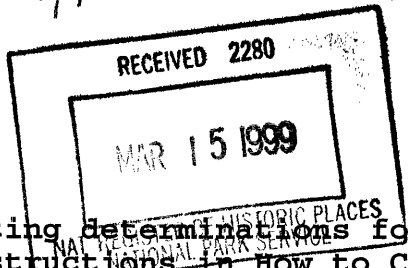


United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Anchorage Hotel Annex

other names/site number Hotel Ronald Lee, AHRS Site No. ANC-408

=====

2. Location

=====

street & number 330 E Street

not for publication N/A

city or town Anchorage

vicinity N/A

state Alaska code AK county Anchorage code 020

zip code 99501

USDI/NPS NRHP Registration Form

Anchorage Hotel Annex

Anchorage, Alaska

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Judith E. Bittner
Signature of certifying official

March 2, 1999
Date

Alaska
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register See continuation sheet.
determined eligible for the National Register See continuation sheet.
determined not eligible for the National Register
removed from the National Register

other (explain):

Edson H. Beall 4-15-99

Signature of Keeper

Signature of Keeper

Date of Action

USDI/NPS NRHP Registration Form

Anchorage Hotel Annex

Anchorage, Alaska

=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

USDI/NPS NRHP Registration Form

Anchorage Hotel Annex

Anchorage, Alaska

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Hotel
Commerce/ Trade Specialty Store
Domestic Multiple Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Hotel
Commerce/ Trade Specialty Store

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

No style

Materials (Enter categories from instructions)

foundation wood
roof asphalt
walls stucco
other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

The Anchorage Hotel Annex is located on the corner of West Fourth Avenue and E Street in downtown Anchorage. The owner of the one hundred room Anchorage Hotel built the Annex in 1936. The original hotel stood north of the Annex, and a second floor passageway over the alley and a basement corridor connected the buildings. The dimensions of the three story Annex are 50' by 130'. Its long, rectangular form is typical of an attached urban slot building. Initially, the Anchorage Hotel Annex had retail space and a banquet room on the first floor, twenty-four rooms on the second floor, and twelve apartments on the third floor. The Annex has always functioned as a hotel, even after the original Anchorage Hotel was demolished in the late 1960s. Consistent with its historic uses, the Annex currently has retail space on its first floor, and thirty-one rooms and suites on the second and third floors.

In November 1936 the three story Anchorage Hotel Annex opened. The addition provided a large banquet room and an additional twenty-four hotel rooms. The third floor was divided into twelve private apartments. Commercial establishments, such as Welch's Dress Shop, Carlquist Jewelers, Loussac Drug Store, and a barber shop occupied the retail space on the street level. The ground floor also had a lobby. Buildings housing Carlquist Jewelry Shop and the Anchorage Power and Light Company were destroyed to make room for the Annex. The building that Welch's Dress Shop occupied was moved next door.¹ The Annex had a central

¹ "Excavation For Hotel Addition To Be Sluiced," *Anchorage Daily Times*, June 6, 1936.

USDI/NPS NRHP Registration Form

Anchorage Hotel Annex

Anchorage, Alaska

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- 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.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.) N/A

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

Areas of Significance (Enter categories from instructions)

Commerce

Period of Significance 1936-1948

Significant Dates 1936

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

Architect/Builder E. Ellsworth Sedille

USDI/NPS NRHP Registration Form

Anchorage Hotel Annex

Anchorage, Alaska

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9. Major Bibliographical References
=====

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

Books

Carberry, Michael and Donna Lane, *Patterns of the Past: An Inventory of Anchorage's Historic Resources*. Anchorage, Alaska: Municipality of Anchorage Community Planning Department, 1986.

Laurence, Jeanne, *My Life with Sydney Laurence*. Seattle, Washington: Salisbury Press, 1974.

Shalkop, Robert L., *Sydney Laurence: His Life and Work*. Anchorage, Alaska: Anchorage Historical and Fine Arts Museum, 1982.

Articles

"A Hotel Reborn," *Anchorage Press*, July 27, 1994.

"Excavation For Hotel Addition To Be Sluiced," *Anchorage Daily Times*, June 6, 1936.

"Hotel Addition To Be Finished During October," *Anchorage Daily Times*, August 21, 1936.

"Hunt Gold in Anchorage Hotel Basement," *Anchorage Daily Times*, June 11, 1936.

"RFC Approves Loan On Hotel," *Anchorage Daily Times*, May 4, 1936.

"Ronald Lee Hotel Gets New Owner," *Anchorage Daily Times*, March 3, 1976.

Previous documentation on file (NPS) N/A

___ preliminary determination of individual listing (36 CFR 67) has been requested.

___ previously listed in the National Register

___ previously determined eligible by the National Register

___ designated a National Historic Landmark

___ recorded by Historic American Buildings Survey # _____

___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

___ State Historic Preservation Office

___ Other State agency

___ Federal agency

X Local government

___ University

___ Other

Name of repository: Anchorage Historic Properties, Inc.

USDI/NPS NRHP Registration Form

Anchorage Hotel Annex

Anchorage, Alaska

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10. Geographical Data
=====

Acreage of Property less than one acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>06</u>	<u>344806</u>	<u>6790431</u>	3	___	___
2	___	___	___	4	___	___
	<u>See continuation sheet.</u>					

Verbal Boundary Description (Describe the boundaries of the property.)

The property occupies Lot 12, Block 26 of the original Anchorage Townsite.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entire lot and the building associated with it since 1936.

USDI/NPS NRHP Registration Form

Anchorage Hotel Annex

Anchorage, Alaska

=====
11. Form Prepared By
=====

name/title Karen Bretz, Intern

organization Anchorage Historic Properties, Inc.

date July 31, 1998

street & number 645 West Third Avenue

telephone (907) 274-3600

city or town Anchorage state Alaska zip code 99501
=====

Additional Documentation
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Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)
=====

Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name Bob and Carolyn Neumann

street & number 501 West Fourth Avenue

telephone (907) 279-2039

city or town Anchorage state Alaska zip code 99501

=====
heating unit that served the original Anchorage Hotel, the Annex, and two nearby buildings that housed the Anchorage Drug Company and the Northern Electric Company. The Annex's windows were specially designed to offer extra protection against the cold and wind.²

The Annex faces Fourth Avenue, Anchorage's main street, although the lobby entrance is along E Street near the alley. The building's stucco-covered exterior is painted. Both the Fourth Avenue and E Street elevations are stepped. The center of the Fourth Avenue elevation is raised slightly above the roofline, and the E Street elevation is raised above the lobby entrance. The north and west elevations are undecorated. The north elevation faces the alley, while the west facade partially abuts the neighboring building. Part of the north side is blank at the second story, where the passageway once connected the Annex and original Anchorage Hotel.

The Annex's most striking features are the pilasters that punctuate the south and east elevations. These purely ornamental forms provide variety to the otherwise blocky, sparsely ornamented buildings of Fourth Avenue. The pilasters extend from the sidewalk through the first, second, and third floors to terminate in pyramid-shaped minarets right above the roofline. The pilasters are in three sizes; those on the corners of the building are the largest and most dominant. Along the Fourth Avenue and E Street elevations, the stepped wall sections are flanked by two middle size pilasters. The smallest size pilasters are located between the middle ones. The Anchorage Hotel Annex can be characterized as a simple Moderne style building with vague Gothic elements.

The pilasters divide the Fourth Avenue and E Street elevations into bays. Double-hung, single pane windows line each side of the building at the second and third floor levels. Within the stepped areas, the windows are single, while elsewhere they are paired.

In the 1950s, the Anchorage Hotel and Annex fell into general disrepair. The plumbing and wiring were failing. The hotel clientele changed. At some point Westward purchased the Anchorage Hotel and the Annex. In 1964 the owners of the first floor business, Welch's Style Shop, altered the first floor to separate their business visually from what was considered an undesirable building. The original period windows were replaced with squared off plate glass display windows. The corner entrance, with its classic pass through entrance, was boarded up to provide more retail space. The entire first floor exterior wall was covered with ceramic tile.

In the late 1960s the original Anchorage Hotel was razed to provide space for the Westward tower, a high rise hotel building. The crosswalk connecting the two buildings was torn down. The Annex was sold and reopened as the Hotel Ronald Lee. The Annex went through a series of at least six owners before being purchased by Bob and Carolyn Neumann in 1988.³ The Neumanns own Grizzly's Gifts, the first floor retail establishment, and their family has had a long-term interest in the building--Bob Neumann's parents owned Welch's Style Shop. The Neumanns replaced wiring, carpeting, and plumbing, although the original plumbing fixtures were retained. Renovations in 1988, 1994, 1998 have restored the building to much of its original appearance while modernizing it. To comply with safety requirements, the owners installed fire escapes for the second and third

² "Hotel Addition To Be Finished During October," *Anchorage Daily Times*, August 21, 1936.

³ "Ronald Lee Hotel Gets New Owner," *Anchorage Daily Times*, March 3, 1976.

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Anchorage Hotel Annex

Anchorage, Alaska

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floors on the Fourth Avenue side and an interior sprinkler system. The owners repaired the walls and ceilings in 1988. In 1994, they added an elevator to comply with disability laws. The original interior mahogany millwork remains.

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Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

The Anchorage Hotel Annex had an important role in the development of Anchorage during the 1930s. It is an example of the more architecturally distinctive and ambitious buildings that evidenced Anchorage's evolution from a tent city along the banks of Ship Creek, to a frontier town of simple wood frame buildings, to a permanent city. The Alaska Railroad and the federal government's increasing presence gave Anchorage permanence and growth. As Anchorage grew, the original 1917 Anchorage Hotel needed additional facilities, and in 1936 the owners added the Annex. The hotel and annex provided the town's luxury accommodations during the build-up and World War II years when Anchorage grew rapidly and became Alaska's largest city. The original hotel, but not the Annex, was demolished in the late 1960s. Rehabilitation of the Annex has returned it to closely resemble its original appearance, and it continues to be used for its original purposes.

Historic background

In 1915, government engineers preparing to build the Alaska Railroad selected the mouth of Ship Creek for a construction camp. People flocked to the site to get construction jobs and to start businesses. In the spring the Alaska Engineering Commission surveyed a townsite on the bluff above Ship Creek, and in July held a lot sale. Fourth Avenue became the city's main street. The Alaska Railroad located its administrative headquarters at Anchorage several years later. The City of Anchorage incorporated in 1920.

The population of Anchorage increased in the 1930s and 1940s as the federal government initiated several large building projects. A concrete Federal Building was constructed on Fourth Avenue in 1939 and 1940 for the courthouse, post office, and government offices. The U.S. Army began building Fort Richardson and Elmendorf Air Field north of Anchorage. These projects stimulated private sector construction. The buildings constructed in Anchorage, beginning in the late 1930s, are locally called second generation buildings. They are characterized by use of more permanent materials, and some are more architecturally detailed. City Hall, completed in 1936, is in the classical Beaux Arts style, and the Fourth Avenue Theater, completed in the late 1940s, is in the Art Deco style. The Anchorage Hotel Annex, constructed in 1936, incorporated Gothic elements.

C.B. Wark built the original Anchorage Hotel, a wood frame building, in 1916 at the corner of Third Avenue and E Street. In 1917, Frank Reed purchased the building. Reed remodeled and upgraded the building with electricity and new furnishings. The hotel developed a reputation as a luxury hotel. Guests arriving at Anchorage by steamship reached the hotel by a boardwalk constructed between the city dock and the hotel. Guests who arrived by dogsled could board their dogs at a nearby kennel. Reed planned an addition, but sold the hotel and annex in February 1936 to A.B. Cummings, the former manager of the Curry Hotel at mile 248.5 of the Alaska Railroad.

Construction of the hotel annex began in June 1936. A month earlier the Reconstruction Finance Corporation approved a construction loan, and the estimated cost of the new building was \$80,000.⁴ A second floor skywalk and an underground tunnel connected the original hotel and the annex. Rather than excavating the basement for

⁴ "RFC Approves Loan On Hotel," *Anchorage Daily Times*, May 4, 1936.

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the Annex, it was sluiced with a hydraulic system. The local paper ran an article titled "Hunt Gold in Anchorage Hotel Basement." According to the paper, the hotel owners considered "planting some nuggets in the sluice when nobody's looking so a stampede will get underway and the basement would be excavated free of charge by gold seekers."⁵

E. Ellsworth Sedille, a local architect, designed the Annex. Sedille got his start in Alaska working as an architect for the Matanuska Colony project, a New Deal program to resettle destitute farming families from the upper Midwest to Alaska. After working on this project, Sedille opened a private practice in Anchorage. He designed the old Anchorage City Hall and renovations to the Wendler Building. Both of the buildings are on the National Register of Historic Places.

The design of the Anchorage Hotel Annex reflects a junction of new and traditional architectural styles in Anchorage, and paralleled architectural changes in the continental United States. A number of American architects in the 1930s and 1940s were attempting to adapt the new skyscraper method of construction to traditional styles, including the Gothic style. Anchorage was transforming from a frontier town into the territory's largest city. Anchorage architects were abandoning false-fronted, shiplap-sided buildings and starting to design buildings that exhibited the growing importance of Anchorage and the increasing optimism of its citizens.

Sedille was obviously familiar with the skyscraper construction. The double-hung windows of the Anchorage Hotel Annex are reminiscent of the windows of Chicago's early skyscrapers. Skyscraper architects often used vertical piers to accentuate buildings' height. Similarly, Sedille used vertical piers to enunciate the height of the three-story Anchorage Hotel Annex. The walls were recessed from the piers to further accentuate the building's height. At the time, 1936, the Annex was one of the tallest buildings in Anchorage. But while the piers of true skyscrapers define the underlying steel skeleton, the piers of the Annex express nothing but a wood frame covered with stucco.

Prominent visitors stayed at the Anchorage Hotel and the Anchorage Hotel Annex while in Anchorage. Aviator Wiley Post and entertainer Will Rogers stayed at the hotel two days before their fatal trip to Barrow. Other guests included President Warren Harding, Secretary of the Interior Harold Ickes, and Walt Disney. Landscape artist Sydney Laurence lived in one of the apartments. Off-and-on from 1920 until 1940, Laurence maintained an apartment, studio, or both at the Anchorage Hotel or the Annex.⁶ In 1924, Laurence painted a six by twelve foot landscape of Mount McKinley for the hotel parlor in exchange for a year of rent.⁷ Major B.B. Talley, U.S. Army, in charge of construction in Alaska during World War II, lived at the hotel until his new home on Government Hill was built.

⁵ "Hunt Gold in Anchorage Hotel Basement," *Anchorage Daily Times*, June 11, 1936.

⁶ Robert L. Shalkop, *Sydney Laurence: His Life and Work*, 1982, pp. 4-11.

⁷ Jeanne Laurence, *My Life with Sydney Laurence*, 1974, p. 38.

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Anchorage Hotel Annex

Anchorage, Alaska

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In the 1950s, the hotel and annex fell into general disrepair. A new owner, Westward, razed the original hotel in the late 1960s to make way for a new high rise hotel. The company sold the annex. For a time it was the Hotel Ronald Lee. It had a series of owners until Bob and Carolyn Neumann purchased the building in 1988. They restored and modernized the building. Today known as the Anchorage Hotel, it continues to operate as a hotel with retail space on the first floor.

USDI/NPS NRHP Registration Form

Anchorage Hotel Annex

Anchorage, Alaska

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NPS Form 10-900-a
(8-86)

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OMB No. 1024-0018
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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photograph Identification

- =====
1. Anchorage Hotel Annex
Anchorage, Alaska
Karen Bretz
July 1998
Anchorage Historic Properties, Inc., 645 W. 3rd Ave., Anchorage, AK 99501
Looking northwest across the intersection of Fourth Avenue and E Street at the south and east (street) sides of the building
2. Anchorage Hotel Annex
Anchorage, Alaska
Karen Bretz
July 1998
Anchorage Historic Properties, Inc., 645 W. 3rd Ave., Anchorage, AK 99501
Looking north at the Fourth Avenue elevation of the building
3. Anchorage Hotel Annex
Anchorage, Alaska
Karen Bretz
July 1998
Anchorage Historic Properties, Inc., 645 W. 3rd Ave., Anchorage, AK 99501
Looking southwest at the E Street elevation of the building
4. Anchorage Hotel Annex
Anchorage, Alaska
Karen Bretz
July 1998
Anchorage Historic Properties, Inc., 645 W. 3rd Ave., Anchorage, AK 99501
Looking southwest at the north elevation of the building
5. Anchorage Hotel Annex
Anchorage, Alaska
Karen Bretz
July 1998
Anchorage Historic Properties, Inc., 645 W. 3rd Ave., Anchorage, AK 99501
Looking southeast at the east side of the building, a portion of which abuts the adjoining building

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OMB No. 1024-0018
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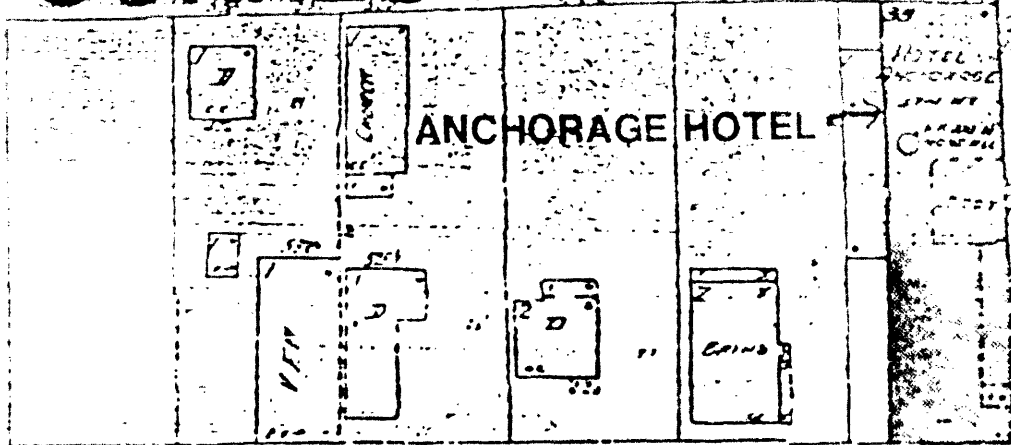
**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

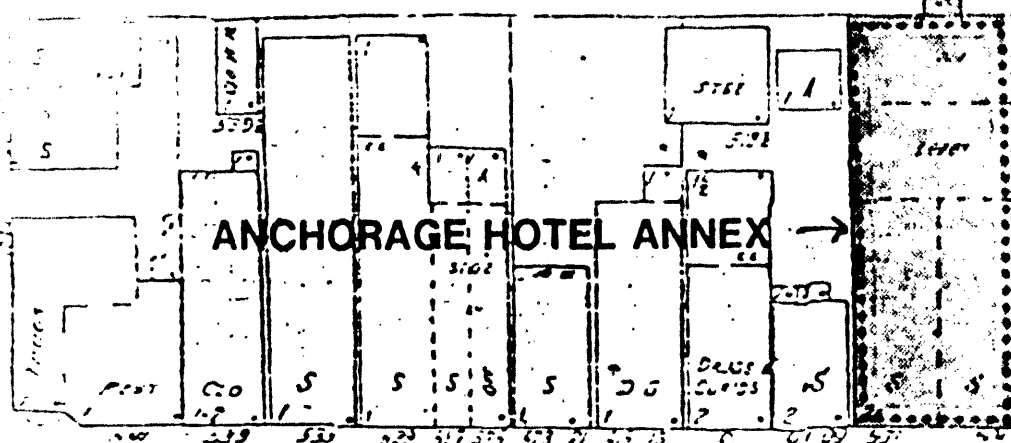
Section Photograph Identification
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6. Anchorage Hotel Annex
Anchorage, Alaska
unknown
c. 1936
Anchorage Museum of History and Art, 121 W. 7th Ave., Anchorage, AK 99501
Looking northwest at street elevations of building

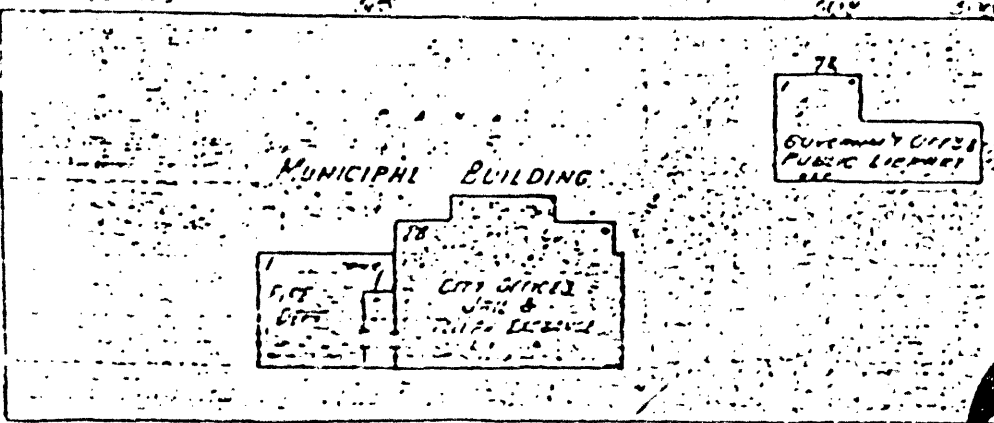
1927 SANBORN MAP CORRECTED TO 1940



25 SKYWALK



4TH AVENUE



42



NORTH

Anchorage Hotel Annex
AHRs Site No. ANC-408
Anchorage, Alaska