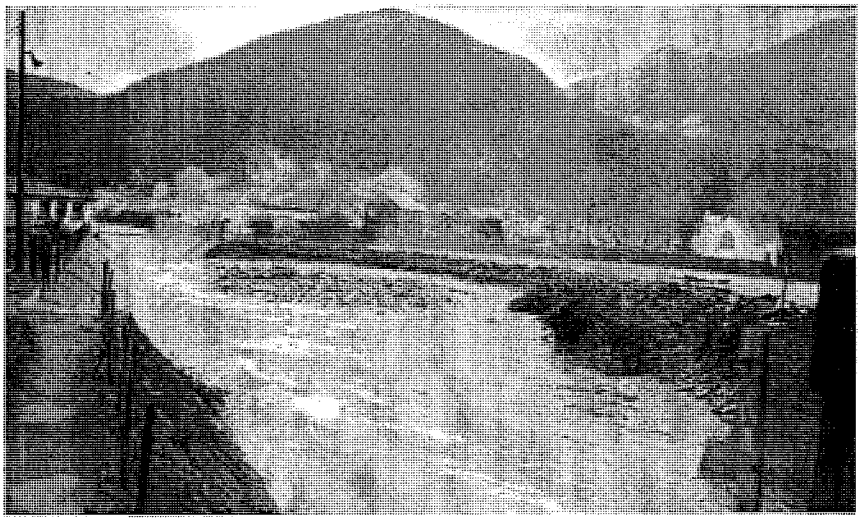
The survey determined that 157 properties have retained historic integrity during the overall period of significance, and only 27 are of new construction or have been altered to the point of losing their historic integrity. The net result is that a sufficient number of properties exist which illustrate the historic themes of the associated periods of significance. In addition, the historic integrity of the neighborhood as a whole has not been compromised by the properties that are non-contributing.

The Casey Shattuck neighborhood represents the themes of community development and vernacular interpretations of national architectural trends. The neighborhood represents a unique and recognizable district whose history and physical characteristics are represented in its individual properties.

Historic Integrity

The question of historic integrity involves formulating a judgement as to whether or not a property maintains the physical characteristics which existed during its historic period and, in addition, whether or not that property contributes to or detracts from the overall integrity of the district. The National Register lists seven qualities that establish a property's integrity: location; design; workmanship; feeling; association; setting; and materials. All seven qualities need not be present to establish eligibility, but in the case of the Casey Shattuck Neighborhood, all these qualities exist to one degree or another.

The location is, of course, unchanged. Aspects of Juneau's architecture, such as the relative lack of ornamentation and recognizable design features which characterized late 19th and early 20th century styles still exist with little alteration and establish Casey Shattuck's kinship with other neighborhoods in Juneau. The relatively simple cottage sized homes of the neighborhood reflect the socio-economic level of the residents and make the neighborhood unique in Juneau.



Gold Creek flood devours ballfield, 1952
"Kinky" Bayers Collection, Courtesy of Alaska State Library

Historic materials and qualities of workmanship are present which provide a recognizable and unified architectural identity for the neighborhood as a whole. Furthermore, the setting, feeling, and associations of the neighborhood are maintained as well. The individual properties combine to contribute to and establish the integrity of, the neighborhood as a whole.

Today Casey Shattuck evokes a feeling of a late nineteenth and early twentieth century neighborhood with its parallel and perpendicular street grid, similarity of architectural styles, and lack of major overall alterations that would detract from the integrity of the neighborhood.

Neighborhood Meeting

During the evening of July 15, 2004 a neighborhood meeting was held at the Northern Lights Church located within the study area. The format of the meeting was that of an open house. Chris Beanes and Gary Gillette gave an overview of the work completed in the survey of historic buildings in the neighborhood. They discussed the purpose and goals of the study; the methodology used for research and evaluation of the historic properties; and the draft results.

Attendees were invited to review draft copies of the study and provide additional information about the houses and the people who lived in the neighborhood over the years. Some of those attending had

lived in the neighborhood for many years while others had recently purchased homes.

Gary Gillette presented the idea of nominating the neighborhood to the National Register of Historic Places. He explained the process of nomination and the implications if listed. Those in attendance were comfortable that their personal property rights would not be affected by a listing in the National Register and voiced that they would not oppose such an effort.

Where From Here?

The Report of the Casey Shattuck Neighborhood Historic Buildings Survey provides a body of knowledge about an area, which was important in the community, and economic development of Juneau. The information provides the basis for nominating the neighborhood to the National Register of Historic Places as a Historic District. Listing on the National Register would not limit private property rights of owners. Listed properties may be eligible to receive tax incentives, grants, or special loans.

At the time of this report it has not been determined if the city would pursue a nomination to the National Register of Historic Places for the Casey Shattuck Neighborhood.

SOURCES

I. PUBLICATIONS

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2. Blumenson, John J.G.
1977 Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945. American Association for State and Local History, Nashville, Tennessee

3. City and Borough of Juneau Planning Department and Alaska Archives Resource & Records Management, Inc.
1986 Inventory of Historic Sites and Structures; City and Borough of Juneau

4. City and Borough of Juneau, Alaska
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5. DeArmond, Robert N.
A. 1957 Some Names Around Juneau. Sitka Printing Company, Sitka, Alaska
B. 1967 The Founding of Juneau. Gastineau Channel Centennial Association, Juneau, Alaska.
C. 1985 Old Gold. A Collection of Historical Vignettes. Compiled by R.N. DeArmond to Commemorate the 50th Anniversary of KINY.

6. Eppenbach, Sarah
1979 The Centennial Gazetteer, A Guide to Juneau, Alaska Place Names. (Juneau Centennial Edition 1880-1980) Gastineau Channel Centennial Association, Juneau, Alaska

7. Gastineau Heritage News
2000 Casey Shattuck; Juneau's First Suburb.
Mark Kirchoff and Mike Blackwell for Gastineau Channel Historical Society

8. Juneau and Douglas Telephone Company
1914-44 Juneau-Douglas Telephone Directory. On File, Alaska State Historical Library, Juneau, Alaska

9. McAlester, Virginia and Lee
1986 A Field Guide to American Houses. Alfred A. Knopf, Inc. New York.

10. Pioneer Book Committee
2001 Gastineau Channel Memories - 1869-1959 - Volume I

11. Pioneer Book Committee
2004 Gastineau Channel Memories - 1969-1959 - Volume II

12. Poppeliers, John et. al.
1977 What Style Is It?. The Preservation Press, Washington D.C.

13. Redman, Earl
1988 History of the Mines and Miners in the Juneau Gold Belt. (A Collection of Stories About the Mines, the Miners, Their Golden dreams and How They Tried to Achieve Them) Unpublished.

14. Sanborn Fire Insurance Company
1914-1937 Maps of Alaska cities and towns. Materials on file, Alaska Historical Library, Juneau, Alaska

15. Stone, David and Brenda
1980 Hard Rock Gold (The Story of the Great Mines That Were the Heartbeat of Juneau, Alaska).

16. Spencer, Arthur C.
1906 The Juneau Gold Belt. U.S. Geological Survey Bulletin #287. Government Printing Office, Washington, D.C.

17. Van Winkle & Fox
1914-1915 Juneau-Douglas Directory. Juneau, Alaska. Materials on file State Historical Library, Juneau.

18. Wharton David B.
1972 The Alaska Gold Rush. Indiana University Press Fitzhenry & Whiteside Limited, Canada

II. DATA REPOSITORIES

A. Libraries and Archives:

Alaska State and Historical Libraries (Archival, Plats, Newspaper and Map Collection), Juneau, Alaska.

Juneau Memorial Library, Juneau, Alaska.

B. Private Archives:

Jensen Yorba Lott, Architects (Original Architectural Drawings of H.B. Foss Company and Foss and Malcom, Architects), Juneau, Alaska.

III. ORAL and WRITTEN LOCAL HISTORY

1. Berg, Cliff
2. Blackwell, Mike
3. Boddy, Doug
4. Darlin, Marie
5. Gould, Jeanette
6. Grummett, Mike
7. Harris, Elizabeth "Betty"
8. Hermle, Jack
9. Kirchoff, Mark
10. Larsen, Niels "Finn"
11. Larsen, Robert "Drag"
12. Larsen, Wilhelmine "Willie"
13. McLeod, Chuck
14. McLeod, Jeanette (Doucette)
15. Shattuck, Curt
16. Shaw, Katherine (Messerschmidt)
17. Swap, Ralph

Irene Gallion

From: Laurel Christian
Sent: Thursday, August 27, 2020 9:23 AM
To: General Engineering; Shawn Williams; Charlie Ford; Dan Jager
Cc: Irene Gallion
Subject: RE: ADP20200002 - ADOD Permit for Arctic Entry

Good morning,

This case is going to be reassigned to Irene. Please send your comments to her. If you have already sent me comments, I will forward them to Irene.

Thanks,

Laurel Christian | Planner II
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0761

Fostering excellence in development for this generation and the next.

From: Laurel Christian
Sent: Wednesday, August 26, 2020 3:26 PM
To: General Engineering <General_Engineering@juneau.org>; Shawn Williams <Shawn.Williams@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; Dan Jager <Dan.Jager@juneau.org>
Subject: ADP20200002 - ADOD Permit for Arctic Entry

Good afternoon everyone,

We have received an Alternative Development Overlay District to reduce the required setback for a proposed Arctic Entry. The applicants would like to turn an existing covered porch into an arctic entry within the existing footprint of the covered porch. A portion of the eve of the porch encroaches into the ROW, this would not be reconstructed. There is an as built survey in the application package, this ADOD permit would essentially reduce the setback to 0' for the Front Yard Setback along Irwin Street.

Please return any comments to me by September 10, 2020.

Thank you,

Laurel Christian | Planner II
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0761

Fostering excellence in development for this generation and the next.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Fire

STAFF PERSON/TITLE: Daniel Jager, Fire Marshal

DATE: August 26, 2020

APPLICANT: Erin & Andrew Heist

TYPE OF APPLICATION: Alternative Development Permit - Alternative Overlay District Setback Reduction

PROJECT DESCRIPTION:

Applicant requests an ADOD permit to enclose an existing covered porch to become an arctic entry. The arctic entry would be within the footprint of the existing covered porch.

LEGAL DESCRIPTION: Casey Shattuck Block 206 Lot 2 FR

PARCEL NUMBER(S): 1C030C060040

PHYSICAL ADDRESS: 407 Irwin Street

SPECIFIC QUESTIONS FROM PLANNER:

Does your department see any issues with the proposed arctic entry?

AGENCY COMMENTS:

there are no fire code or fire department concerns with this application.

AGENCY COMMENTS (CONTINUED):

Irene Gallion

From: Laurel Christian
Sent: Thursday, August 27, 2020 9:23 AM
To: Irene Gallion
Subject: FW: ADP20200002 - ADOD Permit for Arctic Entry

From: Autumn Sapp <Autumn.Sapp@juneau.org>
Sent: Thursday, August 27, 2020 8:10 AM
To: Laurel Christian <Laurel.Christian@juneau.org>; General Engineering <General_Engineering@juneau.org>
Subject: RE: ADP20200002 - ADOD Permit for Arctic Entry

There are no issues for GE and it actually improves the situation for Streets.

Thanks,

Autumn Sapp
City and Borough of Juneau
Engineering & Public Works
Business Manager
907-586-0917

From: Laurel Christian <Laurel.Christian@juneau.org>
Sent: Wednesday, August 26, 2020 3:26 PM
To: General Engineering <General_Engineering@juneau.org>; Shawn Williams <Shawn.Williams@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; Dan Jager <Dan.Jager@juneau.org>
Subject: ADP20200002 - ADOD Permit for Arctic Entry

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We have received an Alternative Development Overlay District to reduce the required setback for a proposed Arctic Entry. The applicants would like to turn an existing covered porch into an arctic entry within the existing footprint of the covered porch. A portion of the eve of the porch encroaches into the ROW, this would not be reconstructed. There is an as built survey in the application package, this ADOD permit would essentially reduce the setback to 0' for the Front Yard Setback along Irwin Street.

Please return any comments to me by September 10, 2020.

Thank you,

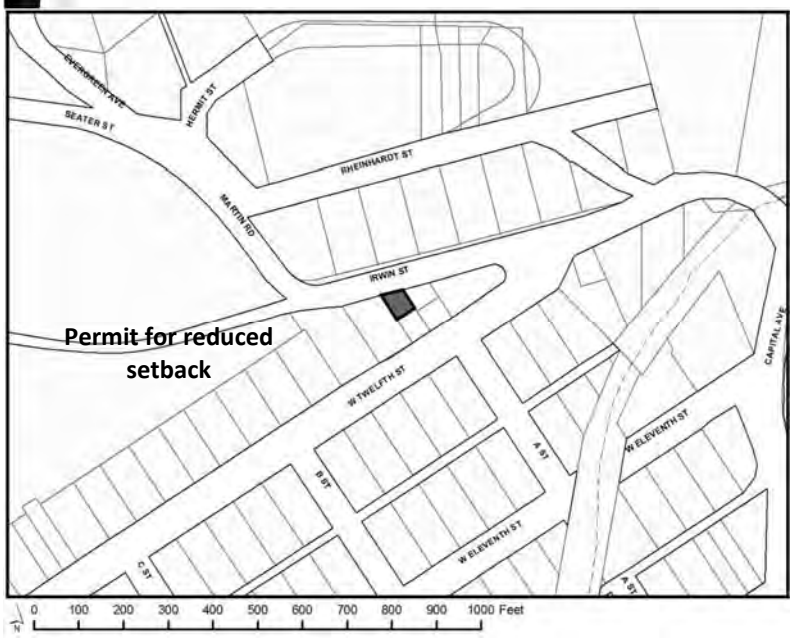
Laurel Christian | Planner II
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0761

Fostering excellence in development for this generation and the next.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for an **Alternative Development Overlay District permit to reduce the front yard setback to zero feet for an enclosed entry** located at **407 Irwin Street** in a **D5 Zone.**

TIMELINE

Staff Report expected to be posted **Monday, September 14, 2020** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas** Find hearing results, meeting minutes and more here as well.

Now through August 31

Comments received during this period will be sent to the Planner, **Irene Gallion,** to be included as an attachment in the staff report.

Sept. 1 — noon, Sept. 18

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, Sept. 22

This virtual meeting will be by video and telephonic participation only. To join the webinar, visit: https://juneau.zoom.us/j/93722664027. The Webinar ID is: 937 2266 4027. To join by telephone, call: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 and enter the Webinar ID.

Sept. 23

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Case No.: ADP2020 0002
Parcel No.: 1C030C060040
CBJ Parcel Viewer: http://epv.juneau.org

Printed August 27, 2020

Irene Gallion

From: Erin A. Heist <erinaheist@gmail.com>
Sent: Sunday, September 6, 2020 12:31 PM
To: Irene Gallion
Cc: Andrew Heist
Subject: Re: ADP20-02: sign ready

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Irene,

The sign is up!

Thanks,
Erin

Sent from my iPhone

> On Sep 4, 2020, at 15:38, Irene Gallion <Irene.Gallion@juneau.org> wrote:
>
> 4:30

From: Erin Anais Heist <erinaheist@gmail.com>
Sent: Friday, September 4, 2020 3:31 PM
To: Irene Gallion <Irene.Gallion@juneau.org>
Subject: Re: ADP20-02: sign ready

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Irene,

Wow. My day has been nuts. When does your office close? Hoping to sneak over before you close!

Thanks,
Erin

On Fri, Sep 4, 2020 at 8:33 AM Irene Gallion <Irene.Gallion@juneau.org> wrote:

> Oh, sorry Erin, I was not lucidly aware of that either.
>
> Nothing special to do other than wearing a mask.
>
> If you get stuck let me know and I'll bring it to you over the weekend. My personal cell is (907) 440-7006. I'd bring it today but I rode my bike.
>
> IMG

From: Erin Anais Heist <erinaheist@gmail.com>
Sent: Friday, September 4, 2020 8:28 AM
To: Irene Gallion <Irene.Gallion@juneau.org>
Subject: Re: ADP20-02: sign ready

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Irene,

I just realized that Sept. 7th is Labor Day, so we'll need to pick up the sign today.

We'll plan on coming by to pick up the sign this afternoon. Do we need to do anything in particular to grab it? I think last time we picked up a sign the office was in full COVID shut-down.

Thanks,

Erin

On Thu, Sep 3, 2020 at 11:11 AM Irene Gallion <Irene.Gallion@juneau.org> wrote:

> Hi Erin,
>
> The public notice sign is ready for you to pick up. It needs to be posted by **midnight on September 7th,** and you need to send me an e mail with a picture of it on or before that date and time.
>
> I think you are pretty well versed on these signs by now, but just a few reminders:
>
> - You can pick up the sign at the 4th floor of the Marine View building.
> - Make sure you check in with staff, sign the papers and pay your fees. Don't just walk out with the sign.
> - If you return your sign in a timely fashion, $100 of the sign fee is refunded. Check with Permit staff for the details.
>
> Let me know if you have any questions, thanks!
>
> Irene M. Gallion
>
> City and Borough of Juneau
>
> Senior Planner

(907) 586-0753

Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

BOARD OF ADJUSTMENT
NOTICE OF DECISION

Date: September 23, 2020
File No.: ADP2020 0002

Erin & Andrew Heist
712 Basin Road
Juneau, AK 99801

Proposal: Alternative Development Overlay District permit to reduce the front yard setback to zero feet for an enclosed entry

Property Address: 407 Irwin Street

Legal Description: Casey Shattuck Block 206 Lot 2 FR

Parcel Code No.: 1C030C060040

Hearing Date: September 22, 2020

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 14, 2020, and APPROVED the reduced front yard setback to zero feet, to be conducted as described in the project description and project drawings submitted with the application.

Attachments: September 14, 2020, memorandum from Irene Gallion, Community Development, to the CBJ Board of Adjustment regarding ADP2020 0002.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c). Any

action by the applicant in reliance on the decision of the Board of Adjustment shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Board, September 22, 2020.

Expiration Date: The permit will expire 18 months after the effective date, or March 22, 2022, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:

Irene M. Gallion, Planner Community Development Department	Michael LeVine, Chair Planning Commission

Filed With City Clerk	9/29/2020 Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA

Additional Materials for September 22, 2020 Planning Commission Meeting

ATTACHMENTS:

	Description	Upload Date	Type
🗋	Additional Materials for September 22, 2020 Planning Commission Meeting	9/21/2020	Miscellaneous

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
7:00pm
Meeting Date: September 22, 2020

---

1. **ADP2020 0002:**
    a. Public Comment – Susan Clark, received 9.14.20
    b. Public Comment – Tim Moore, received 9.18.20

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice

TO:

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

FROM:

An application has been submitted for consideration and public hearing by the Board of Adjustment for an **Alternative Development Overlay District permit to reduce the front yard setback to zero feet for an enclosed entry** located at **407 Irwin Street** in a **D5 Zone.**

I completely support this application!

Staff Report expected to be posted **Monday, September 14, 2020** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through August 31

Comments received during this period will be sent to the Planner, **Irene Gallion,** to be included as an attachment in the staff report.

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Sept. 23

The results of the hearing will be posted online.

Susan R Clark

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Case No.: ADP2020 0002
Parcel No.: 1C030C060040
CBJ Parcel Viewer: http://epv.juneau.org

Printed August 27, 2020

From: tim moore <parvifolium@gmail.com>
Sent: Friday, September 18, 2020 10:19 AM
To: PC_Comments
Subject: Comment: Setback at 407 Irwin ADP2020 0002

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Dear Commissioners,

I am in full support of the Planning Commission efforts to correct and/or improve old setback issues.

I visited 407 Irwin Street and I feel that a variance should be given to the permit applicant. The enclosed porch will enhance the remodel and future use. It does not appear to impact sidewalk and will not impact access/light to the lower section of the house.

Thank you,

Tim Moore
1117 A Street
Juneau 99801