See House
Historic Structure Report

Prepared by: FFA Architecture and Interiors, Inc.

architecture + history, llc

Task Order: 140P2020F0303

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+Interiors

The National Park Service provided support for this Historic Structure Report through its National Recreation and Preservation (NR&P) program which supports historic preservation efforts to the owners of historic structures listed or determined eligible for the National Register of Historic Places (NRHP). Legislative authority for technical assistance originates with the Antiquities Act of 1906 which established the federal government's efforts to develop public policy for the preservation of cultural resources. The Historic Sites Act of 1935 made cultural resource preservation national policy and assigned the Secretary of the Interior the responsibility to carry this policy, and specifically gave the National Park Service the role to carry out this mission on behalf of the Secretary. The act explicitly stresses technical assistance to and partnerships with states, local communities, and associations and the importance of providing an active "educational program" to the public on the story told by our nation's important historic properties. The National Historic Preservation Act (NHPA) of 1966 (as amended) reaffirmed historic preservation as a national policy and elaborated on the mission the National Park Service fulfills on behalf of the Secretary such as maintaining the National Register and carrying out the National Historic Landmarks program. And finally, the Alaska National Interest Lands Conservation Action (ANILCA) (1980) specifically speaks to the Secretary of the Interior providing historic preservation advice and technical assistance to Alaska Native Corporations and Native Groups. ANILCA underscores the National Park Service's unique obligation in Alaska to deliver historic preservation services through the National Register Programs.

Photographs:

All existing conditions photographs were taken by the project team in October 2020 unless stated otherwise.

Cover Image:

See House, looking northeast, c.1904-1910, St. Peter's by-the-Sea Archives.

SEE HOUSE

HISTORIC STRUCTURE REPORT

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TABLE OF CONTENTS

List of Figures

Unless otherwise noted, all photographs were taken by FFA and architecture + history, llc during a site visit in October 2020.

DEVELOPMENTAL HISTORY

PHYSICAL DESCRIPTION

CONDITION ASSESSMENT

INTEGRITY ASSESSMENT

FUTURE USE & TREATMENT RECOMMENDATIONS

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1. Executive Summary

INTRODUCTION

Completed under NPS IDIQ Task Order Number 140P2020F0303, this Historic Structure Report (HSR) for the See House was developed by a consultant team consisting of FFA Architecture and Interiors, Inc. and architecture + history, llc, with input and guidance from St. Peter's by-the Sea Episcopal Church and the National Park Service staff at the Alaska Regional Office and Channel Islands National Park.Though NPS provided guidance and support for this project, the St. Peter's by-the-Sea HSR serves as an stand-alone document, independent of the NPS.

The St. Peter's by-the-Sea Episcopal Church was constructed in 1899, followed by the construction of the See House in 1905. The buildings are among the earliest constructed by the Episcopal Church in Alaska and are both architecturally and historically significant for their association with exploration and settlement of Alaska. The church and adjacent See House are said to have been built by Alaska's first Bishop, Peter Trimble Rowe. The See House served as a residence for Bishop Rowe and his family until he relocated to Seattle in 1912. The complex and individual buildings continue to remain as an important place of worship and gathering for the community of Sitka.

PURPOSE

Historic Structure Reports (HSR) are the primary planning documents for historic resource treatment projects. Historic resources are buildings, structures, objects, sites, and historic districts that are eligible for listing or already listed on the National Register of Historic Places. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* defines four treatments for historic resources: preservation, rehabilitation, restoration, and reconstruction. These treatments guide the recommendations put forward in an HSR.

SCOPE

As defined by the National Park Service Preservation Brief 43, a historic structure report serves as a reference document that provides documentary, graphic, and physical information regarding a property's history and existing conditions. The report records research findings, investigative analysis, and evaluation of physical conditions. HSRs document the existing conditions of a building, changes over time, and serve as a basis for proposing physical changes. Historic structure reports are broadly recognized as an effective aspect of preservation planning, management, and use that outlines a scope of recommended work and provides thoughtful arguments for selecting the most appropriate treatment approach. An HSR is an important guide that is intended to serve as a basis for future maintenance, repair, and any potential changes

made to a historic property during preservation, rehabilitation, restoration, and reconstruction. The development of an HSR is the preferred first phase of any historic preservation effort, preceding design and implementation of the selected treatment and use for the property. The level of detail to which the work items are defined should be limited in the historic structure report, as these recommendations serve as the foundation for, rather than in place of, design and construction documents for the work.

METHODOLOGY

The information included in this report stems from extensive research of primary and secondary source materials and comprehensive field observations of the buildings and site. The HSR follows the National Park Service's Technical Preservation Service's Preservation Brief 43: The Preparation and Use of Historic Structure Reports (2004) by Deborah Slaton. The HSR includes a developmental history of the site, descriptive information, identification of character-defining features, a conditions assessment for the buildings, an assessment of the overall integrity of the resources, and recommendations for future treatment and use.

Primary research materials were located at the following repositories:

1) St. Peters Church Archives, located at St. Peter's by-the-Sea Episcopal Church in Sitka, Alaska

2) Archives of the Episcopal Church, located in Austin, Texas

3) Sitka History Museum, located in Sitka, Alaska. All existing conditions photographs were taken by the project team in October 2020

Special thanks to vestry members Linda Trierschield and Anne Pollnow, and St. Peter's by-the-Sea Archivist, Gail Peterson. The current project team thanks Grant Crosby, Senior Historical Architect, National Park Service- Region 11 for his assistance and involvement.

SUMMARY STATEMENT OF SIGNIFICANCE

The St. Peter's by-the-Sea Episcopal Church and See House were individually listed on the National Register of Historic Places in 1978. The early-era National Register nominations did not specify which criterion the buildings are eligible under. It is assumed that if the buildings were evaluated today, they would be eligible under Criterion B, at the statewide level, for their association with Bishop Trimble. They would also be eligible under Criterion C, at the local level, as a significant example of a Gothic Revival church with stone detailing and a Shingle Style house.

SUMMARY INTEGRITY ASSESSMENT

The St. Peter's by-the-Sea Episcopal Church and the See House both retain a high degree of historic integrity. The church building sits in its original location, as does the See House to the north. In design, the church has undergone a series of alterations, none of which impair its overall integrity. The setting of the church has been moderately changed from when it was originally built, primarily due to

the asphalt paving on the property to accommodate vehicles. The materials of both buildings are largely intact or replaced in kind, and while there have been some maintenance repairs over time, these interventions have not significantly impaired the integrity of the materials. The roofing material of the See House has been changed, but the roof shape and its form is intact. The church retains the strong feeling of a small, rural church in Sitka, Alaska and conveys its original Gothic Revival style and design in its features and construction methods. The See House conveys its Shingle style design through its materials and architectural elements. The present integrity of the workmanship, through years of careful stewardship by the congregation, is high. St. Peter's by-the-Sea and the See house have retained their association with Bishop Peter Trimble Rowe and the Episcopal Diocese of Alaska.

SUMMARY CONDITIONS ASSESSMENT

The overall condition of the See House is fair with some localized areas of deterioration that require maintenance and correction. Primary condition issues identified are related to roof runoff and moisture intrusion that has infiltrated exterior walls, causing damage to interior spaces and finishes. The mortar crack on the exterior masonry wall at the west facade requires repair and repointing, while other character-defining features of the building, including the entry door and windows, are in overall fair condition but require varying degrees of restoration. Though some modifications to interior spaces have occurred over time, significant historic finishes in the interior are primariliy intact and are in overall fair condition.

SUMMARY OF FUTURE NEEDS AND TREATMENT RECOMMENDATIONS

Considering the building's change in historic use, it is recommended that the approach to future projects or upgrades proposed for the See House follow the Rehabilitation treatment approach as defined by the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Recommended treatment will continue to preserve significant features that convey the building's historic character, while following *Secretary of Interior's Standards* treatment guidelines that prioritize repair over replacement. Repairs and ongoing maintenance will ensure the preservation of historic materials, character defining features, and the historic character of the See House. Rehabilitation as a treatment approach will provide the congregation with flexibility for future changes, as well as address and improve site and building accessibility, building egress, structural systems, building envelope performance, and interior finishes.

2. Administrative Data

SITE AND BUILDINGS NOMENCLATURE

The See House interior room titles and numbers referenced in this HSR document reflect the interior titles described in the 2003 "Exterior Restoration of the See House" drawing set. Corresponding Alaska Heritage Resource Survey (AHRS) building numbers are as listed:

Preferred Structure Name	See House
Building Address	611 Lincoln St, Sitka, AK 99835
Alaska Heritage Resources Survey	SIT-195
Structure County	Sitka
Structure State	Alaska
Period of Significance	1905 - 1912

NATIONAL REGISTER STATUS

The St. Peter's by-the-Sea Episcopal Church and See House were listed individually on the National Register of Historic Places in 1978.

SHORT SIGNIFICANCE DESCRIPTION

The early-era National Register nominations did not specify which criterion the buildings are eligible under. It is assumed that if the buildings were evaluated today, they would be eligible under Criterion B, at the statewide level, for their association with Bishop Trimble. They would also be eligible under Criterion C, at the local level, as a significant example of a Gothic Revival church with stone detailing and a Shingle Style house.

PERIOD OF SIGNIFICANCE

The period of significance for the St. Peter's by-the-Sea Episcopal Church is 1899, when it was constructed, to 1912 when Bishop Rowe moved to Seattle. The period of significance for the See House is from 1905, when it was completed, to 1912 when Bishop Rowe moved to Seattle.

DIRECTIONAL INFORMATION

With regard to the compass orientation of the building and simplicity of describing façades of the building, directional language assumes the front elevation is facing south toward Crescent Bay, when in fact it faces slightly southwest. Both St. Peters-by-the-Sea and the See House are assumed to be oriented north-south for the purposes of this report.

3. Statement of Significance

PREVIOUS EVALUATIONS

St. Peter's by-the-Sea Episcopal Church was designed by Philadelphia architect Herman L. Duhring for a site he never visited and client he may not have met, Bishop Peter Trimble Rowe, who was the first Episcopal Bishop of Alaska. The church and the adjacent See House are significant for both their architecture and their historical association with exploration and settlement of Alaska. The buildings are associated with the early development of the Episcopal Church in Alaska and with Bishop Rowe. The church was completed first in 1899 and the See House finished several years later by 1905. The two buildings are intrinsically linked both physically and historically.

The church, executed in the Gothic Revival style, is one of the few stone buildings in Alaska and is constructed of heavy timbering above a random rubble stone foundation. The upper portion of the exterior walls and the roof are sheathed in wood shingles. The building is characteristic of small Episcopal Churches, with Gothic and Richardsonian references, a cruciform plan, stone buttresses and several well-crafted, stained glass windows, including a rose window at the entry façade. The interior is simple, but exquisitely designed, with exposed wood scissor trusses ceiling and wood wainscot and flooring. The church retains its original wood pews with simple trefoil decorative cut outs at the ends. There are a number of well-designed stained glass windows.

The See House is emblematic of the Shingle style as it was evolving in the late 1890s in the United States. The house also has Queen Anne style influences. At the exterior, the house has a series of bay windows and dormers with decorative shingling and stone work. There are leaded glass windows and the front porch is also reflective of the Shingle style. The primary interior first floor rooms have a board and batten wood wainscot with a molded plate rail. The battens are over plaster which was then subsequently adorned with a burlap finish. The upstairs rooms were originally bedrooms organized around a generous hallway. The building, which received a rear addition in 1956, now serves as the church rectory and has a small residential apartment above the rear addition. The building was constructed by Bishop Rowe himself and was his family home from 1905 to 1912.

The buildings are among the first constructed by the Episcopal Church in Alaska and are said to have been built by the Bishop's own hand. While Bishop Rowe did not remain in Sitka long, decamping to Seattle by 1912 as the importance of Sitka in Alaska's trade and politics dwindled, upon his death, Bishop Rowe was interred adjacent to St. Peter's alongside the graves of his first wife and a son. The two buildings complement each other forming a significant complex not far from the Russian Bishop's House (1842-44) along Sitka's waterfront, the buildings retain a high level of historic integrity including location, design, setting, materials, workmanship, feeling and association.

The buildings were listed individually on the National Register of Historic Places in 1978. However, the early-era National Register nominations did not specify which criterion the buildings are eligible under. It is assumed that if the buildings were evaluated today, they would be eligible under Criterion B, at the statewide level, for their association with Bishop Trimble. They would also be eligible under Criterion C, at the local level, as a significant example of a Gothic Revival church with stone detailing and a Shingle Style house.

PERIOD OF SIGNIFICANCE

The period of significance for the church is 1899, when it was constructed, to 1912 when Bishop Rowe moved to Seattle. The period of significance for the See House is from 1905, when it was completed to 1912 when Bishop Rowe moved to Seattle.

The earlier National Register nomination summarized the importance of Bishop Rowe's association with the See House noting:

> There are many fine houses in Sitka, and also in other communities in Alaska. However, this is the only house in all Alaska, conceived and built by one who stands among the foremost humanitarian figures in the history of the Territory and state. Its design was unusual and was his own unique contribution. The construction was unusual, and was his own unique contribution. The years between 1905 and 1912 when Bishop Rowe and his family occupied the house were seminal years for the Territory, for the development of the large number of hospitals, clinics, libraries, orphanages, and mission churches, that he located, instigated, staffed, and nurtured; and they, too, were his unique contribution. For that period of time this house stands as his home place, the home to which he returned, planned for the future, and then set out again for journeys which in number, length, and difficulty, are yet unequaled by any man in the modern history of Alaska as a Territory or a state.

4. Developmental History

HISTORICAL BACKGROUND AND CONTEXT

CRITERION B: ASSOCIATION WITH BISHOP PETER TRIMBLE ROWE

The See House is eligible for the National Register of Historic Places under Criterion B, important persons, at the statewide level, for its association with Bishop Peter Trimble Rowe, the first Episcopal Bishop of Alaska whose religious and humanitarian efforts to found churches, orphanages, hospitals, and educational institutions are still felt in Alaska today.

ESTABLISHMENT OF THE EPISCOPAL CHURCH IN SITKA, ALASKA

Lay Episcopal services were first held in Sitka in 1867 and were led by an unnamed Army colonel and later a "Mr. Austin." Services ceased in 1885 and did not resume until the first Episcopal Bishop of Alaska, Peter Trimble Rowe, arrived in Sitka in April 1896.[1] Sitka, being the capital of the Alaska territory at the time was selected as Bishop Rowe's seat and the location from which he planned his travel around Alaska (Figure 4.1).

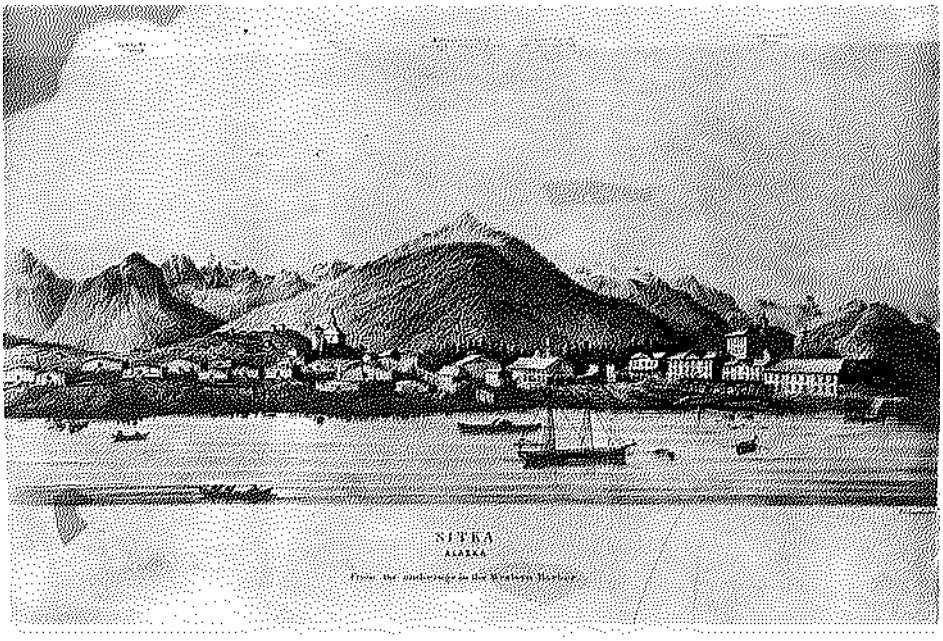


Figure 4.1: Sketch of Sitka, c.1900. Source: University of Washington Libraries, Special Collections, Charles S. Hubbell Photograph Collection. PH Coll 1154.79.

Figure 4.2: Bishop Rowe shortly after his consecration. Source: *Man of Alaska*.

Figure 4.3: Dora Henriette Carry Rowe. Source: *Man of Alaska*.

The previous fall, November 1895, Rowe had been consecrated in the Cathedral of St. John the Divine in New York City.[2] The following spring, Rowe found himself almost 3,000 miles away in Alaska, to establish Mission outposts of the Episcopal Church. Rowe, a Canadian, was born in Meadowvale, a small village, west of Toronto, near Lake Ontario, Canada, in 1856. His father held various jobs as a miller, postman, farmer, and coach driver and his mother, who may have been a governess before marriage, encouraged the education of her children. His family later moved to Clarksburg, Ontario, which sits on Lake Huron's Georgian Bay, where they owned a farm.[3]

It was in Clarksburg, that Rowe came under the tutelage of a local clergyman and with his mother's encouragement prepared for college. Rowe entered Trinity College at the University of Toronto in 1875, but remained in residence only one year, apparently completing his degree through remote study. "The Degree book shows that the Convocation met on July 2, 1880, and that the degree of Bachelor of Arts was conferred on Peter Trible Rowe on that day."[4] That same year he was ordained as an Episcopal priest and assigned to an Indian Reservation in the Algomar District near Garden River, Ontario (Figure 4.2). In 1882, he married, Dora Henriette Carry (Figure 4.3), the daughter of the rector of the church at Port Kerry, Reverend Carry, who was somewhat of a mentor to Rowe. Soon after their marriage, the Rowe's took up a new parish at St. James in Saulte St. Marie, Michigan. The Rowe's remained in Michigan and started a family with two sons arriving, the first in 1884 and the other in 1887. By 1894, Rowe had become a United State citizen and the following year he was elected Bishop of Alaska.[5]

A history of the Episcopal Church in Alaska noted of Rowe that after ordination he:

> . . . worked as missionary to the Ojibways from 1878 to 1882. For the next fourteen years he was in charge of eleven scattered missions among white people, with his headquarters in Sault St. Marie, Michigan. So when he went to Alaska he had already had many years' acquaintance with vigorous outdoor life and with the means and methods of primitive travel.[6]

A lengthy article about Bishop Rowe's consecration appeared in the *New York Times* on December 1, 1895, accompanied by a sketch portrait of Rowe (Figure 4.4). The article noted that Rowe spoke of his past work in Michigan and its relevance to his

new church assignment in Alaska.

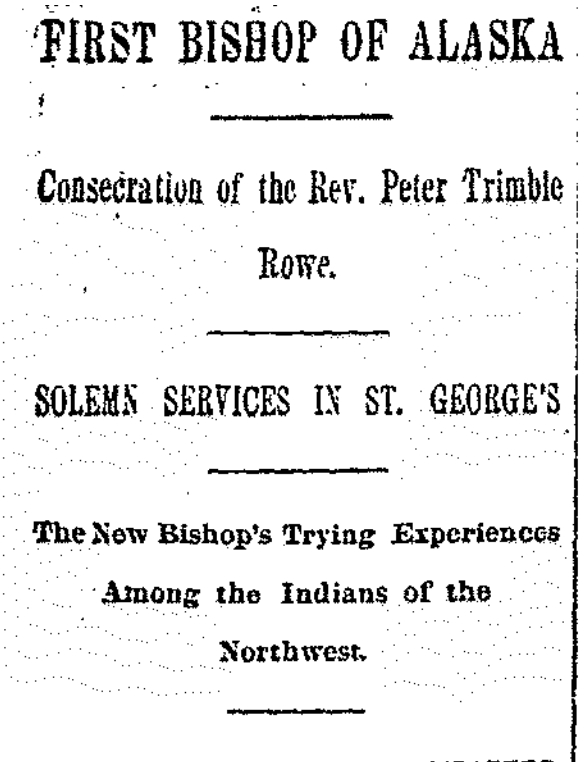
> Mr. Rowe, in his quiet, modest way, related several expeditions of this sort. He dwelt briefly on the hardships he had undergone in the cold, lonely little mission house in the forests of Garden River, modestly leaving it to the imagination of his listener to form an idea of how much he had suffered, and how much he had toiled for the poor people among whom his missionary work lay. . . Mr. Rowe founded sixteen missions in five years. [7]

Upon his consecration in New York in November 1895, Rowe joined four other missionary Episcopal bishops including China, Japan, Haiti and Liberia. The United States acquired Alaska from Russia in 1867 through a deal negotiated by the Secretary of State William Seward. First administered as a Department, Alaska became a district in 1884. Sitka had been the capital of Russian Alaska and remained the territorial capital under the United States until 1900 when the governmental center was moved to Juneau. Therefore, when Bishop Rowe began to plan for his new assignment, he looked to Sitka to serve as his home and seat. His first trip to Sitka in April 1896 pre-dated news of gold in the Yukon by several months; however, the now famous stampede of prospective miners would not fully escalate until the following spring. The bishop was a first-hand witness to the trials and tribulations of the miners and Alaska Natives as the Yukon Gold Rush progressed over the next few years.

Upon arriving in Sitka in April 1896, Rowe secured quarters for his family and departed for Skagway so he could experience the Chilkoot Trail into the Yukon and familiarize himself with the territory. Upon his return to Sitka in November, Bishop Rowe conducted services on Thanksgiving Day, November 26, 1896, in Sitka's Presbyterian chapel, as there was not an Episcopal church building. Indeed, at that time, Episcopal services in Alaska were conducted in cabin chapels or borrowed facilities from other denominations. Bishop Rowe immediately set about to build a church for his new Bishopric.[8]

The next year, the Proctor family donated $2,000.00 toward a church for the Alaska territory. By 1899, ground was broken for the church and Bishop Rowe began the laborious task of building the church. While he likely had help, the bishop himself oversaw the construction and labored many days toward its completion (Figure 4.5).

In the meantime, Bishop Rowe was busy with other travel around Alaska and establishing his Mission in



FIRST BISHOP OF ALASKA

Consecration of the Rev. Peter Trimble Rowe.

SOLEMN SERVICES IN ST. GEORGE'S

The New Bishop's Trying Experiences Among the Indians of the Northwest.

Figure 4.4: *New York Times* article 1895.

Figure 4.5: Early view of St. Peter's with Bishop Rowe. Source: St. Peter's by-the-Sea Archives.

what was a severe climate with many travel impediments. When he arrived in Sitka, the Russian Orthodox Church was, of course, firmly in place having built a beautiful church, St. Michael the Archangel from 1844 to 1848. The Lutherans built a church in Sitka, in close proximity to St. Michael's, also in the 1840s. Additionally, Bishop Rowe found that the Presbyterians were well established in Sitka with having founded a school in 1878 that later became Sheldon Jackson College. The Presbyterian Church began a Sitka presence in 1884.

Bishop Rowe was tireless in his pursuit to explore Alaska and perform his mission work. *The Daily Morning Alaskan of Skagway* published a long article about the bishop on March 23, 1900. It stated:

> The Right Rev. Bishop Rowe, who arrived from Juneau . . . will stay in this city until the opening of navigation on the Yukon, at which time he will start on a trip of thousands of miles and one that will require a year to accomplish. Before leaving the bishop hopes to start work for the building of an Episcopal church in Skagway. The proposed trip will lead the bishop to the full length of the Yukon River and far up the coast into the Arctic region. The journey is to be made in the furtherance of his church work. . . 'I shall remain in Skagway until the river opens, and then by easy stages travel down the Yukon on steamer. I shall call and visit all the Episcopal missions on the river, then proceed north to Nome and establish a mission there. After arranging matters at Nome I shall push 100 miles to the northward of Bering straits to visit Esquimaux missions of our church in the Arctic region. On the Yukon we have missions at Circle, Fort Yukon, Fort Hamilton, Rampart, Tanana, Nowikata, and Anvik. No other church has as many missions in the Yukon basin. At each mission we have a school and a church in charge of a missionary, and assisting him in some cases two or three natives, two or three laymen and a staff of two or three women. At Circle and Rampart we have hospitals, which are similar to our hospital in Skagway. . . During my absence Mrs. Rowe, who is in Skagway with me, will remain on the coast and will likely spend the greater part of the time in Sitka.[9]

Rowe was expanding on mission work that commenced years earlier by the Church of England but was taken over by the Episcopal Missions in the 1880s. By 1904 it was apparent that the bishop was fully ensconced in his Alaska work and required a more permanent home for himself and his family. He began work on the See House, behind St. Peter's in Sitka and it was completed in 1905. This home became the center of his work and mission service in Alaska (Figure 4.6).

Rowe was tremendously successful and well-liked in his work in Alaska. He worked tirelessly from his appointment in 1895 until his death in 1942 to improve the medical and hospital facilities, educational facilities, libraries, and orphanages serving the Alaska Native community.

A 1912 article in *Travel* noted:

> In the bend of the bay, where one catches a distant glimpse of the ocean, gray and far away, stands Saint Peter's-by-the-Sea, a beautiful little stone church built, largely by the labor of his own hands, by the Very Reverend Peter Trimble Rowe, the beloved Bishop of Alaska. The story of this man and his yearly journeys by dogsled to the most northern corners of his diocese, reads like a page from some old-time book of devotion, and brings every year more recognition and cooperation from the civilized East.[10]

As the bishop's church St. Peter's was the most important Episcopal edifice in Alaska. In addition, the church was in the region's key city. As the capital of

the District of Alaska from its purchase, Sitka held political and cultural influence. However, after the Klondike Gold Rush in the late nineteenth century, Juneau usurped Sitka in influence, and in 1906, the seat of government was relocated to that city. With the transfer of the capital, all the district officials and courts moved to the new government seat. In addition, the District of Alaska became the Territory of Alaska further increasing its consequence. As a result of this change, Sitka's political and economic importance declined. With the diminishing influence of Sitka, as well as health concerns for his wife, Bishop Rowe to move his family to Seattle, Washington in 1912. However, he continued his yearly, lengthy trips traveling throughout Alaska and to the East Coast, to interact with the donors from whom he received moral, legal, and financial support.

Rowe remained Bishop of Alaska and for the rest of his life traveled to Alaska yearly for months on end. Dora died in May 1914 and was interred in the church yard at St. Peter's by-the-Sea. A year later, in April 1915, his youngest son Cyril also died. In October 1915 Bishop Rowe remarried. His second wife, Rose Fullerton, was considerably younger and gave him three more children (Figure 4.7).

Time magazine reported on the state of the Episcopal Church missionary work in its October 22, 1934 edition:

> Finally, the advocates of missions were cheered by a defense made by the 20 missionary bishops who had gone to Atlantic City, and especially by the appearance of 77-year-old Bishop Peter Trimble Rowe. Most famed of Episcopal missionaries, he had journeyed down from Alaska where he has labored for 39 years, been put in books by Rex Beach and Jack London, and mushed, navigated and flown over 50,000 miles of Arctic wastes. Bishop Rowe is not yet ready to put his parka and fur boots in mothballs — unless his Church forces him to.

On the anniversary of his 85th year, long time Alaska newspaperman Frank Cotter wrote:

> Bishop Rowe was not content to build churches alone in Alaska. As soon as a church was completed, he would start work on a hospital, and as soon as the hospital was ready to aid the sick and ailing pioneers, he would start building a schoolhouse. Around many of the monuments he has left in the North, we now have thriving little villages and trading posts and through all of these

Figure 4.6: Early view of the completed See House. Source: St. Peter's by-the-Sea Archives.

Figure 4.7: Rose Fullerton Rowe. Source: *Man of Alaska*.

> communities runs the golden thread of the memory of a kindly man who came to serve.

What Frank Cotter did not capture in his article was the constant work of Bishop Rowe to build relationships with the Alaska Natives. While Rowe's purpose was missionary in nature, he admired, respected, and tried to understand the community in which he served, seeking to make living conditions better through providing a range of services (Figure 4.8).

The earlier National Register nomination summarized the importance of Bishop Rowe's association to St. Peter's by-the-Sea and See House noting:

> There are many fine houses in Sitka, and also in other communities in Alaska. However, this is the only house in all Alaska, conceived and built by one who stands among the foremost humanitarian figures in the history of the Territory and state. Its design was unusual and was his own unique contribution. The construction was unusual and was his own unique contribution. The years between 1905 and 1912 when Bishop Rowe and his family occupied the house were seminal years for the Territory, for the development of the large number of hospitals, clinics, libraries, orphanages, and mission churches, that he located, instigated, staffed, and nurtured; and they, too, were his unique contribution. For that period of time this house stands as his home place, the home to which he returned, planned for the future, and then set out again for journeys which in number, length, and difficulty, are yet unequaled by any man in the modern history of Alaska as a Territory or a state. [11]

The connection between St. Peter's by-the-Sea and Bishop Rowe and his family were reestablished after the remains of Rowe, the first Episcopal Bishop of Alaska, and his first wife, Dora, and two of their sons, were interred in front of the church and memorialized with simple, unobtrusive, engraved, ground-level gravestones (Figure 4.9).

Figure 4.8: Bishop Rowe with Delatuck, a Kobuk Eskimo, and Maggie, an Athabascan Indian (Koyukuk), circa 1905. Source: Walter and Lillian Phillips Photograph Collection, Alaska and Polar Regions Collections, Elmer E. Rasmuson Library, University of Alaska Fairbanks UAF-1985-72-141.

CRITERION C: EXCELLENT EXAMPLE OF SHINGLE STYLE HOUSE

The See House is eligible for the National Register of Historic Places under Criterion C, architecture, at the local level, as an excellent example of a Shingle Style house designed by Philadelphia master architect Herman Louis Duhring, Jr.

DESIGN AND CONSTRUCTION SEE HOUSE

Completed in 1899, St. Peter's by-the-Sea Church was designed by Philadelphia architect, Herman Louis Duhring, Jr. The church occupied the site for five years before Bishop Rowe began work on a residence for his family, which became known as the See House, referencing the term used to describe a geographic area administered by a bishop, a see. Duhring apparently designed the See House at the same time as the church, but limited resources and manpower resulted in a delay in construction of the house (Figure 4.10).

It seems likely that Bishop Rowe met with architect Herman Duhring during his November 1898 visit to Philadelphia. On November 12, 1898 the *Philadelphia Inquirer* published a notice that Bishop Rowe would be speaking at the Church

Figure 4.9: Bishop Bentley officiates at the consecration of Bishop Rowe's gravestone in the St. Peter's churchyard. Source: St. Peter's by-the-Sea Archives.

of the Holy Apostles in Philadelphia (Figure 4.11).[12] The timing of Rowe's visit would have been after Duhring's return from his fellowship-funded travel in Europe, likely in late summer or early fall 1898. Bishop Rowe built the house, mostly by his own hand, during a period when his wife was away from Sitka for health treatments in Victoria (Figure 4.12).

> It was in 1905, while Mrs. Rowe was in Victoria for her first operation, that the Bishop built the See House. He left the following description: 'Mrs. Rowe has left Sitka for Victoria for medical treatment. I am alone, not a new experience. I get my own meals and keep the new house progressing to a finish. I find it hard after using the trowel or plane, shovel or hammer, wheelbarrow or paint brush, lifting and placing rocks all day, to handle easily or conveniently at night so small an article as a pen. Building this house is a pretty difficult contract in Sitka, owning to the scarcity of good workmen and the long delayed shipments of material. While the house is going to be the most complete thing of the kind in Alaska, yet it ties me down, and will do so until November. [13]

The Rowe family lived in the home from its completion in 1905 until 1912 when they moved to Seattle (Figure 4.13).

> For seventeen years the Bishop had his home and headquarters in Sitka. During the early years of this period Sitka had some importance as the capital. . . But when the federal government moved the capital to Juneau. . . Sitka seems isolated. Had conditions continued as they were while governmental business was carried out in Sitka, the Bishop would probably not have changed his residence. But now it became imperative to seek a more advantageous center. . . Since to reach the extreme western and northern missions it was necessary to sail from Seattle, that city seemed the logical place upon which to fix.

Figure 4.10: An early view of the See House after recent snow fall. Source: St. Peter's by-the-Sea Archives.

☞ CHURCH OF THE HOLY APOSTLES.
Twenty-first and Christian streets.

SUNDAY EVENING, NOV. 13, 7.45 O'CLOCK.
Annual sermon before the Young Women's Guild of the Sisterhood of St. Mary of Bethany by RT. REV. PETER TRIMBLE ROWE, S. T. D., Missionary Bishop of Alaska.

Figure 4.11: *The Philadelphia Inquirer* November 12, 1898. Source: *Philadelphia Inquirer* indexed in Newspapers.com.

Figure 4.12: An early view of the See House note the driveway, original stair configuration and the chimney rising from the stone base which corresponds to the interior inglenook. Source: St. Peter's by-the-Sea Archives.

> There was a further reason. He wanted his family where he could more easily see them on his return from journeys. Mrs. Rowe's health was failing. She needed medical care not available in Sitka.
>
> In 1905 an operation had been required. She had gone to Victoria. Recovering, she had returned to the home in Sitka, and for some more years the family continued to reside there. But now there were two sons to consider. One needed schooling, and Sitka schools were poor. The other was an invalid. His care was too much for his mother alone; so in 1912, the Bishop and Mrs. Rowe secured a house on the outskirts of Seattle. The Bishop was to remain there until 1926. [14]

When the bishop moved, the See House was used by subsequent clergy as their residence. It was converted to use as the rectory and offices in 1956 when an addition was constructed at the rear, or north of the See House. This two-story addition, by carpenter George Nelson, included a large Fellowship Hall at the lower story, which connected via a large doorway to the dining room of the See House. At the upper story, a two-bedroom apartment was designed for use by the assigned clergy (Figures 4.14 and 4.15). Nelson was a carpentry instructor at Sikta's Mt. Edgecumbe Boarding School from 1949 – 1958. During this period, Nelson worked on the St. Peter's See House addition on weekends.[15]

From 2003-2004, an extensive restoration project was undertaken at the See House (Figures 4.16 and 4.17).

Figure 4.13: An early view of the See House. This may be the earliest view dated c.1905-1910. Note that the shingle siding does not appear to be weathered or stained. Source: St. Peter's by-the-Sea Archives.

Figure 4.14: Drawing sheet by George Nelson for the 1956 addition to the See House illustrating the west and south elevations, including the entry to the upstairs apartment Source: St. Peter's by-the-Sea Archives.

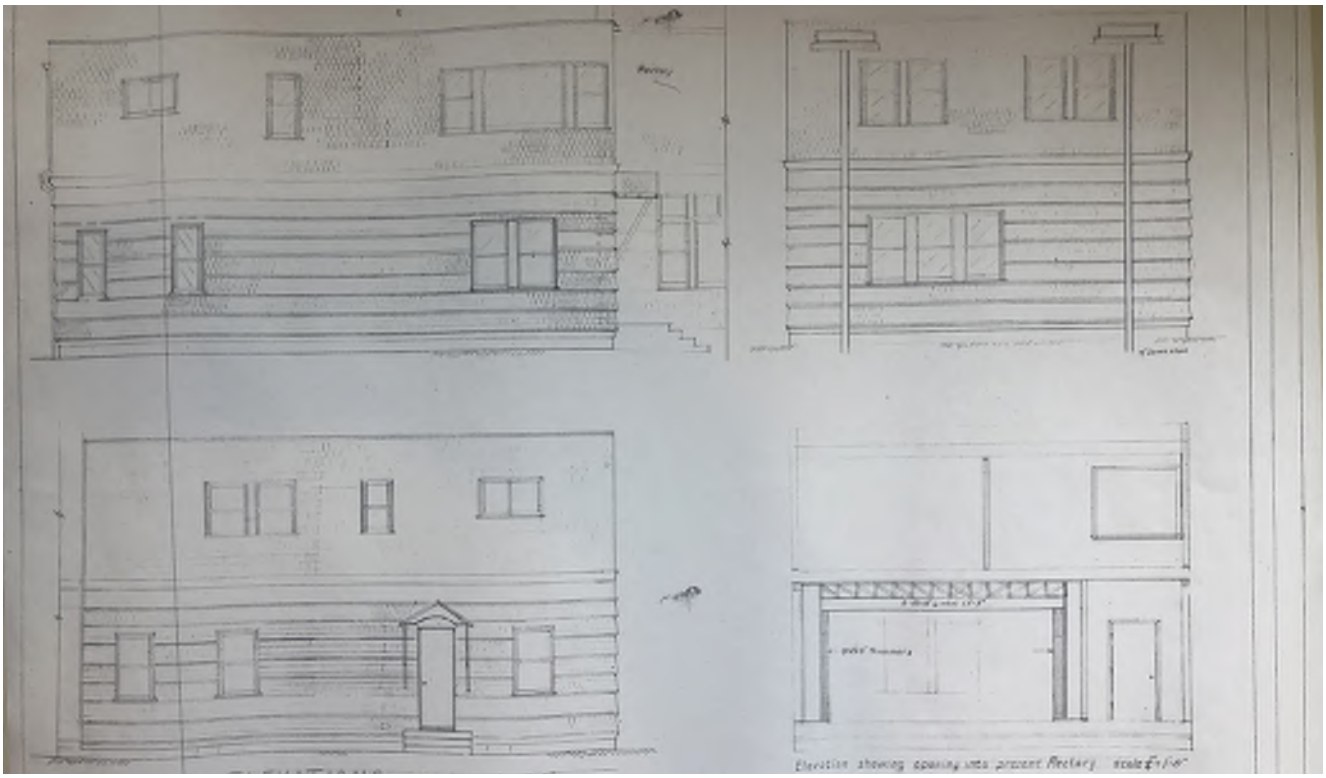


Figure 4.15: Drawing sheet by George Nelson for the 1956 addition to the See House illustrating the west, east and south elevations, including the entry to the upstairs apartment Source: St. Peter's by-the-Sea Archives.

Figure 4.16: Photograph of 2003-2004 restoration of the See House. East facade showing installation of new shingles with underlayment paper installed, looking northwest. Source: St. Peter's by-the-Sea Archives.

Figure 4.17: Photograph of 2003-2004 restoration of the See House, installation of shingles and repair of doors and windows on the north facade of the See House, looking south. Source: St. Peter's by-the-Sea Archives.

HERMAN LOUIS DUHRING, JR., ARCHITECT

The *Philadelphia Enquirer* published a small story and image of the completed Sitka church on August 5, 1900 (Figure 18). The article referenced the architect Herman Louis Duhring, Jr., and noted the fine quality of the design. However, it did not mention a house for the Bishop of Alaska who had commissioned the church.

Duhring was born in Philadelphia in 1874, the son of the Rev. Herman Louis Duhring, Sr. and Lucy (Bryant) Duhring. His father, a native Philadelphian, was an Episcopal Priest of some note, who served as the Dean of the Convocation of South Philadelphia. The junior Duhring began his education in Philadelphia public schools, subsequently graduated from the Central Manual Training School in 1891. Duhring then attended the University of Pennsylvania, receiving a Bachelor of Architecture in 1895. Additionally, by 1892, Duhring began a period of office experience, first with the firm Mantle Fielding followed in 1893 by work with Furness, Evans & Company. Frank Furness was, at the time, one of Philadelphia's most significant architects. Furness had studied with Richard Morris Hunt whose influence permeated American architecture in the second half of the 19th century. In 1897, Duhring became the first recipient of the Stewardson Traveling Scholarship, funding European travel for students from a Pennsylvania architecture school, for his winning design of an assigned ecclesiastical program: "A Protestant Episcopal Church in a City"[16] (Figure 4.19).

St. Peters-by-the-Sea, Sitka, Alaska

In far-off Alaska the efforts of the friends of the church mission have been most effective. A handsome edifice, Church of St. Peter's-by-the-Sea, has just been consecrated. The plans of the church were made by H. L. Duhring, Jr., son of the Rev. Herman L. Duhring, the mission worker, and presented by George C. Thomas, of this city. The erection of the church was made possible by the generous donation of a church woman, who, with her husband, visited Sitka in 1897.

Figure 4.18: From the *Philadelphia Inquirer* August 5, 1900. Source: *Philadelphia Inquirer* as indexed in Newspapers.com.

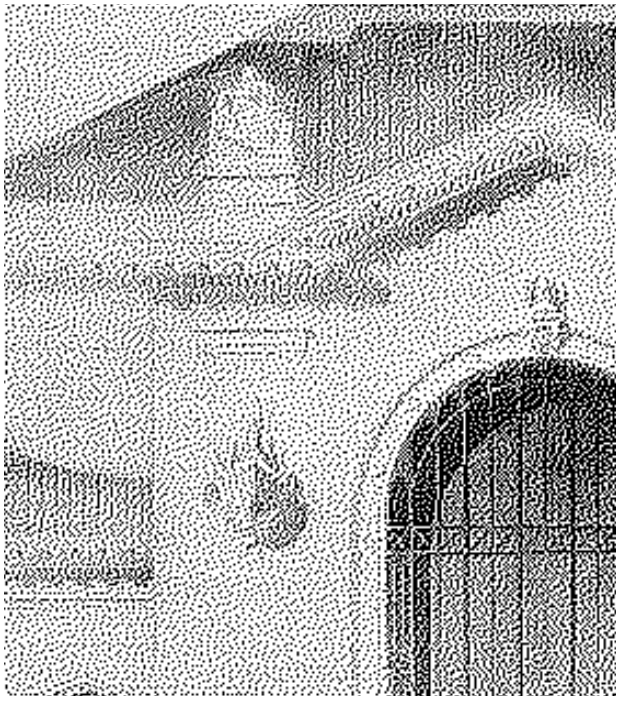


Figure 4.19: A detail of one of the drawings by Herman Duhring for his award-winning church design, 1897. Source: Philadelphia Architects and Buildings, an online archive (www.philadelphiabuildings.org).

Figure 4.20: The William C. Sharpless house in the Germantown neighborhood of Philadelphia, is an example of a Queen Anne style residence that architect Duhring would have been familiar from in the Philadelphia area; note the very similar prow window at the second story. Source: National Register of Historic Places, National Register Information System.

The scholarship enabled Duhring to do extensive study in Venice, Italy, including, according to his obituary in the *New York Times*, completing measured drawings of the campanile of San Marco which informed rebuilding the tower after its collapse in 1902.[17]

Upon returning to Philadelphia in 1898, Duhring launched his own firm, followed in 1899 by his collaboration with R. Brognard Okie and Carl A. Ziegler under the name of Duhring, Okie & Ziegler. This firm continued in operation through 1918, when Okie resigned. Duhring & Ziegler remained in practice through 1924, with Duhring working independently following that time.

The early work of Duhring, Okie & Ziegler focused on residential work and later their interest in the restoration of Pennsylvania's landmarks, especially those of the Colonial Period. Duhring joined and became an active member of the American Institute of Architects in 1914 and became a fellow of the Institute in 1952. He was also active in Philadelphia's T-Square Club, was a member of the Sons of the Revolution, he served on the Board of the Pennsylvania Academy of the Fine Arts, and was president of the Architectural Alumni Society of the University of Pennsylvania. Duhring died in 1953.

A comprehensive list of Duhring's works does not seem to exist, but he is known to have designed or restored several other churches. Additionally, his primary other type of work appears to have been residential commissions, including many significant homes in Philadelphia and the surrounding communities. No known architectural drawings of the church or the See House survive.

THE QUEEN ANNE STYLE

The Queen Anne style is one of several Victorian-era styles popular between 1880 and 1900 and extending to 1910 in some west coast communities (Figure 4.20). Typical features of the style were homes of wood frame construction, sometimes above a masonry base, and accompanied by masonry detailing such as chimneys. The hipped roof with cross gables is the most frequent roof type within the Queen Anne subtypes. Other common elements include use of patterned shingles, cutaway bay windows, and other devices to create undulating wall surfaces. These houses were usually asymmetrical, irregular in plan, and often had full or partial porches on primary facades. Also typical were windows consisting of large panes of

glass surrounded by or capped by smaller panes, often with colored or leaded glass. The gable roofs frequently extended forward creating an overhang sometimes supported by brackets. The gable ends created a decorative surface for wood shingles. [18]

THE SHINGLE STYLE

The Shingle style emerged on the New England shores, blending elements of the earlier Victorian-era Queen Anne and Stick styles with a more purely American architecture.[19] Several notable east coast architectural firms helped popularize the developing style through innovative designs for large "seaside cottages" commissioned by wealthy New Englanders. A notable early non-residential example of the Shingle style was the Newport, Rhode Island Casino (1880), designed by the New York architects McKim, Mead & White, and which became a favorite retreat for Boston's elite (Figure 4.21). [20]

Perhaps the most famous Shingle style American house was "Kragsyde" (1883), the summer home of Bostonian G. Nixon Black. Designed by Peabody and Stearns, the house was built atop a rocky shore near Manchester-By-the-Sea, Massachusetts (Figure 4.22). Another well-known example of a few years later is the William G. Low House (1887), constructed in Bristol, Rhode Island and also designed by McKim, Mead & White.[21] These three projects epitomize the high mark of the popularity of the Shingle style on the east coast.

Flourishing between 1880 and 1890 (and continuing later on the West Coast), the Shingle Style featured large-scale, wood frame residential structures sheathed in wood shingles, often intended to emulate the undulating patterns of masonry. Typically, the interior consisted of a free-flowing, open plan with frequent interpenetrations between interior and exterior space, the houses had open porches and the irregular roof lines. Additional common elements include:

- An irregular, complex form with wood shingle siding (often of several varieties or shapes) on the entire building;
- Complex but narrow roof with multiple gables, combination hip and gable;
- Dormers, eyebrow dormers, conical tower roof and minimal eave extensions;

Figure 4.21: Newport Rhode Island Casino, designed by architects McKim, Mead and White. Photograph by Clarence Stanhope about 1880 shortly after completion. Source: National Register of Historic Places, National Register Information System.

Figure 4.22: Kragsyde, by Peabody and Sterns architects, built for George Nixon Black in Manchester-by-the-Sea, Massachusetts, between 1883 and 1885. Pictured here in George William Sheldon's, Artists Country-Seats: Types of Recent American Villa and Cottage Architecture with Instances of Country Club-Houses, published in 1887.

- Curved surfaces and shapes (curved bays, eyebrow dormers, wide-arched porch openings, Palladian windows);
- Horizontal emphasis in overall forms;
- Multi-pane wood windows (casement or double-hung), sometimes over-scaled;
- Prominent recessed front porch over half of the front , with the other half of the front dominated by a curved or otherwise distinguished bay; and
- Brick or stone chimneys.[22]

In Philadelphia, the hometown of architect Duhring, well-known residential architect Wilson Eyre was completing houses that similarly bridged the Queen Anne and the emerging Shingle style in the 1880s and 1890s.[23] These homes would have been familiar to Duhring. In fact, Eyre taught at the University of Pennsylvania and his influence was felt throughout the program. [24] (Figure 4.23).

The earliest examples of Duhring's residential work reflect Eyre's influence on his work and the work of his firm Duhring, Okie, & Ziegler. The home of George C. Blabon in Merion, Pennsylvania of 1905 could be termed a grander version of the Sitka See House. Published in the March 1906 edition of *Architectural Record*, the home featured a porch of similar configuration to the See House, an irregular plan, intersecting gables, bay windows, half timbering, brick chimneys, and other materials to create an undulating façade (Figure 4.24). At the interior similar beamed ceilings, prominent fireplaces, and wood flooring and detailing also show a similar, but grander and perhaps more evolved, design aesthetic to the earlier See House (Figure 4.25).[25]

Figure 4.23: A woodcut of the home of Charles A. Potter, the Anglecot, designed by Philadelphia architect Wilson Eyre, a likely mentor of Herman Duhring. Source: *Ancient and Modern Germantown, Mount Airy and Chestnut Hill*, by the Reverend S. F. Hotchkin, 1889: 480.

Figure 4.24: Exterior view of the home of George C. Blabon in Merion, Pennsylvania, completed 1905. Source: Architectural Record.

Figure 4.25: Interior view of the home of George C. Blabon in Merion, Pennsylvania, completed 1905. Source: Architectural Record.

Figure 4.26: The five buildings of the former Sheldon Jackson College quadrangle were built in 1911. This photograph is likely from shortly after they were completed. Source: National Park Service, Sitka National Historical Park, E. W. Merrill Collection, SITK 26394.

THE IMPORTANCE OF THE SEE HOUSE

The significance of the See House revolves around its association with Bishop Rowe. However, it is also an excellent example of the Shingle style and may have influenced the later Sheldon Jackson College buildings (1909-11) designed by the New York firm of Ludlow and Peabody, which have intersecting hipped roofs and are partially shingled (Figure 4.26).

Architectural Historian Alison Hoagland in her *Buildings of Alaska* opines:

> The house is a splendid example of the provincial Shingle style, complementing the church. Two and half stories in height and irregular in plan, the wood-shingled building has a variety of projections, bays and oriels.[26]

CHAPTER 4 ENDNOTES

1. Information on the life of Bishop Rowe is from three main sources: Thomas Jenkins, *The Man of Alaska: Peter Trimble Rowe, New York: Moorhouse-Gorham*, 1943; Nancy J. Ricketts, *A Brief History of St. Peter's by-the-Sea Episcopal Church to the Year 2000*, Indianapolis, Indiana: Dog Ear Publishing, 2006; and Alfred Mongin and Alaska Division of Parks. "St. Peter's Church." National Register of Historic Places, Registration Form, Sitka, Alaska, March 15, 1977
2. "The First Bishop of Alaska: Consecration of Rev. Peter Trimble Rowe." *New York Times*. December 1, 1895.
3. Ricketts, *A Brief History of St. Pete's By-the-Sea*, 7-8.
4. Thomas Jenkins, *The Man of Alaska*, 9.
5. Ricketts, *A Brief History of St. Pete's By-the-Sea*, 10-12.
6. *That Great Land...Alaska*, 30.
7. *New York Times* December 1, 1895.
8. Ricketts, *A Brief History of St. Pete's By-the-Sea,* 23.
9. *Daily Morning Alaskan* March 23, 1900.
10. Alice Pace Henson. "The Real Sitka." *Travel*. Vol 71, No. 1 May 1912: 27.
11. National Register Nomination See House, August 1977.
12. *Philadelphia Inquirer*. November 12, 1898: 12.
13. Thomas Jenkins, *The Man of Alaska*, 259-260.
14. Pollnow, Anne E. Mt. Edgecumbe: A Legacy of Alaska Native Vocational Education. Sea Level Consulting, Sitka, AK, 2020: 19.
15. Thomas Jenkins, *The Man of Alaska*, 258-259.
16. *Inland Architect and News Record*, June 1897: 59.
17. "Architect 58 Years Dies, Herman L. Duhring Jr., 79 Had Restored Colonial Houses." *New York Times*. July 20, 1953.
18. Virginia McAlester. *A Field Guide to American Houses,* Alfred A. Knopf, 2018: 373-384.
19. Vincent Scully, *The Shingle and the Stick Style*.
20. Vincent Scully, *The Shingle and the Stick Style*.
21. Vincent Scully, *The Shingle and the Stick Style*.
22. McAlester, 373-384.
23. William Morrison, *The Main Line Country Houses of Philadelphia's Storied Suburbs: 1870-1930*. New York: Acanthus Press, 2002: 236; and *Graced Places: The Architecture of Wilson Eyre: An Exhibition*. Catalogue, University of Pennsylvania, 1994.
24. University of Pennsylvania. Weitzman School of Design. Architectural Archives. Wilson Eyre Collection.
25. *Architectural Record* March 1906: 175.
26. Alison Hoagland, *Buildings of Alaska*, 190.

5. Physical Description

SITE

The See House property is located on the north side of Lincoln Street in Sitka, Alaska overlooking Crescent Bay (Figure 5.1). There are three buildings on the property, the St. Peter's by-the-Sea Episcopal Church, the See House (Bishop's House, but now referred to as the rectory), and the Archives Building. The See House and Archives Building are located north and northeast of the church, respectively. The front (entry) facades of the See House and the church face south toward Lincoln Street and the bay. The entrance to the Archives Building faces west. An uncoursed fieldstone wall with a jagged rock cap runs east-west along the public sidewalk at Lincoln Street separating the church property from the sidewalk. The fieldstone wall terminates at taller posts of the same material at the west side at a paved drive and at the east before meeting the second paved drive. Within the fieldstone wall, there is a wrought iron gate, with decorative

Figure 5.1: Historic view of Sitka's Crescent Bay with St. Peter's and the See House visible along the shoreline, likely c. 1908-1915. From Anne Pollnow (RHC09-126.ar.jpg).

fleur-de-lis caps, centered on the front entry of the church (Figure 5.2). The gate is flanked by fieldstone posts which also have jagged rock caps. There are two steps at the gate leading to a concrete sidewalk, with low concrete curb walls on either side that progresses to concrete steps leading up to the church's entry Vestibule. The concrete steps are bounded on either side with fieldstone

Figure 5.2: Wrought iron gate at front entry of church, accessed from the public sidewalk next to Lincoln Street.

Figure 5.4: Cutting from the famous Glastonbury Thorn from England's Glastonbury Abbey planted in 1999, at northwest corner of church.

Figure 5.3: Peter Trimble Row and his family's gravestones rest on the front lawn of the church. Photo credit: Grant Crosby

Figure 5.5: Paved parking to the north of the church, looking southwest.

kneewalls that match the sidewalk masonry wall. There is also a concrete path that leads from the church steps eastward toward the paved drive at the east side of the property.

The church is surrounded by lawn and a few trees and shrubs. Large shrubs flank the front entry stairs, but for the most part the lawn continues to the base of the church; there are no low foundation plantings at the east and west side of the church. The remains of the first Episcopal Bishop of Alaska, Peter Trimble Row, and those of his first wife, Dora, and two of their children are buried on the front lawn and are marked by gravestones (Figure 5.3). There is a stump of what was a large tree to the east of the Rowe family gravestones. At the east side of the church there is a stepped, concrete planting bed just at the edge of the parking area and several concrete parking bumpers at the northeast corner of the church. Near the northwest corner of the church there is a cutting from the famous Glastonbury Thorn from England's Glastonbury Abbey, which was planted in 1999 (Figure 5.4). A protective metal fence surrounds the thorn tree. At the rear (or northeast) corner of the church there is a low, boulder retaining wall separating the church from the paved area behind that allows for the approximately three-foot difference between the church floor and the parking lot level. At the northwest corner there is a concrete path and steps leading from the parking area to the church's rear door. The rear door leads to the columbarium room and is one of only two entrances into the church. This area around the rear door has some low plantings along the edge of the paved drive and a serpentine-shaped concrete pathway serving as the accessible route from parking into the church. One-way directional asphalt driveways at the east and west sides of the church lead to a large, paved parking behind the church to the south of the See House (Figure 5.5).

Figure 5.6: Paved parking area and drive that separates the church and See House, looking north.

Figure 5.7: The See House situated along the west property line, looking northeast.

Figure 5.8: Pathway between the rear addition of the See House and the Archives Building, looking west.

Figure 5.9: Church garden at the north end of the parcel behind the See House, looking north.

To the north of the church is the See House which is separated from the church by the paved parking area and drive. The paving terminates in front of the See House where there are foundation plantings at the south facade and a set of stairs to the building entry (Figure 5.6). Along the east side of the See House the asphalt paving continues up to the building's foundation eventually transitioning to lawn at the northeast corner.

The See House is situated along the west property line, where a wood fence separates the church property from the adjacent parcel (Figure 5.7). There are some low plantings along the east side of the wood fence and to the west of the See House. To the east of the See House is the small Archives Building, which was originally a garage and storage building. There is an area of lawn and a concrete pathway between the rear addition of the See House and the Archives Building (Figure 5.8). The concrete pathway also leads from the asphalt parking lot to the porch entry at the rear of the See House and provides a partially accessible route from the parking area into the building. At the north end of the parcel behind the See House, there is a church garden and several small garden sheds. A wood fence runs along the far north side of the property (Figure 5.9).

BUILDING EXTERIOR

The See House is a blend of the Queen Anne and Shingle architectural styles as evidenced by the hipped roof with intersecting gables, the shingled exterior wall surfaces, fieldstone foundation, chimneys, and front stair knee walls, as well as the simple wood post porch, and a variety of window types, some with leaded glass (Figure 5.10). The building has an irregular-shaped footprint measuring roughly 47 feet across the south (primary) façade and 31 feet at the east and west (side) façades. An addition, built in 1956, extends to the north and has a rectangular footprint.

The original portion of the house primarily rests on a concrete foundation with remnants of rubble masonry infill visible at locations on the north, east, and south facades. The walls of the wood-frame structure are clad in painted wood cedar shingles. At the first floor, every third row of shingles is flared creating a rusticated look approximating masonry coursing, whereas at the upper stories the shingles are installed in regular coursing. (Figure 5.11). Wood trim divides the walls between the foundation

Figure 5.10: Overview of See House, looking north.

Figure 5.11: Detail of flared rows of shingles at lower level of the See House.

Figure 5.12: Exterior random laid stone at the stair and continuing to the foundation, which is partially obscured by landscaping, looking west.

Figure 5.13: View of the roof forms at the See House with the main hip roof, intersecting front gable, dormers and the flat roof of the porch, looking northwest.

Figure 5.14: Detail of the typical leaded glass windows with heart motifs.

Figure 5.15: Exterior stonework that corresponds with the interior inglenook.

and first floor, the first and second floors, and the second floor and attic at the gable ends. In addition to some areas on the exterior foundation walls, the chimneys, porch foundation and knee walls, and area beneath the interior living room inglenook are finished with randomly coursed fieldstone (Figure 5.12).

The building has a complicated roof form composed of hipped sections at the east and west ends, a flat roof at the center, and lower intersecting gables over the south, west, and north façades (Figure 5.13). The roofing material has been replaced recently with thick synthetic (plastic) shakes of a light grey color. There is copper flashing at roof crickets and semi-octagonal copper-clad roofs over the first and second floor bays at the south façade. The eaves of the hipped and gabled sections are flared.

The building has a variety of windows types including double-hung, fixed, awning, and casements. All windows on the original part of the building are wood construction. Some have wood divided lites, while others have leaded divided lites. Many of the leaded glass windows feature a heart motif (Figure 5.14). Many windows are not original either having been extensively repaired or replaced in kind. The divided lite leaded glass windows are original, but the wood frames have been restored.

SOUTH (PRIMARY) FACADE

The south or primary façade is asymmetrical. At the west end in the Dining Room, there is an eight-over-one, double-hung, wood window at the first story and an eighteen-over-one, double-hung, wood window on the second floor at the Bishop's Bedroom. This window has leaded glass with a typical heart shaped element at the center of the eighteen lites. To the east, at the first story, the exterior of the one-story fireplace inglenook is clad in fieldstone with an angled fieldstone buttress jutting out to the southwest (Figure 5.15).

At the front façade basement level, there is a set of stairs leading to a basement entrance covered by a low-pitched gabled roof supported by exposed wood posts and beams. This covering is a recent addition to the building (Figure 5.16). The roofing material at this feature is the same replacement synthetic roofing shakes used at the main roof.

At the southwest corner of the Living Room, there is a three-sided bay with a large, fixed window and a triple sash, four-lite transom above. On the angled

Figure 5.16: The addition of the fixed awning at the basement level entry, looking north.

Figure 5.17: Detail of the lower story bay window on the south façade, looking north.

Figure 5.18: Detail of the typical leaded windows with the heart motif.

Figure 5.19: Detail of the second story bay window with decorative brackets.

Figure 5.20: The front facing gable with the centered small awning window and decorative sawtooth shingles at the lower portion of the gable face.

sides of the bay, there are tall rectangular, double-hung, wood windows with four-lite transoms. Wood shingles clad the base of the bay (Figure 5.17). To the east, at the first floor, there is a fixed, large pane window with a tripled, four-lite transom. On the second floor of the south facade there is a pair of leaded, eighteen-over-one, double-hung windows on the west side employing the typical leaded glass transom with the heart motif (Figure 5.18) and to the east, there is a semi-octagonal oriel bay supported by wood brackets. On the front face of the bay, there is a fixed rectangular window with a segmental arch top sash and correspondingly shaped leaded twelve-light transom. On the sides of the bay, there are lower fixed windows with operable casement style transoms above. (Figure 5.19). At the attic level, there is a south-facing roof gable with a two-lite awning-style window. All windows on the west side of the south facade are center aligned with the gable ridge. Simple flared bargeboards and exposed outrigger purlins ornament the gable end. The wood shingles at the lower portion of the front facing attic gable are installed in a decorative sawtooth pattern (Figure 5.20).

At the east end of the façade, there is a one-story entrance porch. At each corner, the porch roof is supported by three simple posts. The lintels spanning the posts create openings that are semi octagonal at the south opening and triangular arches at the east and west openings. The entrance porch is topped by a second-story deck, which is surrounded by a turned-wood balustrade and solid corners clad in shingles (Figure 5.21). The main entrance door is sheltered by the entrance porch and trimmed with painted wood configured at the door head with a segmental arch. The wood paneled door has leaded glass at the upper portion, original bronze hardware, decorative metal strapping and key sculpture, and wood detailing. The door is flanked by decorative wood-panels with leaded glass side lites at the upper portion of the panels (Figures 5.22 and 5.23).

WEST (SIDE) FAÇADE

At the north end of the west façade's first floor, there is a mulled set of windows consisting of a fixed center window with flanking double-hung windows and a five-sash transom with four-lite windows. Above, on the second floor, there is a prow window with a leaded eighteen-over-one, double-hung window on each of the two faces (Figure 5.24). This window has the typical heart shaped feature within the leaded glass. Also, at the west , there is the fieldstone

Figure 5.21: Detail of the entry porch, looking north.

Figure 5.23: Detail of the leaded glass and metal decoration at the wood front door.

Figure 5.22: Detail of the wood front door, looking north.

Figure 5.24: Overview of the west façade, looking northeast.

Figure 5.25: The small window set into the stone of the inglenook, looking east.

Figure 5.26: Detail of the south end of the east façade, showing the relationship of the porch, looking west.

Figure 5.27: The central section of the east façade with the four-lite stained glass window, dormer and chimney.

fireplace projection which has been capped with a small, hipped roof covered with synthetic shakes. Small, single lite fixed wood windows flank an the fieldstone chimney that previously rose through the eaves of the hipped roof past the second floor and main roof eave (Figure 5.25). The portion of the chimney above the hipped roof was removed during the 2003 restoration. North of the chimney at the second floor, there is a single casement wood window.

EAST (SIDE) FAÇADE

The east façade continues northwards from the front porch and the exposed stone portions of the foundation are most evident along this. At the first floor at the far southern portion of the façade there is a narrow, eight-lite, fixed wood window that serves the entry hall. Above on the second floor, there is a twelve-lite half-glazed, half-panel wood door, which leads to the second-story deck above the entrance porch. (Figure 5.26).

The central portion of the east façade includes a small leaded divided lite casement window and a four-lite, half-glazed, half-panel, wood door to an interior hallway near the kitchen at the lower story. Interrupting the wood trim course between the first and second floor is a fixed, four lite, wood window with stained glass that corresponds to the interior main stairway. At the second story there are two nine-lite leaded casement windows. At the attic level, there is a shed-roof dormer with paired single-lite fixed wood windows. To the north of the dormer, a stone veneer chimney projects from the hipped roof (Figure 5.27).

At the north end of the east façade there is projecting one-story element with an engaged hip roof with flared eaves. This projection has a small, wood, double-hung, one-over-one window and a semi-circular window with a single lite with lattice work. There is also a large electrical power panel enclosure to the south of the small double-hung window (Figure 5.28).

NORTH (REAR) FAÇADE

At the north façade of the See House there is a solid wood door, with an arched opening, which accesses the eastern, projecting, one-story element. This doorway is slightly recessed so that there is a shallow hood at the arch. The door is reached by several wood steps. On the main block of the

Figure 5.28: The north end of the east façade with its one-story projection.

Figure 5.29: The north facade of the See House, including the one-story projection with the arched doorway.

Figure 5.30: A detail of the intersection of the historic See House with the 1956 Fellowship Hall addition.

building at the first floor, there are paired, wood, double-hung, one-over-one windows followed by a single, wood, double-hung, one-over-one window at the west side; this fenestration pattern is repeated at the second floor. Above, in the gable end, there is a pair of wood, single-lite, casement windows (Figure 5.29).

FELLOWSHIP HALL (1956 ADDITION)

The Fellowship Hall was added to the north façade of the See House in 1956. The Fellowship Hall has a rectangular-shaped footprint measuring 40 feet by 28 feet with a simple gable roof framed into the original building's north . The roof is covered with the same synthetic shake roofing material as the See House. There is an awkward intersection where the addition roof joins the historic See House (Figure 5.30).

The walls of the wood-frame Fellowship Hall are clad in wood shingles at the first and second floors. The south (primary) façade is largely obscured by the See House. However, at the west side of the addition, the south façade has a molded fiberglass door that provides entry to the addition's apartment. The door is a newer, paneled type door with a small stained glass lite at the top of the door. Above the entry door at the second-floor level is a large, single lite fixed window (Figure 5.31).

At the first floor of the east façade of the Fellowship Hall, there are two double-hung windows, a single molded half-lite door sheltered by a shed roofed porch supported by unpainted four-by-four wood columns. To the north, there is another single double-hung window. At the second floor, there is a pair of double-hung windows, a single double-hung window, and a two-part sliding window (Figure 5.32).

At the first floor of the west façade, there are a set of paired double-hung windows followed by two smaller windows. Above, on the second floor, there is a large, three-part window consisting of fixed center section flanked by double-hung windows then several smaller windows at the north end of the west façade (Figure 5.33).

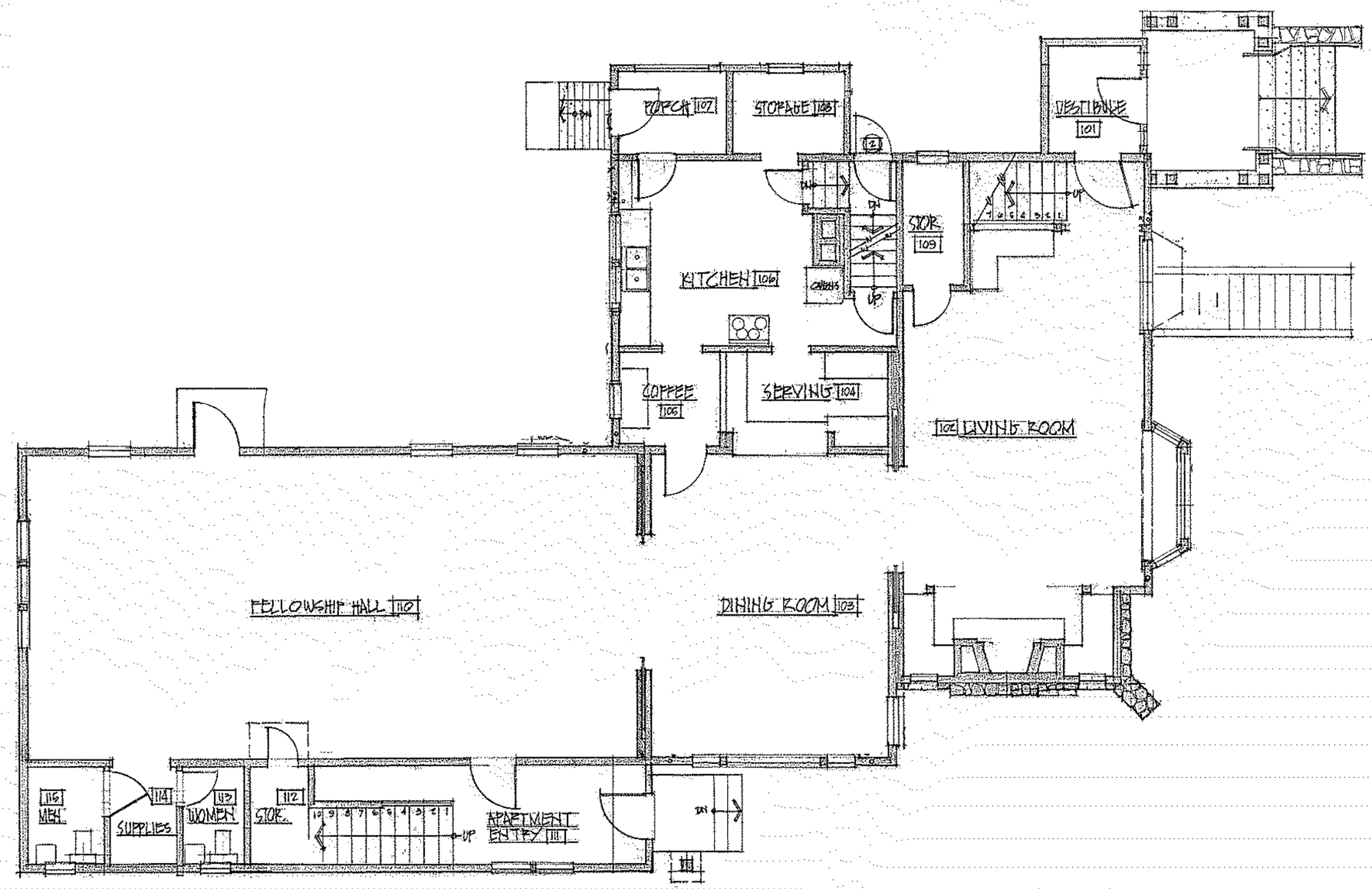
At the north façade lower story there is a tripled window composed of three double-hung windows. Above on the second floor, there are two pairs of double-hung windows (Figure 5.34). All windows on the Fellowship Hall are constructed of vinyl sash and frame.

Figure 5.31: South facade of the 1956 Fellowship Hall addition, which provides the entry to the apartment, looking north.

Figure 5.33: West façade of the 1956 addition, looking northeast.

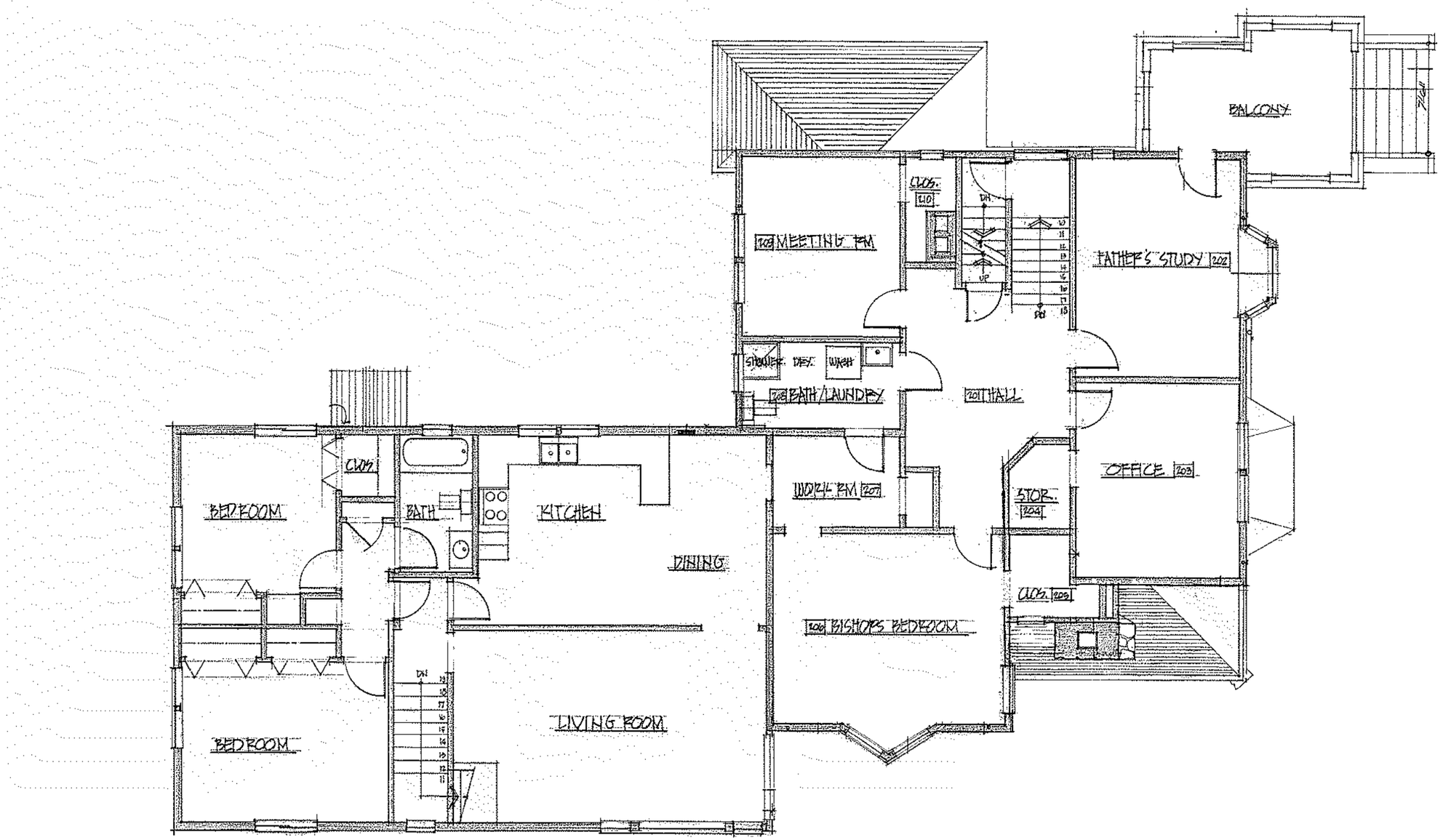
Figure 5.32: The east façade of the 1956 addition, looking west.

See House Historic Structure Report, National Park Service, AKRO



First Floor Plan

Drawing by: R. Fehlberg Architects



Second Floor Plan

Drawing by: R. Fehlberg Architects

Figure 5.34: The north façade of the 1956 addition, looking southwest. Photo credit: Grant Crosby

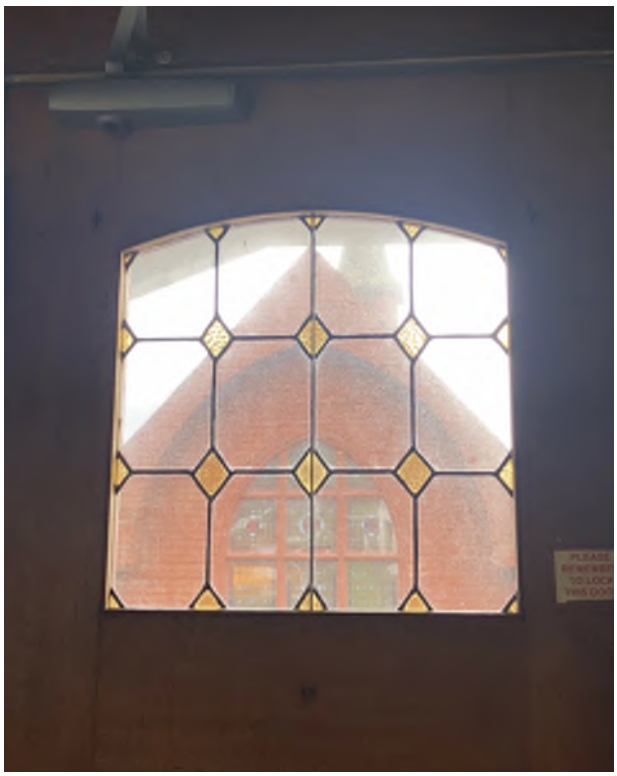


Figure 5.36: Leaded glass window on the entrance door of the house, looking south towards the church.

Figure 5.35: Original wood wainscotting with picture rail or plate shelf in the Living Room.

Figure 5.37: Vestibule wood batten walls with plaster panels covered in burlap.

BUILDING INTERIOR

FIRST FLOOR

The first floor of the See House includes the Entry Vestibule, Living Room, and Dining Room which are some of the most significant spaces within the building. These rooms have plaster walls with the lower portion having a decorative wainscotting, consisting of plaster panels covered in painted burlap and with dark stained wood battens. The wood wainscotting terminates in a wood shelf often called either a picture rail or plate shelf (Figure 5.35). There are wide, wood baseboards at the bottom of the wainscot. Door and window trim in these spaces is also the wide, dark stained wood. The flooring in these spaces was historically wood, but is presently obscured by wall to wall carpet.

ENTRY VESTIBULE

The Entry Vestibule is a small, rectangular space with an interior, secondary, paneled wood door leading to the Living Room and stair hall. The Vestibule is lit by the leaded glass of the front door and side lites, that have some pieces of colored glass (Figure 5.36). Additionally, there are two, fixed windows on the east and north walls of the Vestibule. The ceiling of the Vestibule is wood paneled stained to match the other wood elements in the house. There is single pendant light fixture in this space. The walls in the Vestibule are plaster covered with burlap and dark wood battens, similar to those found at other first floor interior spaces of the See House (Figure 5.37).

STAIRWAY AND BENCH

Upon entry into the first floor spaces from the Entry Vestibule there is a stair immediately to the north ascending to the second floor (Figure 5.38). There is a built-in, L-shaped, wood bench, stained the same dark wood as found throughout the house, at the bottom of the stairway as one enters the Living Room. The stair is embellished with wood arched entryways with a keystone motif and simple slats that separates the stair from the Living Room (Figure 5.39). This feature is stained the same dark finish as the other woodwork in the See House. At the stair landing there is a decorative stained glass window (Figure 5.40). There is an under the stair closet accessed from just beyond the bench (Figure 5.41).

Figure 5.38: Stairway to the second floor accessed from the Entry Vestibule.

Figure 5.39: Wood arched entryway with keystone motif and simple wood slats.

Figure 5.40: Decorative stained glass window at stair landing.

Figure 5.41: Closet with original door, located under the stairwell.

LIVING ROOM

The Living Room has the typical plaster walls with the decorative wainscotting capped with the picture rail. The ceiling in the Living Room is plaster with wood beams stained the same color as the wainscotting and other woodwork in the house (Figure 5.42). The focal point of the Living Room is a brick fireplace flanked by a wood inglenook on either side of the fireplace. The inglenook has L-shaped benches that face the chimney wall. The plaster and batten wainscotting continues into the inglenook. (Figure 5.43). There are two wood posts with decorative brackets on either side of the fireplace that frame the inglenook. The ends of the wood inglenook benches and the inglenook brackets have heart-shaped cut outs emulating the similar motif found in the leaded glass windows throughout the house (Figure 5.44). There are small windows on either side of the chimney that provide daylight to the inglenook area. The brick used at the chimney have a glazed face and there is a replacement tile hearth. There is a simple wood mantle that may also be a later replacement. The metal and glass fireplace screen is also a later addition to this feature. The other primary feature of the Living Room is the large bay window which overlooks the harbor. The bay is arched at the top and has a row of four-lite, transom windows with amber-colored glass. At the lower portion of the bay the central window is fixed and the side windows are in a one-over-one, double-hung configuration (Figure 5.45). There is another south facing window in the living room just as you enter from the Vestibule. This is a fixed large pane at the lower portion with the four-lite, amber-colored transom windows above (Figure 5.46).

DINING ROOM

The Living Room and Dining Room were originally separated by a set of wood pocket doors (Figure 5.47). The primary feature of the Dining Room is a large, wood, built-in cabinet with a cut out to the Kitchen on the east wall of the Dining Room (Figure 5.48). There is a doorway to the Kitchen to the north of the built-in. Along the west wall of the Dining Room there is a large picture window flanked by two, one-over-one double hung windows. Each double hung window has one four-lite transom above and there are three, four lite transoms above the picture window. These form a continuous row of amber colored transoms. The south wall of the

Figure 5.42: Plaster ceilings with dark-stained wood beams in the Living Room.

Figure 5.45: Central bay window on first floor, looking south towards bay.

Figure 5.43: Plaster and wainscotting in the inglenook.

Figure 5.46: Fixed window with four-lite amber colored transoms in Living Room.

Figure 5.44: Inglenook columns with decorative heart-shaped cut outs.

Figure 5.47: Doorway between Living Room and Dining Room where wood pocket doors were originally.

Figure 5.48: Built-in wood cabinet with cut out located between Dining Room and Kitchen.

Figure 5.49: Eight-over-one double-hung window on the south wall of Dining Room.

Figure 5.50: Plaster and wood beam ceilings in the Dining Room are the same finishes as those found in the Living Room.

Dining Room has an eight-over-one, double hung window (Figure 5.49). The north wall of the Dining Room now connects to the Fellowship Hall, but this wall would have likely originally had a window facing the rear yard. The Dining Room has the same wainscotting and wood ceiling beams that are found in the Living Room (Figure 5.50).

KITCHEN

The Kitchen has been modified over the years, but includes a pantry area as well as the main kitchen space (Figure 5.51). The primary kitchen area has two ovens, a range top, microwave oven, dishwasher, and a refrigerator. There are various eras of cabinets and Kitchen furniture. The flooring in the kitchen is linoleum. (Figure 5.52). At the south side of the kitchen is the secondary stair leading to the second story hallway (Figure 5.53). There is a door leading to the Basement on the south wall of the kitchen. There is a hallway leading to the north exit door off the east end of the Kitchen (Figure 5.54).

SECOND FLOOR

The U-shaped stairway has an intermediate landing with a decorative stained glass window. The stair ascends to the second floor and lands at a large central hall (Figure 5.55). Radiating from the hall are what were originally three bedrooms and likely a study, but these rooms are now used for church offices. One of the bedrooms, located at the northwest corner of hall is the largest and was the bishop's bedroom. There is also a bathroom on this level. The attic door is located just to the north of the top of the stair. Beyond the attic door is a small closet that does not appear to be original (Figure 5.56).

SOUTHEAST BEDROOM (FATHER'S STUDY)

The primary feature of the southeast bedroom is a large projecting bay window at the center of the south wall (Figure 5.57). The center window of the bay is arched. There are transom windows above the three elements of the bay window. The bay forms a window seat and the woodwork of the bay window has the same dark stain as the wood elements found on the first floor. The walls are plaster with a picture rail and coved ceiling. The original wood floors have been covered over with linoleum tiles emulating wood parquet flooring.

Figure 5.51: Main Kitchen and pantry area.

Figure 5.52: Linoleum flooring in Kitchen.

Figure 5.53: Secondary stair to second story hallway, accessed from the Kitchen.

Figure 5.54: Hallway from Kitchen that leads to the north exit.

Figure 5.55: The second floor hallway, looking west.

Figure 5.56: The Attic, closet and northeast corner bedroom doorways off the hallway.

Figure 5.57: Bay window in the southeast bedroom of second floor.

Figure 5.58: The entrance door to the second story balcony located in the southeast bedroom (Father's Study).

There is original wood baseboard in this room, but it has been painted white. There is a small leaded glass casement window at the north end of the east wall. The room has a door at the south end of east wall leading to a small balcony above the covered entry porch below (Figure 5.58). The location of this door is likely original to the room, but the door itself is a recent replacement with panels at the lower portion and glazed above. The door to the hallway is partially glazed with a top lite and alternating vertical wood panels and glass below (Figure 5.59).

SOUTHWEST BEDROOM (OFFICE)

The bedroom (Office) at the southwest corner of the second floor has a pair of eighteen-over-one, double-hung windows with the upper sash having leaded glass with the typical, centered heart shaped motif (Figure 5.60). The wood trim around the window has been painted. This room retains its original wood flooring. The walls are plaster with a picture rail and coved ceiling (Figure 5.61). This room also retains its original wood baseboard, but it has been painted. The door to the hallway is partially glazed with a top lite and alternating vertical wood panels and glass below. There is a closet at the northwest corner of the room.

NORTHWEST BEDROOM (BISHOP'S BEDROOM)

The bedroom at the northwest corner of the second floor was historically the Bishop's Bedroom. This room has an angled prow window with two, eighteen-over-one, double-hung windows with the upper sash having leaded glass with the typical, centered heart shaped motif. The window forms a triangular window seat or shelf. The prow window is centered along the west wall of the room (Figure 5.62). At the southwest corner of this room there is a single, eighteen-over-one, double-hung window. All of the wood trim in this room has been painted. The walls are plaster with a picture rail and coved ceiling. This room retains its original wood baseboard, but it has been painted. This room is carpeted, but the original wood flooring may be present under the carpet (Figure 5.63). The door to the hallway is partially glazed with a top lite and alternating vertical wood panels and glass below. The room has a closet (Work Room 207) at the south wall that sits above the inglenook below (Figure 5.64). There is a second closet (Bishop's Closet 205) at the northeast corner of the room (Figure 5.65).

Figure 5.59: The door, cove ceiling and chair rail in the southeast bedroom (Father's Study).

Figure 5.60: The windows in the southwest bedroom (Office).

Figure 5.61: The door, cove ceiling and chair rail in the southwest bedroom (Office).

Figure 5.62: The prow window in the northwest bedroom (Bishop's Bedroom).

Figure 5.63: The door and carpet in the northwest bedroom (Bishop's Bedroom).

Figure 5.64: The entry to the closet (Bishop's Closet 205) above the inglenook in the northwest bedroom.

Figure 5.65: The entry to the closet between the Bathroom and the northwest bedroom.

Figure 5.66: The northeast bedroom (Meeting Room) windows.

Figure 5.67: The closet and window in the northeast bedroom (Meeting Room).

Figure 5.68: The coved ceiling and window in the Bathroom.

Figure 5.69: The door to the closet between the northwest bedroom and the Bathroom.

Figure 5.70: The door and stair to the Attic.

NORTHEAST BEDROOM (MEETING ROOM)

This is the smallest room on the second floor. There are two, one-over-one, double-hung windows centered on the north wall of this room (Figure 5.66). The walls are plaster with a picture rail and coved ceiling. The door to the hallway is partially glazed with a top lite and alternating vertical wood panels and glass below. This room is carpeted, but the original wood flooring may be present under the carpet. This room retains its original wood baseboard, but it has been painted. There is a closet at the southeast corner of the room that has a nine lite leaded glass casement window (Figure 5.67).

BATHROOM

The one Bathroom on the second floor has a coved ceiling and single window on the north wall (Figure 5.68). The room has linoleum tile and the fixtures in the room are not original. There is a door on the west wall that leads to the closet/storage room off the southwest bedroom (Figure 5.69).

ATTIC

The Attic stairway is accessed through a wood door off the second floor hall. Similar to the stairs from the first to the second floor, the stairs to the attic wrap in a U-shape (Figure 5.70). At the landing there are two, leaded glass, casement windows (Figure 5.71). The Attic is a mostly unfinished, storage space with wide wood boards for flooring and at the walls and ceiling. There is a small built out room at the top of the stairs at the southwest corner of the attic. This space is used for storage and was previously used to house the archives (Figure 5.72).

FELLOWSHIP HALL ADDITION

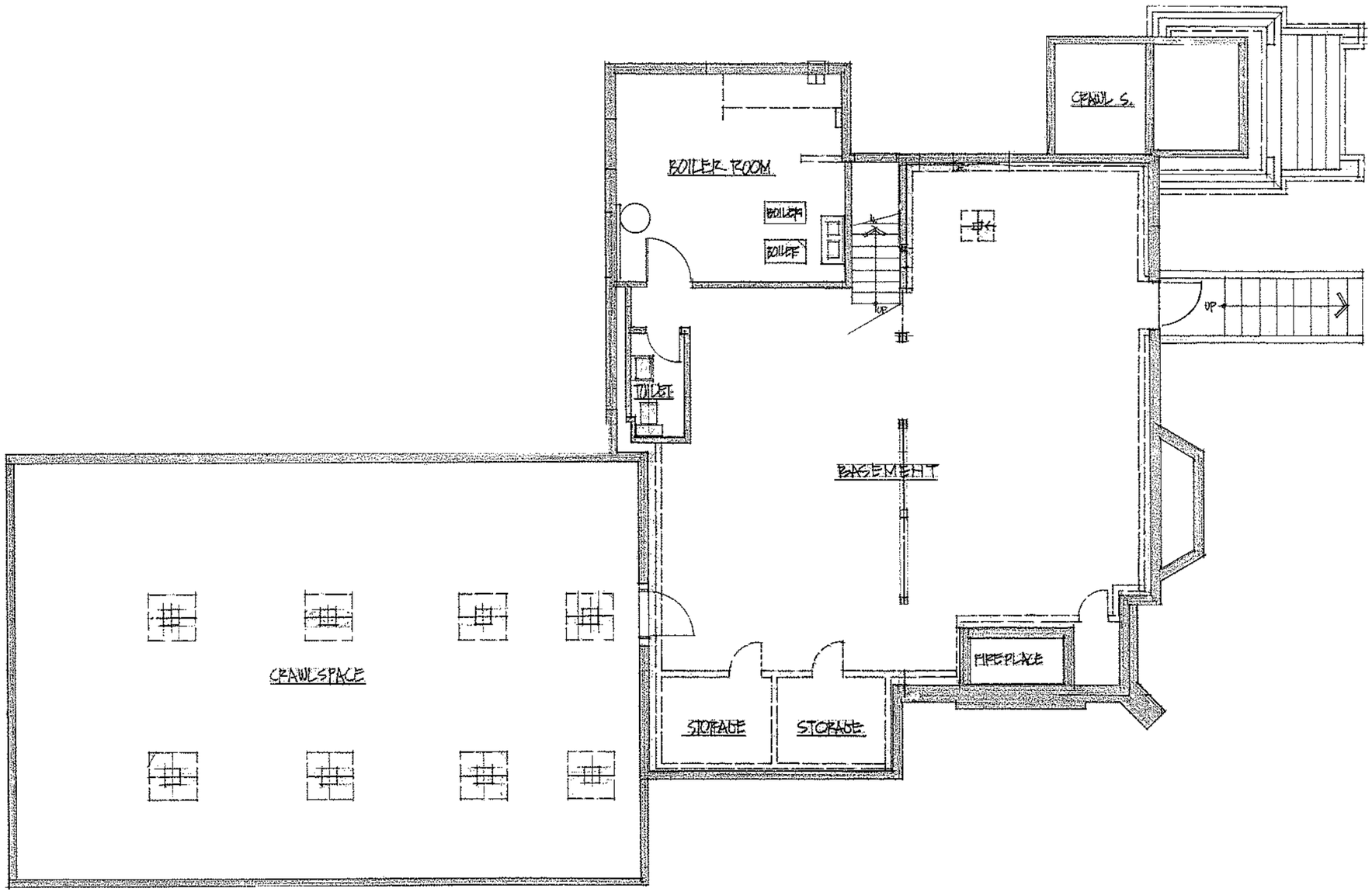
The first floor of the Fellowship Hall includes a large meeting room that is accessed from the Dining Room of the See House (Figure 5.73). This space also includes a men's and women's restrooms as well as small storage rooms. There is an entry to the upstairs apartment at the west facing south toward Crescent Bay. The apartment includes a dining room, kitchen, living room, bathroom, and two bedrooms.

Figure 5.71: The windows at the Attic stair landing.

Figure 5.72: The built out attic room used for storage.

Figure 5.73: The Dining Room of the See House looking into the Fellowship Hall addition.

See House Historic Structure Report, National Park Service, AKRO



Basement Floor Plan

Drawing by: R. Fehlberg Architects

BASEMENT

The Basement is accessed via a stairway from the kitchen (Figure 5.74). The Basement includes a simple open space that is used for meetings (Figure 5.75). There is a painted stone wall at the west wall corresponding to the fireplace and inglenook above. There are several storage spaces and a boiler room at the Basement level as well (Figure 5.76). There is an unfinished crawl space under the Fellowship Hall.

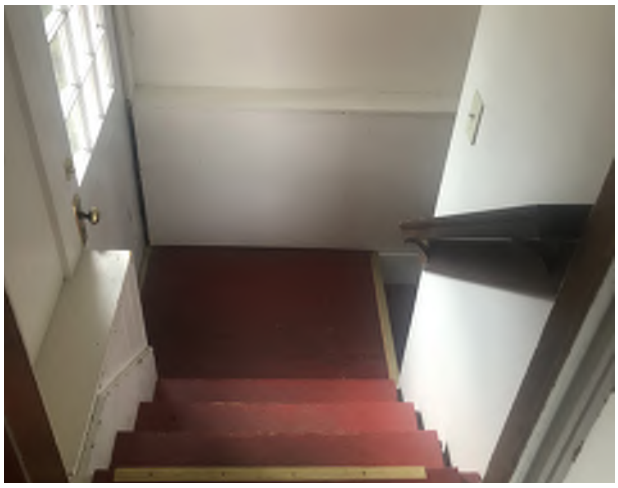


Figure 5.74: The stairs from the Kitchen to the Basement.

Figure 5.75: The Basement meeting room.

Figure 5.76: The painted stone wall at the Basement.

6. Chronology of Development and Use

1867 United States purchases Alaska from Russia.

1882 Bishop Rowe assigned to Sault St. Marie Michigan.

1894 Bishop Rowe becomes a United State citizen.

1895 Peter Trimble Rowe elected Bishop of Alaska at Episcopal General Convention in Minneapolis.

November 30: Consecration of Bishop Rowe in St. George's Church, New York City:

> 'Believe me,' said Bishop Rowe, 'as I walked up that aisle to the altar, I felt like a lamb going to the slaughter. Everyone believed it to be an impossible job and that it would be bitter for whoever accepted it.'[1]

1896 April: Rowe arrives in Sitka, Alaska.

April-October: Rowe makes first trip north through Alaska.

July: Jenkins recounts that Bishop Rowe reported:

> On April 22nd,I left Juneau by the overland route for the Yukon River. Upwards of six or seven hundred men had already started by the same route for the mines at Forty Mile and Circle City. . . After crossing the Summit, Chikoot Pass, I hauled my own sled with a load of 450 pounds over Crater, Long, Lindeman, Bennett, and Horse Lakes, and their connection of Canyon and River. [2]

August: Gold is discovered near the Klondike River in Canada's Yukon Territory.

November 26: First Episcopal Service in Sitka, conducted by Rowe at the Presbyterian Church.

1897 May 30: First confirmation in Sitka, conducted by Rowe.

Summer – Rowe family living in Sitka in rental house.

June – October: Rowe makes second trip north through Alaska and finds a much more crowded Yukon Territory filled with gold seeking miners.

Exact date unknown: Proctor family of Utica, New York donate $2,000.00 toward “church home”.

1898 Building lot chosen for church.

Plans for church and possibly the See House drawn by Duhring in Philadelphia; unclear if Bishop Rowe ever met Duhring to discuss the project.

March - October: Rowe makes third trip north through Alaska.

July – The Rev. Wallis M. Partridge becomes Vicar.

1899 April 7: Bishop Rowe writes to Dora regarding the avalanche at the Chilkoot Pass.

June 29: Ground breaking and placing of cornerstone of church.

September - The Rev. Wallis M. Partridge leaves.

November 26 – Opening service in St. Peter’s by-the-Sea.

1900 Pro Cathedral formed, name St. Peter’s-by-the-Sea selected.

April 15: Consecration of the church.

August 5: St. Peter’s pictured in *Philadelphia Enquirer* article.

1902 May – July: Rev C. F. Taylor has short service as Vicar.

1903 May: Bishop Rowe finishes the stone wall along Lincoln Street.

1904 Rev Clarence S. Milliken becomes Vicar.

1905 See House constructed.

1908 June 6: Bishop Rowe attends the Lambeth Conference sailing from New York; Leo Rowe travels with the bishop. Rowe visits Paris after the Conference; Leo travels to Scotland.

1912 Bishop Rowe and family move to Seattle.

1914 May 22: Dora Rowe, Bishop Rowe's first wife, dies; interred in St. Peter's churchyard.

Rowe corresponded after her death: "I am not able to write – I'm dumb with the loss of my dear wife. I have just laid her precious body in Sitka, as she wished."

1915 April 11: Cyril Rowe, Bishop Rowe's son, dies; interred in St. Peter's churchyard.

October: Bishop Rowe marries Rose Fullerton, the niece of the Bishop of Calgary, Pinkham in St. Mark's Church in Seattle. She brings him three more sons.

1921 Electric lighting installed in St. Peter's church.

1924 Mrs. J. H. (Elizabeth) Molineux arrives in Sitka as Missionary-in-charge.

1925 Bishop, Mrs. Rowe and sons move to Victoria, Canada; he maintains an office in Seattle.

1942 June 1: Bishop Rowe dies.

June 12: Bishop Rowe's ashes interred in St. Peter's churchyard.

Fall: Mrs. Molineux retires.

1943 Publication of The Man of Alaska: Peter Trimble Rowe by Thomas Jenkins.

1956 No exact date; circa 1956 St Peters Sanctuary Renovation and Repair including diagonal bracing, Foss, Olsen & Sands, AIA, Juneau, AK, 1 sheet (Foss, Olsen & Sands only operated between 1956-1958)

February 7: Drawing set (8 sheets) by carpenter George Nelson for a two-story, rear addition to the See House including the parish hall downstairs and upstairs apartment.

1956 -1958 Undated drawings: St Peters Sanctuary Renovation and Repair including diagonal bracing, by architectural firm Foss, Olsen & Sands, AIA, Juneau, AK, 1 sheet (Foss, Olsen & Sands only operated between 1956-1958).

1963 Leo Rowe, Bishop Rowe's son, gifts Bishop Rowe's papers to the Episcopal Church Archives in Austin, Texas.

1968 Leo Rowe dies; interred in St. Peter's churchyard.

1969 or 1979 (two dates listed in various sources).

Pipe organ ordered, built, and installed in St. Peter's.

Installed by Dr. R. Byard Fritts of Tacoma, Washington.

This likely resulted in the raised floor in front of the altar and the changes to the west wall of the east transept.

1971 Alaska becomes a Diocese of the Episcopal Church, rather than a Missionary District.

1978 St. Peter's by-the-See and See House listed on the National Register of Historic Places.

1979 - 1980 August 1979 and April 1980, drawing set for the See House Renovations, Ackley Jensen Architects Juneau, AK.

1982 Stations of the Cross, carved soapstone, created and installed by Alaska artist Donna Standerwick.

1983 St. Peter's archives established.

1993 December 25: Fire in church.

1995 100th Anniversary of the Episcopal Church in Alaska.

1997 Church roof and side walls are re-shingled to match the original.

1998 January 4: See House, As-Built Drawings, 4 sheets (these pre-date the work done in 1999)

	December 21: See House, Robert Fehlberg Architect, draft project drawings, 15 sheets.
	Glastonbury Thorn arrives.
1999	May 1999: See House, Robert Fehlberg Architect project drawings, 22 sheets.
	Glastonbury Thorn dedicated.
2003	November 17: See House, Robert Fehlberg Architect, project drawings 23 sheets.
c. 2010	Columbarium established in the west transept.
2015-2016	Stained glass repairs; including moving a lower window from the east to the west transept.
c.2019 - 2020	See House re-roofing campaign
Undated	Church chimney removed
	Church belfry rebuilt / redesigned
	Church front stairs and entry door changed

CHAPTER 6 ENDNOTES

1. Thomas Jenkins, *The Man of Alaska*, 54.
2. Thomas Jenkins, *The Man of Alaska*, 60-61.
3. Thomas Jenkins, *The Man of Alaska*, 251-2.
4. Thomas Jenkins, *The Man of Alaska*, 262.

7. Character-Defining Features

Character-defining features are the visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, stylistic elements, decorative details, interior spaces and features, as well as the various aspects of its site and environment. The purpose of identifying character-defining features is to understand the individual character of buildings, and to provide a framework of what aspects of the building should be considered when undergoing any repairs or treatment.

SITE

- Location relationship of the See House to St. Peter's church
- Siting of the church and See House on the lot so that both face Crescent Bay
- Bishop Rowe and family gravestones
- Fieldstone churchyard wall and end posts with jagged rock cap
- Wrought iron gate with decorative fleur-de-lis caps within fieldstone wall
- Archives Building (originally an auto garage) located on the paved drive, southeast of the See House

BUILDING EXTERIOR

- Irregular plan
- Randomly laid fieldstone at foundation, chimneys, inglenook and porch base
- Square wood shingles flared at every third course at lower story and single course at upper story
- Wood trim separating the foundation and first floor, the first and second floors, and the second floor and attic
- Intersecting gable and tall hipped roofs with flared ends (roofing material not original)
- Sawtooth shingles at the lower portion of the front (south facing) gable

- Projecting gables with wood brackets and wood soffit
- Various bay, and oriel windows
- Copper roofs over the projecting bay windows
- Front porch with simple posts and flat roof
- Paneled wood front door with upper leaded glass
- Leaded glass side lights and panels on either side of the front door
- Leaded glass windows throughout
- Stained glass window lighting interior stairway
- Window locations and configurations (actual windows replaced in kind)

The 1956 Fellowship Hall addition is non-contributing and does not have any exterior character-defining features.

BUILDING INTERIOR

- Irregular plan
- Vertical oak wood battens, 2 5/8" wide with angled ogee trim over burlap-covered plaster, capped by an oak wood picture rail with decorative corbels
- Plaster walls and ceilings; coved ceiling at second floor
- 3/4" by 3 1/4" Douglas fir wood flooring
- Inglenook at fireplace with window seats
- Glazed brick fireplace with a wood mantel supported by brick corbelling; brick segmental arch at fireplace opening
- Bay window with view towards Crescent Bay
- Interior wood stile-and-rail doors with upper and lower wood panels, or glazing lites
- Wood arched entryway with keystone motif and decorative wood slats infill at stairway
- Stained glass window at stair landing
- Leaded glass windows

- Amber colored glass windows
- Wood baseboard, measuring 9 inches in height
- Built in service counter at Dining Room
- L-shaped built in wood bench seating at base of stair

The 1956 Fellowship Hall addition is non-contributing and does not have any interior character-defining features.

8. Condition Assessment

INTRODUCTION AND METHODOLOGY

SURVEY METHODOLOGY

The See House was visually surveyed during a site visit conducted on October 5th-7th, 2020 by FFA Architecture and Interiors staff in conjunction with architecture + history, llc. The survey methodology for the See House involved visual observations conducted at the ground level of building exteriors. Interior spaces of the See House were also inspected during the October 2020 site visit. Investigative techniques were conducted using non-destructive methods and tools. Historic research and resource inspections informed the descriptions and conditions assessments presented below.

Visual assessment of the 1956 Fellowship Hall was limited to the exterior and the first floor interior. The second floor private apartment was not within the project scope and was not assessed at the time of survey. As stated previously in the HSR, the Fellowship Hall addition is non-contributing and does not possess any exterior or interior character-defining features.

CONDITION DEFINITIONS

The condition of the building elements that were evaluated are categorized in a good, fair, poor rating systems, defined as:

Good – The building or structure element or feature appears to be functionally and structurally sound and exhibits only minor wear and tear or minor deterioration of surfaces. Repair or rehabilitation is not required; however, routine maintenance will ensure continued good condition.

Fair – The building or structure element, feature or components of the feature show signs of aging, deterioration and possible future failure. While the element or feature is still structurally adequate, corrective maintenance and repair is required within a moderate period of time (approximately 3-5 years).

Poor – The building or structure element shows extensive deterioration, is missing, or shows signs of imminent failure if corrective action is not immediately taken. Major corrective repair or replacement is required. Applicable laws, codes, regulations and other requirements must be considered before any rehabilitation work can begin.

GENERAL BUILDING LAYOUT

The See House is a two-story wood-framed building with a finished basement and an unfinished attic. The first floor consists of the original 1905 rooms, including the entrance Vestibule, stair hall, Living Room, Dining Room, fireplace nook, and Kitchen, and a 1956 addition attached to the north facade of the original building containing the Fellowship Hall (rectory), single user restrooms, storage closet, and a separate entrance to the second floor apartment. A large interior opening provides circulation between the original Dining Room and the Fellowship Hall and an exterior door on the addition's east facade leads to a small porch and exterior pathway to parking. The original plan at the second floor includes the Father's Study, Bishop's Bedroom, Office (former bedroom), Meeting Room (former bedroom), closets, and a bathroom. Above the Fellowship Hall at the second floor is the private apartment accessed from the first floor entry on the west facade containing a living room, kitchen, bathroom, and two bedrooms. The occupiable rooms of the Basement are all contained within the footprint of the original building's construction and include a large meeting room, restroom, mechanical/electrical equipment room, and closets. The Basement area under the addition is unexcavated crawlspace.

EXTERIOR CONDITIONS

SITE AND EXTERIOR FEATURES (EXTERIOR STAIRS, RAMPS, WALKWAYS)

The See House is located on the northside of the property behind the St. Peter's By-the-Sea Episcopal Church and is accessed from the asphalt paved driveway connecting the property entry at Lincoln Street and the parking area between the house and the church (Figure 8.1). Due to the sloping nature of the site from north to south, the first floor of the See House resides approximately 10 feet higher than the floor of the church. The driveway loop connects the See House with parking to the southeast and southwest of the building and provides pedestrian access between the house and church. The Archives Building is located directly east of the See House across a small grass lawn area containing a winding concrete pathway connecting the driveway parking, the Archives Building entry, and the rear entrance to the See House (Figure 8.2). Mosaic stones placed in the lawn near the rear entrance lead to the church garden which has several small shed structures and is surrounded by an unpainted perimeter wood fence. At the south and east of the building surrounding the Living Room window and fireplace masonry is a small garden containing low shrubs, flowering plants, and a small deciduous tree.

The primary (front) entrance to the See House is located on the south facade and is accessed from a covered entry porch. The entry porch has concrete stairs with round, aluminum pipe handrails on either side, a concrete landing, and is bounded by stone veneer on concrete guardrail walls. The Basement is also accessed from the front facade by way of a set of concrete stairs with a covered roof leading to the Basement door. A drainage grate is placed at the base of the stairs providing an entry landing and, presumably, a means to manage stormwater drainage. The apartment entrance located on the west facade has a flat roof covered porch with concrete stairs and landing. There is no handrail on these stairs. A secondary (rear) entrance on the addition provides access to the Fellowship Hall and is also provided with a covered porch and exterior

Figure 8.1: The See House is accessed from the asphalt paved driveway with parking that connects to the property entry at Lincoln Street.

Figure 8.2: Archives Building located east of the See House and adjacent winding concrete path that connects the driveway parking to rear entrances.

Figure 8.3: The landing outside of the Fellowship Hall entrance does not have a code-compliant clear floor area.

Figure 8.4: All entrances (with the exception of the main entry) are not code compliant due to the absence of handrails and/or handrails on both sides of stairs.

Figure 8.5: The north Kitchen entrance stairs are slippery when wet and pose a safety hazard.

concrete landing. The rear entrance is utilized as the accessible entry to the See House and is connected to the parking area with a concrete ramp set flush with the surrounding grass lawn.

The Basement entrance on the east façade is accessed directly from the parking area adjacent to the Archives Building. The door opens inward to a landing with stairs that provide access down to the Basement level or up to the Kitchen on the main floor. A second entrance to the Kitchen through the enclosed back porch is located on the north façade. The entrance is accessed from the parking lot by way of the designated accessible concrete sidewalk, which then spurs off the main sidewalk and leads to the north door. The entry has wooden steps constructed on a concrete pad, without handrails.

Condition

The building lacks a code-compliant accessible route from designated accessible parking to accessible building entry. The current designated accessible parking space and route to the concrete walkway and entry at the east facade of Fellowship Hall does not meet requirements for parking access aisle, slope or clear floor area at doors and the landing outside the east entry door does not provide code-compliant clear floor area for users operating the door (Figure 8.3).

At all locations other than the main entry stairs, stairs are not code compliant due to handrails not being provided at both sides of the stair or handrails missing altogether (Figure 8.4). The wood surfaces at the small set of stairs and landing serving the north entrance to the Kitchen are slippery during periods of rain and present a safety hazard for users (Figure 8.5).

STRUCTURAL SYSTEMS

The building has a concrete stem wall foundation, which is exposed above exterior grade in some locations, that is topped with 1 to 3 feet of rubble masonry where the foundation wall extends significantly above grade, particularly at the south and east facades (Figure 8.6). The Basement was significantly renovated during the 2003 restoration including removal of partition walls, installation of a new 4” concrete slab and footings, and new steel structural beam and column framing added to support the main building stair and first floor joists. A steel channel was installed under the first floor joists in the Boiler Room for additional support at the stair opening. The floor structure of

the first floor consists of rough sawn wood 2 by 10 joists spaced at 16" on center with cross-bridging and diagonal sheathing. The floor structure of the addition is supported with wood beams at intermediate concrete foundation piers. Exterior walls are wood studs 2 by 4 constructed with platform framing and headers at windows and doors are solid-sawn lumber. Roof framing is comprised of wood solid-sawn rafters that rest on top plates with hip and valley rafters at intersecting roof forms. Skip sheathing has been covered with plywood and the original cedar shingle roof covering has been replaced with plastic synthetic shakes.

Condition

The hybrid foundation walls at the Basement, where rubble masonry is placed on top of concrete foundation walls, was not assessed and the structural integrity is unknown.

Water stains indicate past moisture infiltration at the Attic level, particularly around the Boiler Room chimney. There is damage to select walls on the first and second floors where plaster finishes are deteriorated, which may indicate structural roof components and wall framing were subjected to high levels of moisture at some point (Figure 8.7).

The Dining Room window on the west facade appears to be sagging at the window head suggesting the header framing above the window may not be sufficient to carry the upper floor loads (Figure 8.8). No evidence of cracked glass was observed but the deformation is apparent in the casing at the head of the window.

Figure 8.6: The concrete stem wall foundation topped with 1 to 3 feet of rubble masonry.

Figure 8.7: Moisture infiltration at the attic level around the Boiler Room chimney.

Figure 8.8: Slight sagging of window head on the exterior of the Dining Room window on the west .

ROOF AND GUTTERS

The roof is covered in synthetic (plastic) shakes of a light grey color which were recently installed, replacing the original cedar shingles (Figure 8.9). The complex and irregular roof form has hipped sections at the east and west ends, a flat portion at the center, and lower intersecting gables over the south, west, and north façades. A single shed dormer is located on the east facade of the hipped roof section, near the chimney (Figure 8.10). Overhanging eaves have a slight flare at the hipped and gabled sections. Eaves on the south facing gable are slightly flared with a small Greek return near the second level bay window and have decorative lookouts on the rake eaves. Rafters are exposed at the eaves of the apartment addition roof. A majority of the original 3/4" x 3 1/2" tongue-and-groove beadboard paneling at eaves and soffits has been

Figure 8.9: Synthetic (plastic) shakes have replaced the original cedar shingle roof.

Figure 8.10: Unpainted wood trim at roof dormer on the east facade near the chimney.

Figure 8.11: A majority of the original tongue-and-groove beadboard paneling on the eaves and soffits has been replaced with plywood.

removed and replaced with plywood (Figure 8.11). However, some tongue-and-groove soffits have been retained in areas on the east, west, and south, facades.

Both copper and painted sheet metal are used at the variety of flashing conditions found on the building with copper being used predominantly at bay window roofs, in standing seam roof coverings, and around the entry porch roof while painted sheet metal is used at all locations where the synthetic roof shakes are installed. Painted sheet metal flashing is installed at the roof interface with the Boiler Room chimney and appears to be installed flush with the chimney's masonry veneer directly onto the brick structure. Drainage on the building consists of painted aluminum k-style gutters and rectangular downspouts located at eave edges of all synthetic shake roofs. All wood gutters have been replaced with aluminum gutters. A copper leader and round copper downspout is used on the east facade for the entry porch balcony drainage (Figure 8.12) and another round copper downspout is used at the porch covering for the apartment. Gutters and downspouts are placed inconsistently and infrequently on the building without concern for overall building character but do appear to effectively convey water into the underground stormwater piping system.

Condition

The new synthetic shake roof is functioning well with no observed evidence of current leaks, however, materials were not replaced in kind according to the *Secretary of Interior's Standards*. Water stains visible on the ceiling and walls of the Attic, the second floor Bishop's Room Closet (205), the Meeting Room Closet (210), and the Vestibule indicate significant water intrusion and compromised integrity of interior finishes. Water intrusion in the Bishop's Closet (205) is related to the inconvenient placement and likely overflow of the gutter above the window serving the closet (Figure 8.13). Roof runoff has caused window wood damage as well as plaster spalling beneath the window sill. Past moisture damage in the Attic has damaged wallpaper and wood interiors. Wall finishes in the Attic, including wood and wallpaper are deteriorated from exposure to elevated humidity and moisture levels (Figure 8.14). The flashing cap on the standing seam roof above the south bay window may not be sealed properly. Moisture is infiltrating the south wall of the Living Room, likely from snow and wind-driven rain accumulating at the roof and window joints.

Figure 8.12: Copper leader and round downspout on the east of the entry porch balcony.

Figure 8.13: Inconvenient placement of the gutter above the window located on the west facade at the Bishop's Closet.

Figure 8.14: Peeling wallpaper in Attic due to elevated levels of humidity and moisture on wood substrate.

Figure 8.15: Chimney on the west facade above the lower roof was removed.

Figure 8.16: Stone masonry buttress is in poor condition and efflorescence and moss growth are visible on masonry.

Mildew and peeling paint was detected on the bargeboards on the north facade of the addition, due to moisture exposure. The dormer bargeboard and fascia on the east facade are not painted, leaving the wood exposed and unprotected.

Several downspouts attached to exterior walls discharge roof runoff onto adjacent soil located within proximity to building walls. Saturated soils near foundation walls increases the risk of moisture intrusion from hydrostatic pressure into interior spaces. The roof at the apartment addition has only two downspouts located at the north side of the addition which may be inadequate during large storm events. The copper downspout serving the leader at the entry porch is cracked and not secured to the wall.

EXTERIOR MASONRY

Rubble stone masonry is used on the building at exposed portions of the foundation, at the kneewalls of the south entry stair and porch, and at the chimney on the west facade. Originally, the chimney was full height built above the building's main roof but the upper portion above the lower roof at the Living Room was removed during the 2003 restoration leaving just the section associated with the back of the fireplace (Figure 8.15).

Condition

Stone masonry is in overall good condition at most locations suffering only from minor efflorescence and moss growth at grout joints in select locations. However, the stone masonry at the chimney and adjacent buttress requires repair and repointing of mortar joints, as well as complete cleaning to remove efflorescence and moss growth (Figure 8.16). There is a vertical crack through mortar joints at the masonry below the north window of the fireplace inglenook and the stones at the buttress have recessed/missing mortar at joints. Nails imbedded into masonry were detected on the west chimney wall. Nails in contact with masonry have the potential to lead to corrosion and mortar deterioration.

EXTERIOR WALLS

Exterior walls are wood frame construction with 3/4" straight board sheathing, building paper, and clad in cedar shingles. Shingle coursing is typically 5-1/4" exposure and has a molding spacer placed

beneath the shingle at every third course at the first-floor level creating a flared profile that emphasizes the shadow line of the molding. The first course installed over the molding is a double course and the base of the shingle siding is terminated with a built-up trim profile consisting of a water table trim, ogee profile molding, and a 1 x 6 redwood flat trim (Figure 8.17). The second-floor walls, above the floor line, and Attic are clad with shingles that are installed with typical 5-1/4" exposure courses. The first course of the Attic shingles at the south have sawtooth detailing on the bottom edge and the shingles around the main entry door are installed in a decorative voussoir pattern (Figure 8.18). The floor lines of the building are designated with horizontal bands of white-painted trim which track around the building. In 2004, shingle siding was replaced in kind with smooth-sawn Western red cedar shingles. Shingles on the building addition are laid with a 7" exposure and not provided with the horizontal trim or water table molding found on the original structure. All shingles are painted red, matching the color of the church shingles. A corner section of the southwest exterior wall is constructed of randomly coursed fieldstone masonry with a buttressed wall. The wall and supporting buttress mimic the church construction and design. Other exterior materials and finishes, including the shingle cladding and randomly coursed masonry, are consistent with and complimentary of the church.

Condition

The See House exterior envelope is in fair to good condition with localized areas of moisture damage to paint at shingles and window/door trim due to inadequate control of rainwater and/or lack of regular maintenance activities such as cleaning, painting, and repair of missing trim elements.

There is evidence of weathered shingles on all building facades, but surface deterioration of paint is most evident on the south and west facades, and include the east side of the Entry Vestibule (Figure 8.19).

The water table on the east facade, outside Storage 108 does not cover the foundation wall, exposing insulation and allowing for an ingress path for rodents and pests (Figure 8.20). The walls of the apartment addition lack a water table at the base of the shingle siding and vegetation around the addition at the base of the walls is in contact with shingles which may lead to accelerated decay (Figure 8.21). Mildew growth and environmental soiling has accumulated on shingles across the building

Figure 8.17: Shingle coursing is flared at each third course with the addition of molding trim beneath the shingles.

Figure 8.18: Shingles around main entry door in a decorative voussoir pattern.

Figure 8.19: Weathered shingles on south (front) facade .

Figure 8.20: Water table on the east facade does not cover the foundation wall, exposing insulation and allowing an ingress path for rodents and pests.

Figure 8.21: Exterior of addition lacks a water table at the base of the shingle siding.

Figure 8.22: Mildew/soiling has accumulated on shingles, with highest concentrations on flared shingle course.

with the highest levels of mildew/soiling occurring consistently on the flared courses of shingles (Figure 8.22). It appears that the non-vertical surfaces of flared shingles do not shed water effectively enough to fully wash waterborne/airborne debris off the surfaces, leading to soil accumulation and mildew.

Dryer vent hoods on the north facade below the Kitchen windows are rusted and the vent on the east façade of the apartment addition near the intersection with the original building needs cleaning.

EXTERIOR DOORS

The See House has a total of four entrances into the original building and two into the 1956 Fellowship Hall addition. Additionally, there is an exterior door at the upper balcony above the south entry porch which is accessed from the Father's Study on the second floor. Exterior door types and construction include wood stile-and-rail and molded fiberglass replacements with a variety of glazing inserts. Door frames and casing vary slightly and are all painted white with exception of the main entrance door, which is stained red to match the shingle color. Most of the original exterior doors and frames were replaced during the 2003 restoration project, including doors at the east Fellowship Hall entrance, the south Basement entrance, the east Kitchen entrance (door only), and at the second level Father's Study balcony. The remaining original doors include the main entrance and the arched head door at Porch 107.

Main Entry Door (South)

The primary entrance on the front facade is accessed through a covered entrance porch with concrete stairs and landing. The entrance door appears original and is set below a wood arched architrave and flanked by wood-paneled half side lites (Figure 8.23). The door is a solid white oak, stile-and-rail door with three narrow flat panels measuring 5" wide by 2'-9 1/2" high and an upper rail shaped into a segmental arch. The door has an upper leaded glass lite with a decorative shelf consisting of a pediment with dentils. The wood surface is stained red and has decorative L-shaped hand forged hardware, likely original, attached with rivets to upper and lower wood joinery. The decorative cross with keys metal sculpture at the center of the door is a later addition. Hinge cutouts in the door frame trim indicate the entrance once had a storm door or screen.

Basement Door (South)

The Basement entrance on the south (front) was a later addition to the house. The Basement entrance is cut into the concrete foundation walls and accessed from a set of concrete stairs protected by a wood framed roof (Figure 8.24). The door frame and door were replaced in 2003 with a 28" wide by 68" high molded fiberglass door with four panels and two upper lites. The door and exterior trim are painted white with hardware consisting of brass hinges and a key-in-knob door lockset. The door swings outward over a metal drainage grate that is located at the stair landing and extends to the door threshold.

Apartment Door (South)

The door entrance is located at the southwest corner of apartment addition and provides the only access to the second-floor apartment unit. The original door has been replaced with a fiberglass door with three elongated panels and an upper, rectangular decorative stained glass lite. Hardware consists of a brass cylinder deadbolt lock and knob.

Fellowship Hall Door (East at Addition)

The secondary (rear) entrance to the See House, located on the addition's east facade, provides access directly into Fellowship Hall and serves as the accessible entrance to the building. The entrance has a covered porch with a flat roof and an exterior concrete landing added in 2003 restoration. The door frame, door, and sill were also replaced during the 2003 restoration. The door is a 30" wide by 68" high molded fiberglass door with two lower panels and a large upper lite. Hardware consists of a full mortise lock with a rim cylinder at the exterior and a panic bar and closer on the interior. The door is painted white, while the exterior frame and trim is painted red.

Basement/Kitchen Door (East)

The first-floor east entrance provides access to the Kitchen and Basement stairs (Figure 8.25). Door construction consists of solid wood stile-and-rail with two lower panels and twelve divided upper lites (3/3/3/3) that together measure 3 feet by 4 feet. Hardware consists of brass deadbolt and mortise lockset with a wood threshold. Hinge cutouts from a former storm/screen door are evident on the door frame.

Figure 8.23: Primary entrance and entrance door accessed through covered porch and concrete stairs.

Figure 8.24: Basement entrance (a later addition) cut into concrete foundation walls, accessed from concrete stairs.

Figure 8.25: East entrance provides access to Kitchen and Basement stairs.

Figure 8.26: The Porch 107 door is one of the few original doors and is constructed of tongue-and-groove wood boards.

Figure 8.27: Deteriorated lead came at solder joints on the main entrance door leaded glass lite.

Figure 8.28: Stain finish of main entrance is in poor condition due to general wear and tear and lack of stain maintenance.

Porch 107 Door (North)

A door located on the northeast corner of the original building provides entry into the rear Porch 107 of the building and access into the Kitchen. The 33" wide by 72" high arched door is constructed of tongue-and-groove wood boards held together with a flat Z-shaped board frame on the interior (Figure 8.26). Upper side lites follow the arch of the door frame but both lites have been covered with plywood. Door hardware consists of a hand forged black iron door pull and an interior thumb latch. The existing wood threshold was replaced during the 2003 restoration.

Father's Study/Second Floor Balcony Door

The second story exterior door provides access from the Father's Study to the exterior balcony located above the Entry Vestibule and Entry Porch. The door is solid wood 28" wide by 68" high with two lower raised panels that measure 8 3/4" by 27 1/4" and upper glazed divided lites (3/3/3/3) that together measure 22" by 36 3/4". The original door frame and sill were rehabilitated, and a new door was installed in 2003. Hardware consists of an oil-rubbed bronze mortise lock, deadbolt, hinges, and an anodized metal threshold.

Condition

Overall, all doors are in good condition with some stain and paint failure, rusted hardware, and dirt build-up. The main entrance door is in fair condition with significant surface wear-and-tear at the mid/lower areas of the exterior wood surfaces and frame area on the latch side of the door. Wood stain on the door and paint on the door threshold are missing, delaminating, and damaged. The black metal straps and latch escutcheon plate are rusting and the bronze rivets holding the metal to the wood are oxidizing, likely due to exposure in the saline environment and galvanic corrosion. Lead came that serves as the structural system supporting the glass has deteriorated at several solder joints on the leaded glass lite and side lites (Figure 8.27). Wood and glazing in the Basement/Kitchen door on the east facade is in fair condition. The bottom rail of the door is in poor condition with deterioration at joinery and paint failure on the surface (Figure 8.28). Paint is also worn at the door threshold. A gap between the bottom rail and door threshold, indicates the door is not level. Door hardware is rusting and weatherstripping is failing at many doors. The side lites at Porch 107 door have been covered with plywood boards, weatherstripping is missing from the threshold, and wood surfaces at the landing/stairs are slippery.

WINDOWS

The building has assorted window types which include double-hung, fixed, awning, and casement. All windows on the original building area are a combination of wood stile-and-rail sash and frame construction of various types and dimensions, some with leaded glass. All windows on the apartment addition are of vinyl construction with insulated glazing. Traditional double-hung wood windows include both restored windows and reproduction replica windows with both types using insulated or single lite glazing without weatherstripping. All double-hung windows have intact sash horn detailing. Window groupings include individual and mulled units along with oriel and bay windows supported by decorative brackets on the south and west facades. Larger windows at the first-floor have fixed window transoms above both the fixed picture window and operable sashes (Figure 8.29). Windows typically have 3/4" x 2 1/2" exterior wood trim and decorative molding for exterior stops. Window glazing consists of either 1" insulated glass at large fixed picture windows, single thickness glazing at most locations, and leaded glass in select locations. Some windows were replaced with replica units in 2003, while other windows were restored, which included the replacement of deteriorated glazing putty. At some point after the 2003 restoration, new wood sash fixed-type windows with eight divided lites (2/2/2/2) were added to the southwest corner of the Entry Vestibule.

Condition

Windows vary from fair to good condition, with paint loss and minor wood deterioration visible in localized areas. Paint, glazing putty, and weatherstripping have deteriorated and are missing on several windows. Failed paint and putty allow moisture to penetrate the window sash promoting further paint spalling and wood deterioration. Lack of weatherstripping allows cold air to infiltrate into building spaces. Window sills are consistently dirty, with evidence of biological growth and mildew on the sill and trim of windows in Meeting Room 209 on the north. Several windows on the south, east, and west facades have weathered window sills and aprons exhibiting paint loss and weathered wood (Figure 8.30 and Figure 8.31). The Living Room bay window on the south wall has evidence of moisture acculumation on the wood sills and interior walls. Insulated glazing seals are failing on the south bay window. Second-floor windows on the east (in Closet 210) and west (Closet 205) facades have significant staining on the upper casing and rail,

Figure 8.29: Larger first-floor fixed window with upper transom lites at south .

Figure 8.30: Weathered and deteriorated window sill on south bay window.

Figure 8.31: Paint failure on east Entry Vestibule window.

Figure 8.32: Staining on the upper casing and rail, with paint failure visible on the sill at Closet 205 window.

Figure 8.33: Interior moisture damage visible on the interior of sills at southeast Entry Vestibule windows.

Figure 8.34: Intact plaster wall finish with original wood wainscoting in Living Room.

with paint failure visible on the sill (Figure 8.32). Interior moisture intrusion has occurred on several of the interior sills of windows, including the south bay window in the Living Room, southeast Entry Vestibule windows, and Bishop's Closet (205) on the second floor, indicating prolonged exposure to humidity and some liquid moisture (Figure 8.33). Double-hung windows in the Office (203) on the second floor of the south façade have sashes that are not balanced, possibly due to incorrect or missing sash weights. Leaded glass windows on the second floor were only assessed from the interior and appear to be in good condition.

INTERIOR CONDITIONS

INTERIOR ACCESSIBILITY

The first-floor is partially accessible through the exterior entrance located on the east facade of Fellowship Hall. There is no accessible entrance to the Basement and no accessible connection from the first-floor to either the Basement, second-floor, or Attic levels. Users can circulate through most of the first-floor spaces, including Fellowship Hall, Dining Room, Living Room, Entry Vestibule (accessed from the Living Room) and Kitchen. Most of the user features on the first-floor are accessible, but the restrooms located in Fellowship Hall are not fully accessible lacking the required clear floor space for turning and at plumbing fixtures.

Condition

The Basement and second-floor of the building are not accessible from the interior or the exterior and the designated accessible entrance is not fully accessible (as described in the Site and Exterior Features section). The building lacks a code-compliant accessible restroom at the first-floor.

INTERIOR WALLS

Interior wall finishes are typically original plaster on wood lath with some non-original gypsum board in spaces that have undergone renovation. All walls are painted bright white except Fellowship Hall which is painted beige. The Entry Vestibule, Living Room, Dining Room and first floor stairway all have intact plaster wall finish with original wood wainscoting applied directly on top of the plaster (Figure 8.34). The wainscoting is configured with a plate rail or shelf at 5'-4" above the floor at all locations except

at the stairway where the plate rail is approximately 3’-0” high. Beneath the plate rail are vertical wood battens 2 5/8" wide with angled ogee trim at batten sides that are spaced over burlap-covered plaster panels, creating a striped appearance around the rooms. Wainscoting in the Entry Vestibule is taller than other rooms at 7’-8 3/4” from the floor to the top of the crown molding. All interior wainscoting, plate rail, and baseboard wood at the first-floor original rooms is Douglas fir stained dark and all panels are covered with burlap painted white. The Living Room and Dining Room have a continuous wood plate rail that measures 3/4" wide by 8 1/8" tall. All original rooms at the first floor have a baseboard with a height of 9" that is integrated with the batten wainscoting. Wood baseboards are covered by hydronic electric baseboard heaters at certain locations on the first and second floors. Fellowship Hall interior walls are gypsum board with simple tongue-and-groove, clear-finished, cedar paneling and trim at the lower section of the walls. Partition walls in the Basement are finished with gypsum board, and gypsum board was installed in the Kitchen to replace the original plaster and lath during the 2003 restoration. All interior walls on the second level of the original house are plaster finish with door head height picture rail molding in every room except the hallway, bathroom, and closets. Wall plaster is applied integral with ceiling plaster creating a coved transition at the wall ceiling joint in most second-floor rooms. Walls are painted a variety of colors including beige, typically at wall surfaces below the picture rail, white at wall surfaces above the rail, and a light lavender below the picture rail at Meeting Room 209. Wood door casing and baseboards in the second-floor hallway are stained dark, while casing and intact baseboards in the bedrooms are painted beige.

Condition

Most original plaster wall finishes have been retained, though some replacement with modern gypsum board have occurred throughout the building. Overall, the condition of the interior walls is fair to good with the most significant and repetitive issue being deterioration of the burlap wall panel coverings and deterioration of the underlying plaster in various locations at the Entry Vestibule, Living Room, Dining Room, and stairway landing (Figure 8.35). High humidity in the Entry Vestibule is causing delamination of the burlap wall covering and plaster deterioration. Loose, crumbling plaster was also observed at multiple location in the Entry Vestibule. Cracks in plaster walls were detected in several rooms on the second floor, with most

Figure 8.35: Plaster and burlap wall panel coverings in poor condition on the interior wall beneath the bay window in the Living Room.

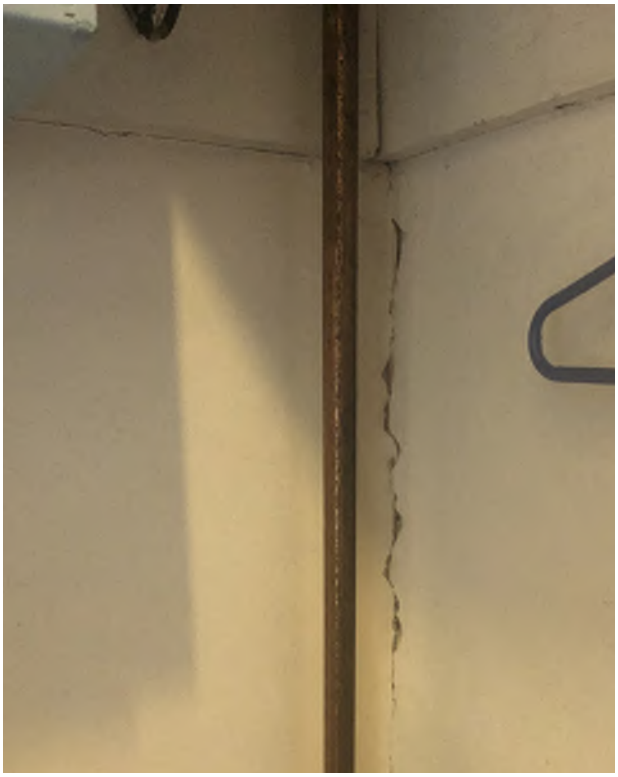


Figure 8.36: Significant crack in plaster wall next to copper pipe in Storage 204.

Figure 8.37: Damaged and cracked plaster below south facing window in Office 203 on the second level.

Figure 8.38: Moisture intrusion related to exterior gutters has delaminated and cracked plaster walls below the window sill of Closet 205.

Figure 8.39: Original wood coffered beam and infill panel ceilings in Dining Room.

Figure 8.40: Water damage on ceiling and walls in Entry Vestibule.

Figure 8.41: Moisture stains on plaster ceiling in Closet 210.

Figure 8.42: Interior floors are typically carpet installed over tongue-and-groove wood flooring.

significant cracking and plaster deterioration visible in Storage 204 (Figure 8.36). A significant vertical crack was detected next to a rusted copper pipe the entire height of the closet wall, along with other diagonal hairline cracks that extend to the ceiling and miscellaneous holes create for pipe routing. Plaster directly below the south facing windows in Office 203 has moisture damage and surface cracking (Figure 8.37). Picture rail molding has separated from the wall in Meeting Room 209 where the molding was cut and not adequately secured to the wall. The plaster walls surrounding the window in Closet 205 are significantly cracked and delaminated due to exposure from moisture associated with the exterior gutter (Figure 8.38). Walls and ceiling above the window in Closet 210 have water damage likely associated with leaks around the Boiler Room chimney in the Attic above. There was no insulation observed in building walls. Lack of insulation leads to increased use of energy and poor occupant thermal comfort.

CEILINGS

Typical ceiling finishes in most interior rooms at the first and second floors, except the acoustical tile ceilings in the addition, are plaster painted white. The Entry Vestibule, Living Room, and Dining Room have original wood coffered beam and infill panel ceilings using the same dark stained Douglas fir wood material found at the wainscoting (Figure 8.39). The Basement ceilings are exposed floor joists painted white. Attic ceilings are primarily unfinished square edge boards and roughsawn wood planks applied directly to underside of rafters with some wood surfaces partially finished with burlap or wallpaper.

Condition

The condition of interior ceilings is fair to good, with water damage in localized areas. Damage due to moisture exposure is primarily at the Entry Vestibule, second level and Attic ceilings. While the ceiling wood finish in the Entry Vestibule has been restored, there are areas of water damage and suggest that the roof membrane above the exterior porch may not be watertight (Figure 8.40). Storage 204 has a significant crack in the plaster where piping was installed, as well as hairline cracks in plaster walls that extend to the ceiling (Figure 8.40). Moisture stains in the Closet 210 appear to be associated with the brick chimney as discussed in the Interior Walls section (Figure 8.41). Significant stains caused by water damage in the Attic ceilings and walls suggest widespread problems with roof leaks in the past.

INTERIOR FLOORS

The interior floors of the house are typically carpet which has been installed over tongue-and-groove wood flooring at the original rooms of the main floor including the Vestibule, Living Room, and Dining Room (Figure 8.42). Wood species under the carpet was not visible except for the white oak border around the fireplace hearth. Carpet is also installed at Fellowship Hall but the substrate was not observed. The floor level between the Fellowship Hall and the Dining Room is not level as evidenced by a notable dip in the flooring. Resilient sheet flooring has been installed in the Kitchen, Coffee, and Serving Rooms (which lead to the Dining Room), and the restrooms on the first level. Most of the rooms on the second-floor have retained the original 3/4" by 3 1/4" tongue-and-groove Douglas fir flooring, except the upstairs Bathroom/Laundry, Father's Study, and the Bishop's Bedroom. Flooring in the Bathroom/Laundry consists of resilient

Figure 8.43: Worn and exposed surface of wood flooring in Office 203.

Figure 8.44: Damaged floor tiles at door threshold of Father's Study.

sheet flooring in a faux square tile pattern. Original flooring in Father's Study has been covered with 9" by 9" resilient flooring tiles that have the potential to contain asbestos. The Bishop's Bedroom and part of the hallway to the entrance of the door has been covered with green carpet.

Condition

The carpet flooring is very worn, especially in the Entry Vestibule and Living Room. The original tongue-and-groove wood floors are in fair condition in locations that were visible. Wood flooring shows signs of accumulative wear-and-tear use over the years. The finish is worn in many areas, exposing the wood to the extent that the surface has become fibrous. There are small, regular dents in the second-floor wood floors observed in the hallway and Office 203, possibly from a previous resilient flooring or carpeting installation. Floor tiles in the Father's Study are chipping and damaged at the door threshold. Floor tiles have the potential to contain hazardous material, such as asbestos, and are recommended for further investigation.

INTERIOR DOORS

All original wood doors consist of stile-and-rail construction with some variance in paneling material. Interior doors have either a rectangular upper lite with three narrow, vertical lites below, while other doors have an upper wood panel with three vertical wood panels below. Glazing likely replaced wood to allow more natural light into interior rooms on the second floor. Doors on first floor all appear to be original and include the Storage 109 closet door beneath the stairs, Vestibule to Living Room door (Figure 8.45), and the Kitchen to the Basement stiars. Doors providing entry to interior rooms on the second floor, include Father's Study, Meeting Room, Office, Bishop's Bedroom, and the Attic entrance. The original Bathroom (Room 208) door has been replaced with a flush wood door. The upper lites of the Entry Vestibule, Storage 109, Bathroom/Work Room, and Attic entry doors have upper wood panels that are either stained or painted to match the door finish. Three lower wood panels that are narrow in width extend from above the bottom rail up to the bottom edge of the cross rail. All original interior doors located on the second floor have three lower panels between wood mullions that have been replaced with lites, with exception of the Bathroom/Work Room and Attic doors (Figure 8.46). Original hardware

Figure 8.45: Original Vestibule door that leads to the Living Room.

Figure 8.47: Intact bronze doorknob with riveted push plate.

Figure 8.46: Vertical lites have replaced the lower wood panels on a majority of doors on the second floor.

Figure 8.48: Uneven staining and discoloration on Attic door.

Figure 8.49: The brick fireplace is no longer operable since the removal of the exterior chimney above the roofline.

Figure 8.50: Evidence of deterioration and spalling of brick surface, and damaged tile grout.

Figure 8.51: The original Dining Room built-in between the Kitchen and Dining Room.

consisting of a bronze knob and a riveted push plate, matching the exterior entrance door are intact on all second floor interior doors and the Storage 109 door on the first floor (Figure 8.47). Hardware on the Vestibule door has been replaced with a modern circular bronze knob without a plate, though staining indicates the door initially had a plate.

Several original doors have been removed from the See House, while several doors have been added to interior spaces that were modified. The original doors that led from the Serving and Coffee areas to the Kitchen were removed, though the original door frames and hinges remain intact. The original pocket doors located on the south wall between the Living Room and Dining Room were also removed. The Kitchen door that provides access to the Basement level is painted a deep red color, while the second floor Bathroom/Laundry door to the Work Room is painted white. Fiberglass doors are fitted in partition wall openings that were added to the interior of the Basement. All interior doors in the Fellowship Hall addition are non-original and include a narrow closet with a flush wood door, fitted with a brass knob handle and a wide flush wood bathroom door, fitted with a brass lever.

Condition

All interior doors are in good condition with evidence of normal surface wear. Upper and lower glazing lites are in good condition, though upper and lower lites are likely not original. There is evidence of surface wear and scratches on wood doors, jambs, and casing, with the most visible wear on the bottom rails and lock stiles. Wood doors on the first floor have a dark stain, consistent with other interior wood detailing, while the second floor interior doors appear to be more worn or have a shellac or clear finish rather than a dark stain. Door hardware is in good condition without any visible signs of rust. The wood finish is wearing unevenly on several doors and casings. (Figure 8.48)

INTERIOR FEATURES

FIREPLACE

The original brick fireplace located at the center of the west Living Room wall, positioned between the inglenook is no longer operable due to the removal of the exterior chimney above the roofline (Figure 8.49). An electric fireplace insert has been placed in the opening and a polished brass plated

fireplace screen with mesh curtains currently covers the opening. The glazed brick fireplace has thin mortar joints and measures 7‘-3” wide, with a height of 4’-8 1/2” from the floor to the top of the wood mantel. The opening measures 2’-10" by 2’-6” tall and is capped with a rowlock course of bricks configured in a segmental arch. The wood mantel has an angled cut at the underside and measures 2 5/8” wide by 7 5/8” tall and is stained dark, matching other interior wood details in the Living Room. Below the wood mantel are two decorative brick corbels comprised of stepped bricks that are 8 ½” wide and spaced approximately 8” to 9”. The original hearth at the base of the fireplace has been replaced with square ceramic tiles.

Condition

The fireplace is in poor condition with evidence of mortar deterioration, spalling bricks, and visible surface staining and discoloration. Mortar joints are thin and appear to be crumbling. Lower bricks show evidence of spalling with visible deterioration on the face (Figure 8.50). Original glazing and the surface of facing bricks are significantly deteriorated, possibly from past use of abrasive cleaning methods and/or tools. The interior brick chimney has visible water stains from past moisture intrusion and damage. Several bricks are missing from the interior fireplace due to erosion and deterioration of the mortar. The brass fireplace screen has evidence of oxidization on the bottom panel. Non-original ceramic floor tiles at the edge of the carpet are loose and damage was visible, including chipping and cracking. The tile grout has deteriorated and is missing in areas (Figure 8.50).

BUILT-IN CABINET

The original Dining Room built-in cabinet continues to function as a serving counter between the Kitchen and Dining Room (Figure 8.51). The opening measures 7’-1” wide and is framed with plain pilasters with an upper wood entablature, consisting of a frieze and cornice that measures 1 ½” wide by 5 ¼” high that extend above the picture molding. Below the cornice is decorative dentil molding that extends the length of the frieze. The lower portion of the built-in has three drawers directly below the counter and two cabinets situated on each side of a cutout shelf with decorative detailing and a beadboard interior. A single drawer, identical to the upper drawer is situated below the shelf. Hardware consists of brass knobs and hinges. All wood has a dark stained finish, consistent with other wood detailing on the first floor. The original counter on the built-in has been replaced with a thick laminate countertop.

Condition

The original Dining Room built-in is in good condition, without any signs of wood decay or damage. The finish stain has worn in areas due to normal wear and use. While the laminate countertop is not considered in kind, it does not significantly detract from the overall historic character of the interior and is consistent with other surface finishes that have been significantly modified in the Kitchen.

Figure 8.52: Mechanical heating system in the Boiler Room.

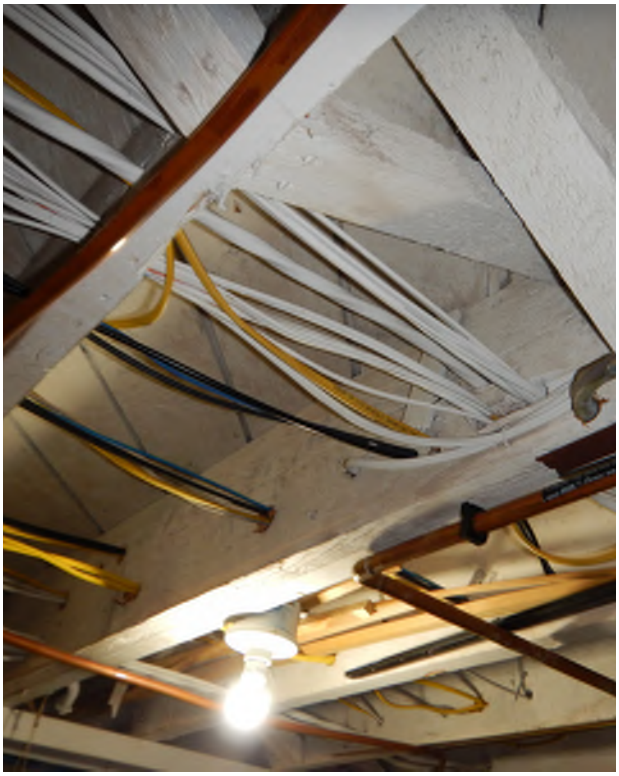


Figure 8.53: Overhead electrical wires and plumbing pipes.

Figure 8.54: Historic lighting has been updated and replaced.

EQUIPMENT

ELECTRICAL

Mechanical systems located in the Broiler Room consist of the hydronic boiler, serving the baseboard heating system, and electric water heater, providing hot water to plumbing fixtures. The electrical main distribution panel and subpanel are mounted to the south wall in the southeast corner of the Basement room. Multiple electrical circuits serving the power and lighting in the See House extend from the panels and are routed through the first floor joists alongside plastic and copper water piping. There is an additional electrical panel located on the south wall of the Attic stairs. The water meter is located on the east exterior wall near the Storage 108 window. Functioning hydronic baseboard heaters are mounted at the base of first floor, second floor, and Attic walls. Lighting consists of fluorescent and semi-flush mounted ceiling light fixtures. Electrical systems in the See House, including the historic light fixtures have been updated and replaced.

Condition

The Boiler Room currently operates as a mechanical room with miscellaneous furnshings and maintenance-related items stored in the room. The storage of materials poses a safety hazard and prevents a clear pathway through the room and code required access to mechanical equipment and electrical panels. First floor joists in the ceiling of the Boiler Room have been extensively drilled for electrical wiring and piping compromising their ability to support overhead structural loads.

9. Integrity Assessment

Under the National Register of Historic Places criteria, there are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. In order for a property to retain historic integrity, a majority of the seven aspects must be maintained. Assessing the overall integrity of a property assists in measuring the ability of the property to convey its historical significance. Assessing a building's integrity entails understanding the physical features and how they convey significance. The retention of specific elements of historic integrity to the defined period of significance is important when assessing integrity.

The seven aspects of integrity are defined as follows:

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

The period of significance for the See House extends from its construction in 1905, to 1912 when Bishop Rowe moved to Seattle. Overall, the See House retains a good amount of historic integrity, though the alterations that have occurred over time have impacted some of the aspects of integrity.

LOCATION

The building sits in its original **location**, as does St. Peter's by-the-Sea, in front to the north, and together they form an associated grouping situated on their original parcels on the north side of Lincoln Street.

DESIGN

In **design**, the exterior of the See House retains significant integrity. However, the basement level entry and roof awning visually detracts from the character of

the front façade (Figure 9.1). Additionally, the use of synthetic roofing shingles that are much thicker in profile alters the overall character of the house (Figure 9.2). The majority of the windows have been replaced or repaired using in kind materials. The leaded glass windows were retained and repaired. The stone chimney, integral with the stone inglenook, was removed in 2003 for seismic reasons. Lastly, the 1956 Fellowship addition to the rear, which houses the parish hall downstairs and an Apartment upstairs, could have been executed such that the transition from the historic house to the new two-story element was less jarring. At the interior, some finishes have been lost or are in poor condition. The pocket doors from the Living Room to the Dining Room have been removed. The wood flooring is obscured by carpet in many locations. For the most part the historic floor plan is intact. Overall, these alterations have not significantly change the Queen Anne and Shingle style influences of the design of the See House.

SETTING

The **setting** of the See House has been modestly changed from when it was originally built. The adjacent parcels to the east and west have newer structures, but none that drastically changes the setting. The extensive asphalt paving between the church and the See House to accommodate cars and vehicular circulation has impacted the setting.

MATERIALS

The **materials** of the See House are largely intact or replaced in kind, with the exception of the roofing material. The use of synthetic roofing shingles that are much thicker in profile somewhat alters the overall character of the house. The wood windows have been extensively repaired or replaced, but the leaded glass was retained. At the interior, the wood flooring is obscured by carpet. However, over time these interventions have not impaired the high quality of the materials used in the design of the See House.

WORKMANSHIP

The original **workmanship** of house has been retained with the exception of the use of synthetic roofing material. Further, the workmanship of the rear addition is of an overall lesser quality to that of the original house. The present integrity of the workmanship, through years of careful stewardship by the congregation, is high.

FEELING

The See House retains the strong **feeling** of a Queen Anne and Shingle style-influenced residential property, especially when viewed from Lincoln Street with the church in the foreground.

ASSOCIATION

The See House has retained its **association** with Bishop Peter Trimble Rowe and the Episcopal Diocese of Alaska. The house also retains its physical and historical association, as well as its shared congregational uses with St. Peter's by-the-Sea.

Figure 9.1: The Basement level entry, awning, and roof changes the character of the front facade.

Figure 9.2: Materials are largely intact or replaced in kind, with exception of the synthetic roofing shingles.

Figure 9.3: The house retains the strong feeling of the Queen Anne and Shingle styles.

10. Future Use & Treatment Recommendations

INTRODUCTION

Over the years, the See House has changed from its original function as a private residence to serving as a community event and gathering place for local organizations and the St. Peter's by-the-Sea congregation. The second floor of the See House provides administrative offices and workspace for the congregation. Considering the building's change in historical use and current use, it is recommended that any future projects and upgrades proposed for the See House follow the Rehabilitation treatment. Rehabilitation will provide the congregation with flexibility for future changes, as well as address and improve site accessibility and building egress. Future treatment efforts should be carried out without altering character-defining features that convey the building's historic character and integrity. Recommended treatment will continue to preserve significant historic features of the See House by following the National Park Service's *Secretary of Interior's Standards* of treatment guidelines that prioritize repair over replacement.

Treatment recommendations are listed and organized according to priority needs. Individual recommendations within each building element are listed hierarchically from the highest concerns down to those of lesser concern. Each priority level will have a corresponding duration for recommended treatment, while maintenance activities will be listed with recommended frequency intervals.

High priority = immediate to 2 years

Medium priority = 2 to 5 years

Low priority = 5 to 10 years

The Secretary of the Interior's Standards for the Treatment of Historic Properties defines four primary treatment approaches: Preservation, Rehabilitation, Restoration and Reconstruction. Each treatment approach has its own standards and general recommendations according to the property's significance, existing physical condition, and documentation. The recommended approach of Rehabilitation as defined by the National Park Service is as follows:

Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

TREATMENT RECOMMENDATIONS

GENERAL BUILDING

- Create a Preservation Maintenance Guide to identify, organize, schedule, and document required maintenance activities. **[High priority = immediate to 2 years]**

SITE

1. Conduct a topographic survey in concert with St. Peter's by-the-Sea Episcopal Church building to document existing site conditions. Survey information will provide the basis for addressing accessibility, drainage, parking, and pedestrian and vehicle circulation. (Figure 10.1) **[High priority = immediate to 2 years]**

2. Provide code-compliant accessible route from designated accessible parking to accessible building entry. The current designated accessible parking space and route to the concrete walkway and entry at the east facade of Fellowship Hall do not meet slope or width requirements. The Entry Porch of the Fellowship Hall exterior does not provide minimum clear floor area at door or have code-required guardrails and edge protection. (Figure 10.1) **[High priority = immediate to 2 years]**

3. Prune and remove overgrown vegetation around building walls to limit organic material contact with building materials and moisture retention in soils adjacent to foundation walls. **[During regularly scheduled maintenance intervals]**

BUILDING EXTERIOR

SITE ACCESSIBILITY

1. Provide a code-compliant accessible parking space including access zone and required signage. (Figure 10.2) **[High priority = immediate to 2 years]**

2. Provide a code-compliant accessible route from designated accessible parking to accessible building entry. The current designated accessible parking space and route to the concrete walkway and entry at the east of Fellowship Hall do not meet slope or width requirements. The entry porch of the Fellowship Hall does not provide the minimum clear floor area at the door or code-compliant guardrails and edge protection. **[High priority = immediate to 2 years]**

3. Provide code-compliant landing and guardrails at the exterior door leading into Fellowship Hall at the north façade. **[High priority = immediate to 2 years]**

Figure 10.1: Conduct a topographic survey in concert with St. Peter's by-the-Sea Episcopal Church building.

Figure 10.2: Provide a code-compliant accessible parking space including access zone and required signage.

4. It is recommended that the first floor of Fellowship Hall serve as the location for future community meetings and gatherings in order to provide a code-compliant accessible space at the See House located on the first floor. **[High priority = immediate to 2 years]**

5. Provide handrails on both sides of stairs at all exterior building entrances. Handrails with a simple design of round metal tubing, that are distinguishable from other historic features, and do not visually distract from the historic character of the See House are recommended. Galvanized handrails, 1 1/2" in diameter set in concrete with a wall return are recommended. Entrances that lack code-compliant handrails include the stairs to the basement (south façade), Apartment entry stairs, and Kitchen rear entry stairs (north façade). **[High priority = immediate to 2 years]**

INTERIOR ACCESSIBILITY

1. Install a code-compliant accessible restroom in Fellowship Hall including an accessible route from room entry, clear floor areas at restroom door and plumbing fixtures, clear floor space for turnaround within the room, and accessible plumbing fixtures and restroom accessories. (Figure 10.3) **[High priority = immediate to 2 years]**

2. Provide accessibility to the basement and second floor. Initial corrective measure should be providing code compliant handrails at both sets of existing stairs to Basement. Long-term barrier removal will need to include an accessible lift serving all occupied floors of the building. (Figure 10.4) **[Medium priority = 2-5 years]**

THERMAL ENVELOPE

1. Install weatherstripping at all exterior doors and operable windows as part of an overall strategy to reduce heat loss from the building and limit air infiltration. **[High priority = immediate to 2 years]**

2. Preservation Brief 3: Improving Energy Efficiency in Historic Buildings recommends conducting an energy audit to evaluate current energy use of building and identify deficiencies in the building envelope or mechanical systems prior to implementing any measures to improve thermal performance. Energy audit to include assessment of temporary (high occupancy events such as masses) and regular (daily low occupancy use) space conditioning needs. **[Medium priority = 2 to 5 years]**

3. An energy audit is recommended before implementing energy conserving measures, such as insulating the building. Future energy retrofitting measures should be selected based on the lowest level of intervention and avoid negatively impacting the building's historic character and integrity, or the alteration of significant historic features and fabric. **[Medium priority = 2 to 5 years]**

4. Currently there is no insulation in building walls or building attic leading to increased use of heating energy and poor occupant thermal comfort. As recommended by the National Park Service, wall insulation must be

Figure 10.3: Install a code-compliant accessible restroom at Fellowship Hall.

Figure 10.5: Cast-in-place concrete and wood framing-to-masonry.

Figure 10.4: Provide code-compliant handrails at both sets of existing stairs to Basement.

Figure 10.6: First floor joists should be evaluated by a structural engineer.

Figure 10.7: Inspect gutters to ensure proper roof drainage.

Figure 10.10: Prime and paint exposed wood surfaces at east dormer.

Figure 10.8: Add additional downspouts to See House and Fellowship Hall. Photo credit: Grant Crosby

Figure 10.11: Restore balustrade at roof balcony.

Figure 10.9: Replace synthetic shake roof with cedar shingle material after lifespan has ended.

Figure 10.12: Replace plywood with tongue-and-groove beadboard at soffits.

evaluated as part of the overall goal to improve the thermal efficiency of a building and should only be considered after the installation of attic and basement insulation. **[Medium priority = 2 to 5 years]**

STRUCTURAL SYSTEMS

1. Foundation walls in some areas are a combination of cast-in-place concrete at the lower section with rubble masonry above the exterior ground line. Structural integrity of masonry-to-concrete joints and wood framing-to-masonry should be evaluated by a structural engineer for lateral force capacity. (Figure 10.5) **[High priority = immediate to 2 years]**

2. First floor joists over the Basement Boiler Room and Restroom have been significantly compromised by random holes that provide routing for electrical and plumbing utilities. A structural engineer should review the existing conditions and provide recommendations for corrective strengthening. (Figure 10.6) **[High priority = immediate to 2 years]**

3. Provide a structural plywood diaphragm at roof during reroofing cyclic maintenance. **[Low priority = 5 to 10 years]**

ROOF AND GUTTERS

1. Direct downspout discharge away from building walls to prevent soil saturation around building, wetting of building walls and masonry near grade, and potential water intrusion into subgrade foundation walls. **[High priority = immediate to 2 years]**

2. Install foam backer rod at standing seam roof and wall interface above the south bay window to prevent snow and wind-driven rain from infiltrating the wall cavity and interior. Monitor moisture exposure on south wall below bay window. **[High priority = immediate to 2 years]**

3. Repair crack in copper downspout serving the leader at the north side of the Entry Porch and properly secure downspout to wall. **[High priority = immediate to 2 years]**

4. Add additional downspouts to the gutter runs at the northeast and southwest corners of the Fellowship Hall/Apartment addition to improve and mitigate roof runoff. Reinstall missing downspout on west façade between the Bishop's Bedroom and Closet 205 window to direct roof runoff away from exterior walls and masonry. (Figure 10.8) **[High priority = immediate to 2 years]**

5. The recent reroofing project installed a synthetic plastic roof shake as the finished roofing material which is not considered an in kind or compatible material for the historic resource. When the functional lifespan of the synthetic shake roofing has ended, replace with cedar shingle material matching the church roof. (Figure 10.9) **[Low priority = 5 to 10 years]**

6. Clean gutters and downspouts on scheduled maintenance intervals at least twice a year. Include scheduled cleanings at the beginning and end of the fall season or early spring. Adjust cleaning schedule based upon observed conditions. Inspect the roof/gutter/downspout system for proper drainage around the building and repair or replace components as needed. **[During regularly scheduled maintenance intervals]**

7. Inspect slope at gutters to ensure proper roof drainage. (Figure 10.7) **[During regularly scheduled maintenance intervals]**

EXTERIOR WALLS

1. Prime and paint exposed wood surfaces (fascia and bargeboard) at second floor dormer on east . (Figure 10.10) **[High priority = immediate to 2 years]**

2. Restore balustrade at roof above entry porch including cleaning, review of anchorage and wood integrity, and repainting. (Figure 10.11) **[High priority = immediate to 2 years]**

3. Seal all gaps at joint between base of wall trim and exposed foundation walls. This condition was identified on the east façade near the main electrical panel. **[High priority = immediate to 2 years]**

4. Replace plywood at soffits with in kind tongue-and-groove beadboard paneling, painted white. (Figure 10.12) **[Low priority = 5 to 10 years]**

5. Clean rusted dryer vents at east wall of apartment addition and replace as necessary. **[During regularly scheduled maintenance intervals]**

6. Remove vegetation and reduce soil levels adjacent to all exterior walls to provide appropriate separation between wood elements and organic material. Vegetation growing adjacent to stone masonry should be removed to provide a minimum of 12 inches of clearance to prevent plant intrusion into masonry grout joints. **[During regularly scheduled maintenance intervals]**

7. Provide regular maintenance to remove biological growth (moss/mildew) and soiling from shingle surfaces using recommended D/2 cleaning solution and non-abrasive cleaning methods. (Figure 10.13) **[During regularly scheduled maintenance intervals]**

8. Recommended intervals for repainting includes all exterior wood components every 8-10 years and highly exposed shingle and trim components every 5-8 years. **[During regularly scheduled maintenance intervals]**

EXTERIOR STAIRS/RAMP/PORCHES

1. Wood steps and landing at the north entrance to the Kitchen are slippery and pose a safety hazard. Install handrails, non-slip treads, and clean regularly

Figure 10.13: Remove biological growth and soiling from shingle surfaces.

Figure 10.14: Green staining from oxidization and runoff of copper flashing above entry stairs.

Figure 10.15: Repair vertical mortar joint crack at north side of chimney. Photo credit: Troy Feller

Figure 10.16: Remove biological growth from masonry walls.

Figure 10.17: Restore entry door and surrounding frame at south porch.

to remove biological growth on surface. **[High priority = immediate to 2 years]**

2. Clean green stains off concrete Entry Porch stairs. Copper flashing at the Entry Porch roof is oxidizing and dripping onto the concrete stairs creating unsightly staining. (Figure 10.14) **[Low priority = 5 to 10 years]**

EXTERIOR MASONRY

1. Repair and repoint mortar at vertical mortar joint crack at north side of chimney (below north window at the fireplace nook) on masonry wall on the west façade. Remove random imbedded nails in mortar joints at chimney that have the potential to corrode. Hire a qualified mason or contractor with a knowledge of historic buildings and building materials to conduct repairs and repoint masonry wall. Ensure masonry repairs are conducted using appropriate mortar mix with original workmanship techniques. Identify and document a mortar mix that is compatible with the original mortar in color and texture and with the same physical performance characteristics. (Figure 10.15) **[High priority = immediate to 2 years]**

2. Remove efflorescence, moss, biological growth, and paint overspray from masonry walls using D/2 Biological Solution. Apply with a soft nylon, natural bristle brush, or hand pump (garden) sprayer and clean thoroughly per manufacturer's instructions using the gentlest means possible. (Figure 10.16) **[During regularly scheduled maintenance intervals]**

DOORS

1. Restore entry door and surrounding frame at south porch, including removal of paint coatings to bare wood, repair of loose stile-and-rail joints, restoration of decayed/damaged wood material, and repainting. Repair and repaint door frame and trim surround including repair of wood threshold. Restore upper leaded glass window and replace missing and deteriorated lead came at solder joints. Restore all door hardware including removal of oxidization from metals components, repainting of painted surfaces, and repair of operating parts for smooth operation. Install a new bronze threshold over the wood threshold and install new kerf-in weatherstripping (e.g. Q-LON) at frame jambs and header. (Figure 10.17) **[High priority = immediate to 2 years]**

2. Remove localized rust from metals/hardware on all doors. Repaint all wood door thresholds and sills at locations where wood is exposed and replace or install weatherstripping on all exterior doors. **[Medium priority = 2 to 5 years]**

WINDOWS

1. Inspect exterior and interior of second floor (Closet 205) window on west façade for wood decay due to prolonged moisture exposure caused by a faulty gutter. Remove and restore window and apply epoxy wood consolidant and filler at areas of decay, repaint after repair to ensure proper protection of wood. A Dutchman repair or in kind replacement of the wood

will, depending on extend of rot is an alternative to epoxy treatment, but should be performed by a qualified craftsman with knowledge of historic buildings and materials. Clean and remove stains from upper casing. Repaint all window components. Continue to monitor roof runoff at this location and see Roof and Gutter recommendations to provide regular maintenance of gutter above window. (Figure 10.18) **[High priority = immediate to 2 years]**

2. Remove failing paint (peeling, chipping, delaminated) from deteriorated wood sills and repaint wood sills and casing on all facades. Ensure there is no evidence of wood decay or rot prior to primer and paint application. (Figure 10.19) **[High priority = immediate to 2 years]**

3. Restore select wood windows that are displaying signs of deterioration such as damaged wood, missing or delaminated paint, loose/missing glazing putty, broken glass lites, lack of weatherstripping and hardware. Restoration activities include sash/frame repair, glazing putty replacement, glass replacement, repainting, and new weatherstripping/hardware. **[High priority = immediate to 2 years]**

4. Replace failed insulated glass unit in the south bay window at the Living Room. **[Medium priority = 2 to 5 years]**

5. Remove stain on window in Closet 210 on the second floor of the east façade and repaint upper casing and rail. **[Low priority = 5 to 10 years]**

6. Restore interior wood sashes and sills of Entry Vestibule windows at southeast corner. Lightly sand to remove water stains and reapply clear finish. **[Medium priority = 2 to 5 years]**

7. Clean all wood and leaded glass windows regularly using only water and non-abrasive methods. Visually inspect both wood and lead window components, including glazing putty. Implement a regular schedule of paint and glazing putty maintenance, using a linseed oil putty at wood windows. Assess operability of windows prior to removal and restore/repair if needed to ensure smooth operation. Recommended maintenance interval is 4-5 years. **[During regularly scheduled maintenance intervals]**

BUILDING INTERIOR

INTERIOR WALLS

1. Relocate archival collections currently located in the Attic to a better conditioned space in the building or install a temperature and humidity control system in attic. **[High priority = immediate to 2 years]**

2. Restore plaster and/or burlap wall finishes at areas where high humidity is causing delamination of burlap wall covering and cracking/spalling/staining of plaster. Address causes of high humidity (roof leaks, leaky windows, inadequate heating/cooling equipment, wet clothing at Entry Vestibule) before restoration work. Remove burlap material in the Entry Vestibule, Living Room, Dining Room, and stairway landing. Restore deteriorated

Figure 10.18: Inspect exterior and interior of Closet 205 window for wood decay and deterioration.

Figure 10.20: Restore damaged plaster and/or burlap wall finishes.

Figure 10.19: Remove failing paint from deteriorated wood sills and repaint to protect wood.

Figure 10.21: Remove mildew from all wood surfaces in Attic. Photo credit: Grant Crosby

Figure 10.22: Restore deteriorated plaster wall finishes on first and second floors.

Figure 10.24: Contact certified inspector to have tile flooring in Father's Study tested for asbestos.

Figure 10.23: Repair hairline cracks and repaint ceiling finishes in storage closets on second floor.

Figure 10.25: Restore existing original wood floors on second floor.

plaster wall finishes, repair cracks, and repaint Entry Vestibule, Storage 204, Storage 205, and Storage 210. Consult historic interior specialist to replace burlap fabric behind wainscoting in kind with a finer woven fabric, like Linen Union. To prevent future plaster deterioration and moisture accumulation, do not paint fabric. If visible, document original color of burlap fabric behind wood molding as a guide toward selecting a restoration product. (Figure 10.20) **[Medium priority = 2 to 5 years]**

3. Repair and restore plaster in Office 203 below window where moisture damage occurred. **[Medium priority = 2 to 5 years]**

4. Repair picture rail molding and plaster in Meeting Room 209. Ensure molding is level and secure to wall. **[Low priority = 5 to 10 years]**

5. Remove mildew from all wood surfaces in the Attic. Preserve sample of Attic wallpaper in an acid free box in church collections, and remove severely water-stained wallpaper from Attic. Consult a qualified wallpaper conservator or a historic interior specialist to replace the wallpaper in kind. Replace wallpaper with historically appropriate wallpaper within the period of significance (1900-1912) if the wallpaper was a later addition. (Figure 10.21) **[Low priority = 5 to 10 years]**

CEILINGS

- Repair cracks, restore deteriorated plaster, and repaint ceiling finishes in the Entry Vestibule, Storage 204, Closet 205, and Closet 210. (Figure 10.22 and Figure 10.23) **[Low priority = 5 to 10 years]**

FLOORING

1. Damaged resilient tile flooring in Father's Study 202 has the potential for asbestos containing material (ACM). Materials 40 years or older may contain asbestos and if disturbed and/or damaged asbestos fibers may become airborne. Contact certified inspector to have tiles tested for asbestos/hazardous materials. If tile is removed, restore original wood flooring. (Figure 10.24) **[High priority = immediate to 2 years]**

2. Restore existing original Douglas-fir tongue-and-groove wood floors on the second floor that are exhibiting significant surface wear. (Figure 10.25) **[Medium priority = 2 to 5 years]**

3. Install ceramic tile or resilient flooring at Entry Vestibule due to the high traffic use at this location. Original tongue-and-groove Douglas Fir flooring consistent with original wood flooring on the second floor is likely intact underneath existing carpet. An alternative treatment is to remove carpet and restore original flooring throughout the Entry Vestibule. This treatment is more compatible with the historic character of the building but will require a higher level of maintenance to ensure the ongoing integrity of the wood flooring. **[Medium priority = 2 to 5 years]**

Figure 10.26: Restore original interior doors on first and second floors.

Figure 10.28: Remove hazardous materials stored in basement or install fire lockers for safe containment.

Figure 10.27: Remove existing non-original tiles that are in poor condition from the fireplace hearth.

Figure 10.29: Remove material stored in Boiler Room to provide a clear pathway and code required access to mechanical equipment and electrical panels.

INTERIOR DOORS

1. Restore interior doors on first and second floors. Gently sand and reapply stain/finish on doors and casings. Restore upper lites currently infilled with wood and remove glazing from lower vertical panels. Restore panels with in kind Douglas fir. (Figure 10.26) **[Low priority = 5 to 10 years]**

2. Replace non-original Bathroom 208 door with historically compatible door. **[Low priority = 5 to 10 years]**

INTERIOR FEATURES

(BUILT-IN) AND WOODWORK

- Reapply stain finish to worn areas of Dining Room built-in cabinet. Continue to maintain all decorative woodwork throughout the See House interior and reapply stain finish on an as-needed basis. **[Low priority = 5 to 10 years]**

FIREPLACE

- Remove existing non-original tiles that are in poor condition from the fireplace hearth and replace with compatible tiles that are period appropriate. (Figure 10.27) **[Low priority = 5 to 10 years]**

EQUIPMENT

SAFETY

1. Remove hazardous materials stored in basement or install fire lockers for safe containment. (Figure 10.28) **[High priority = immediate to 2 years]**

2. Remove material stored in Boiler Room to provide a clear pathway through the room and code required access to mechanical equipment and electrical panels. (Figure 10.29) **[High priority = immediate to 2 years]**

ELECTRICAL

- Hire a qualified electrician to evaluate current power usage and inspect electrical main distribution panel in basement to determine any code deficiencies and need for upgrades. **[High priority = immediate to 2 years]**

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December 21, 1998 See House, R. Fehlberg Draft 15 sheets

May 1999 See House, R. Fehlberg 22 Sheets

November 17, 2003, Exterior Restoration of the See House, R. Fehlberg Architects, 24 Sheets.

MAPS

Sanborn Fire Insurance Company Maps of Sitka, Alaska, 1914 (Sheet 3) and 1948 (Sheet 3).

ARCHIVAL COLLECTIONS

St. Peters Church Archives

Episcopal Church Archives Austin, Texas.

The Sitka History Museum (formerly the Isabelle Miller Museum, IMM)

Appendices

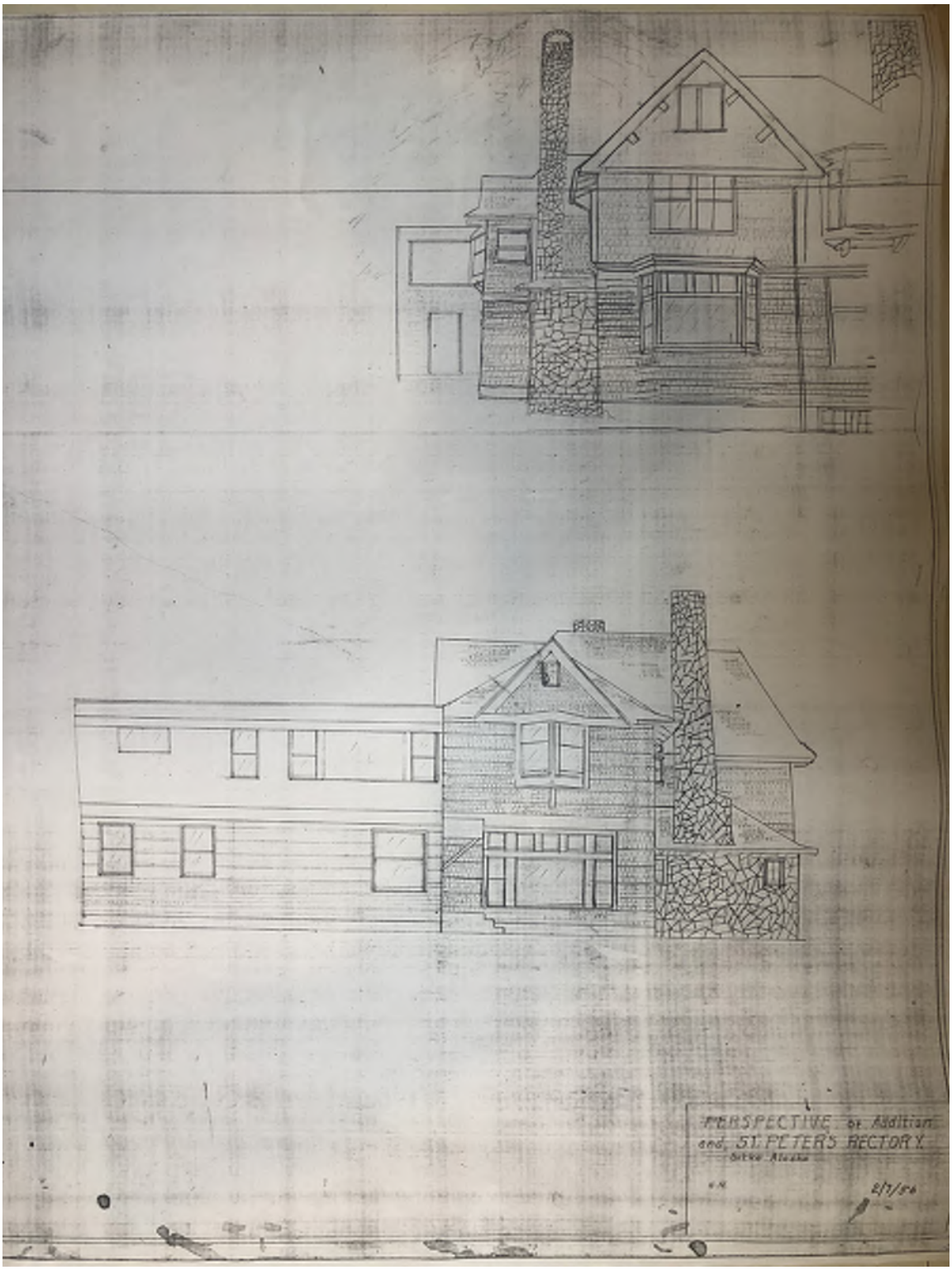
APPENDIX A: HISTORIC PHOTOGRAPHS

Early view of the completed See House. Source: St. Peter's by-the-Sea Archives.

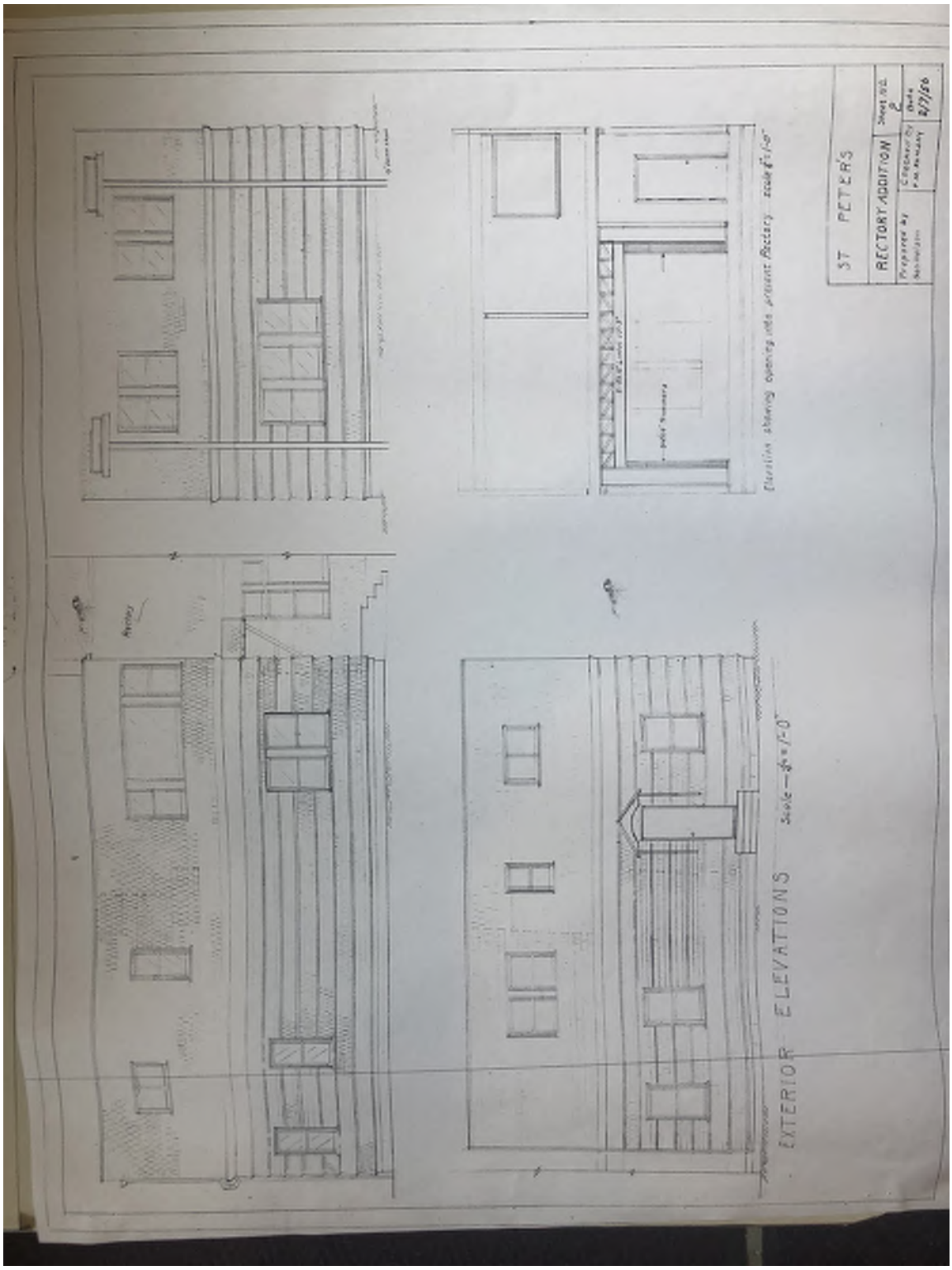
An early view of the See House after recent snow fall. Source: St. Peter's by-the-Sea Archives.

An early view of the See House note the driveway, original stair configuration and the chimney rising from the stone base which corresponds to the interior inglenook. Source: St. Peter's by-the-Sea Archives.

An early view of the See House. This may be the earliest view dated c.1905-1910. Note that the shingle siding does not appear to be weathered or stained. Source: St. Peter's by-the-Sea Archives.

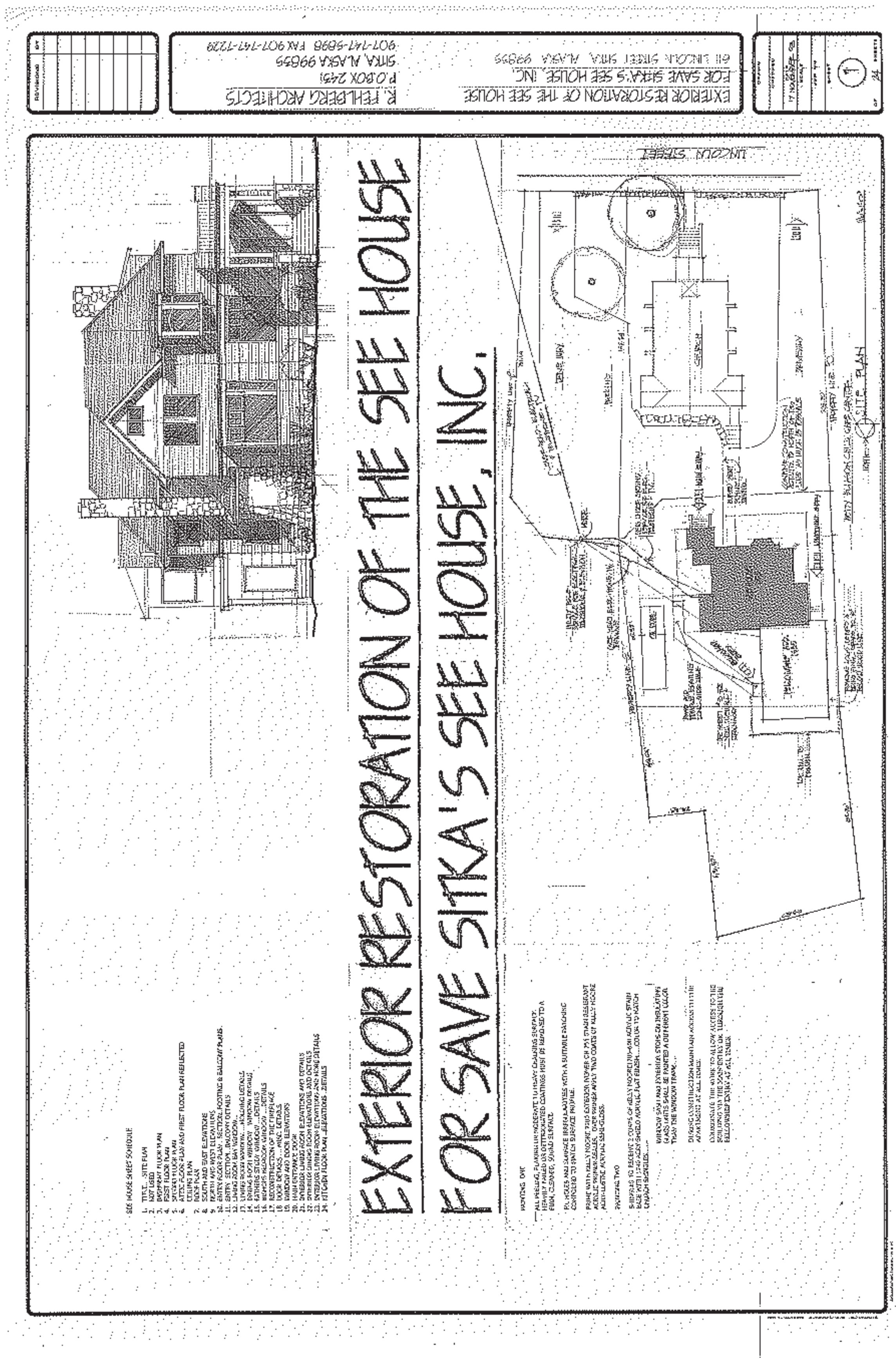


Drawing sheet by George Nelson for the 1956 addition to the See House illustrating the west and south s, including the entry to the upstairs apartment Source: St. Peter's by-the-Sea Archives.



Drawing sheet by George Nelson for the 1956 addition to the See House illustrating the west, east and south s, including the entry to the upstairs apartment Source: St. Peter's by-the-Sea Archives.

APPENDIX B: RESTORATION DRAWINGS


EXTERIOR RESTORATION OF THE SEE HOUSE
FOR SAVE SITKA'S SEE HOUSE, INC.
R. FEHLBERG ARCHITECTS
P.O.BOX 2451
SITKA, ALASKA 99835
907-747-5888 FAX 907-747-7229
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LINCOLN STREET
SITE PLAN

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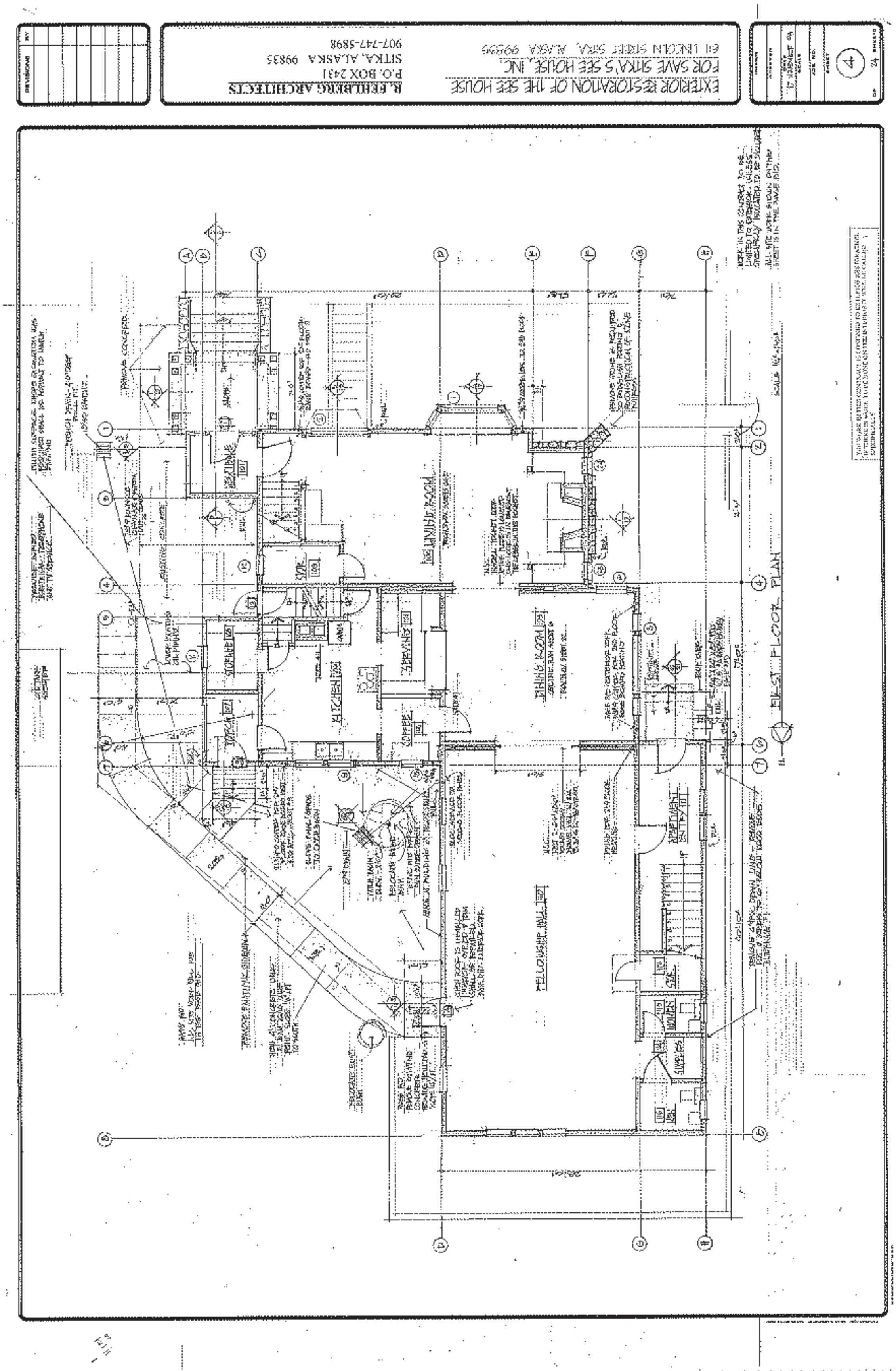
BASEMENT PLAN
BASEMENT FLOOR PLAN
NOTES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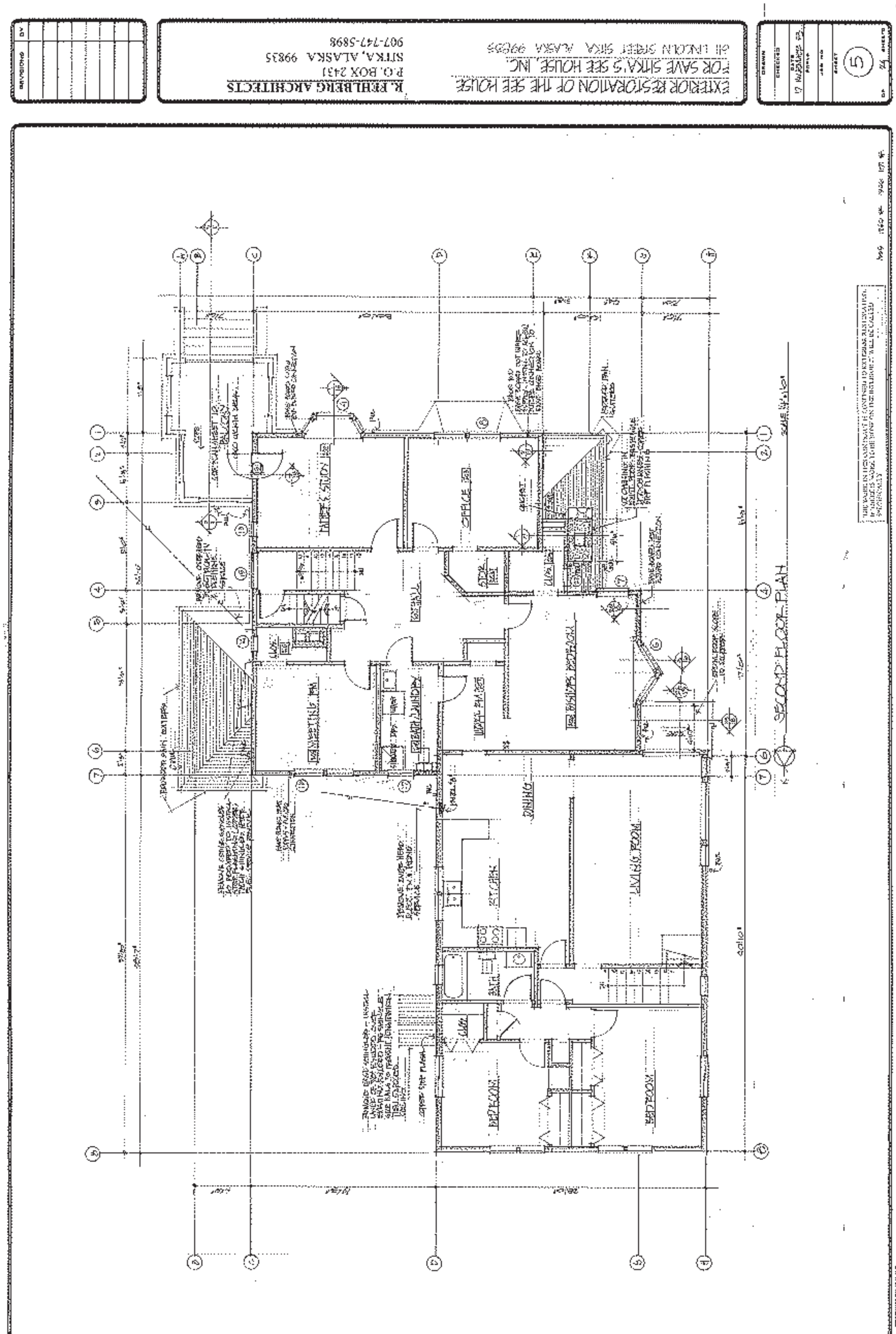
LIVING ROOM
DINING ROOM
KITCHEN
FELLOWSHIP HALL
FIRST FLOOR PLAN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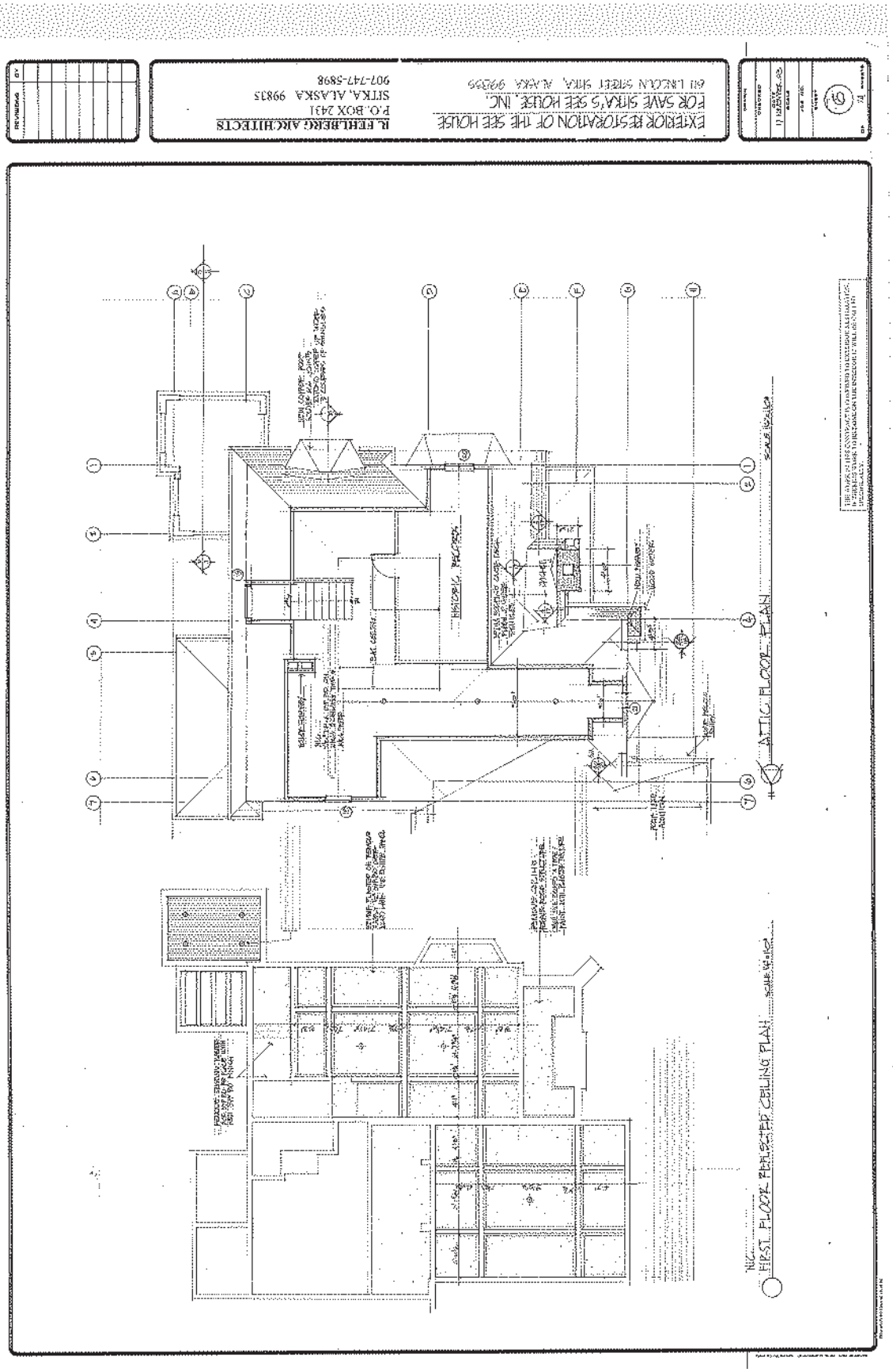
SECOND FLOOR PLAN
DINING
LIVING ROOM
KITCHEN
BATH
BEDROOM
BEDROOM
OFFICE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ATTIC FLOOR PLAN
FIRST FLOOR REFLECTED CEILING PLAN

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ROOF PLAN

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ROOF PLAN
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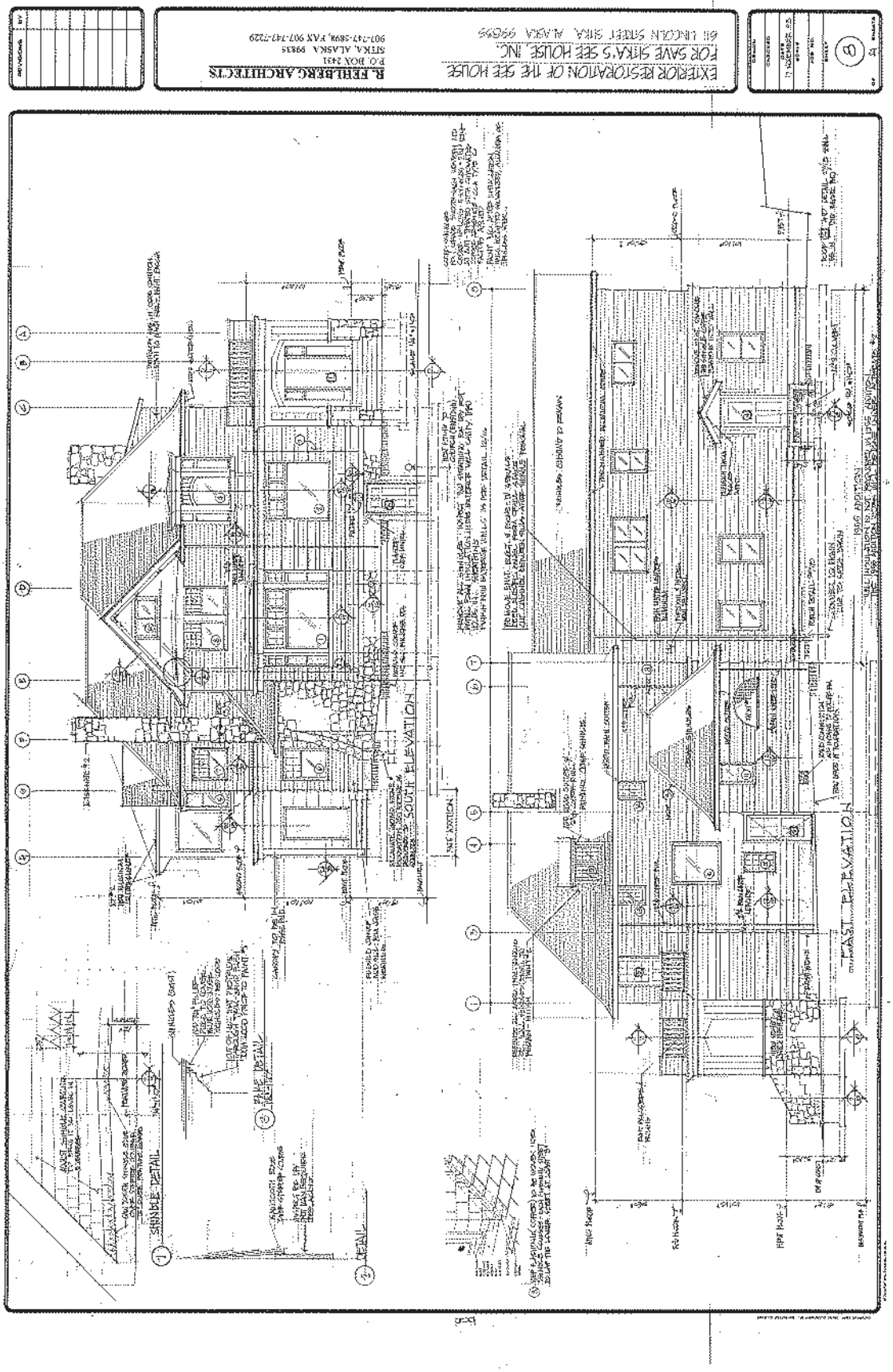
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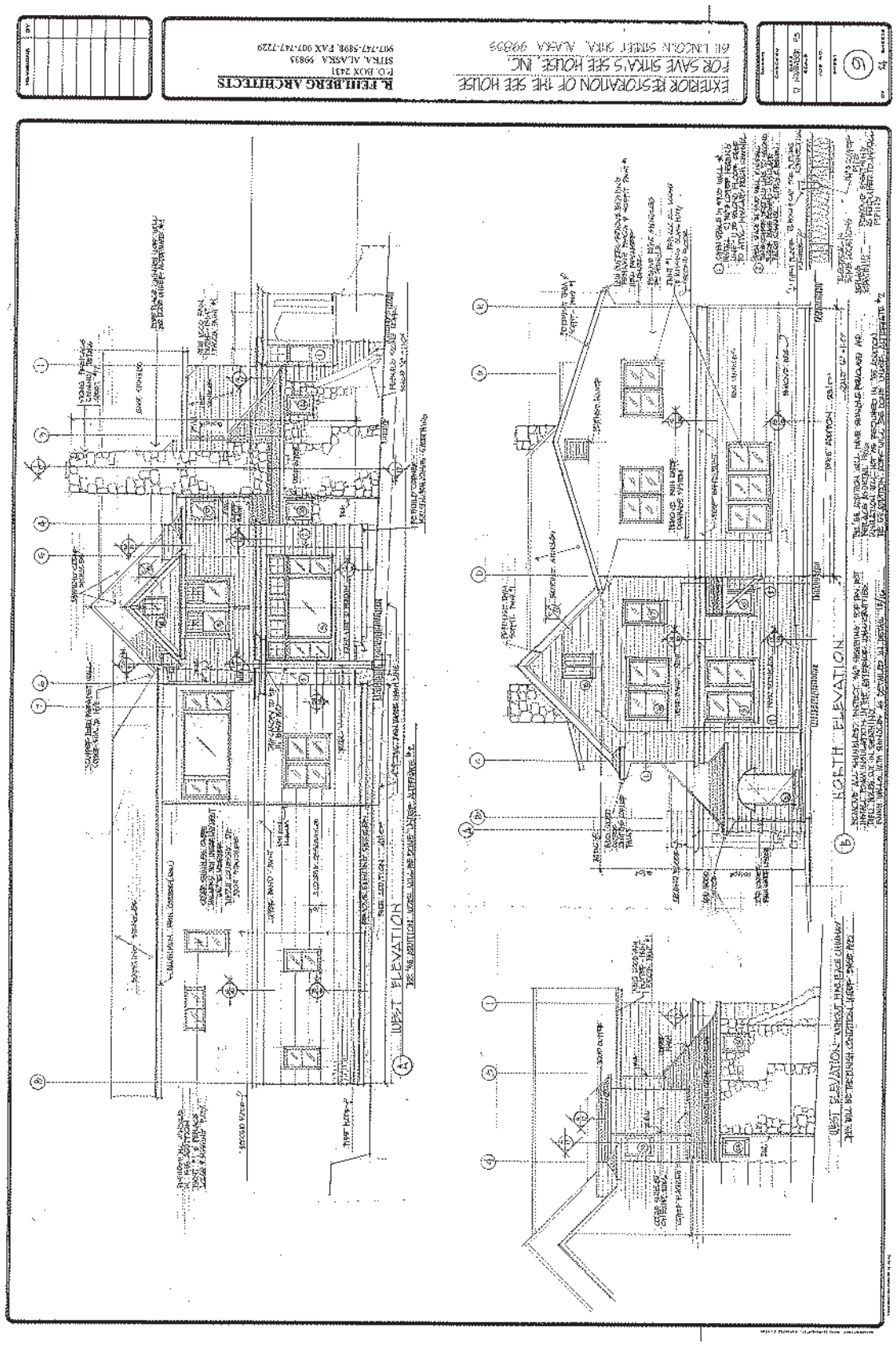
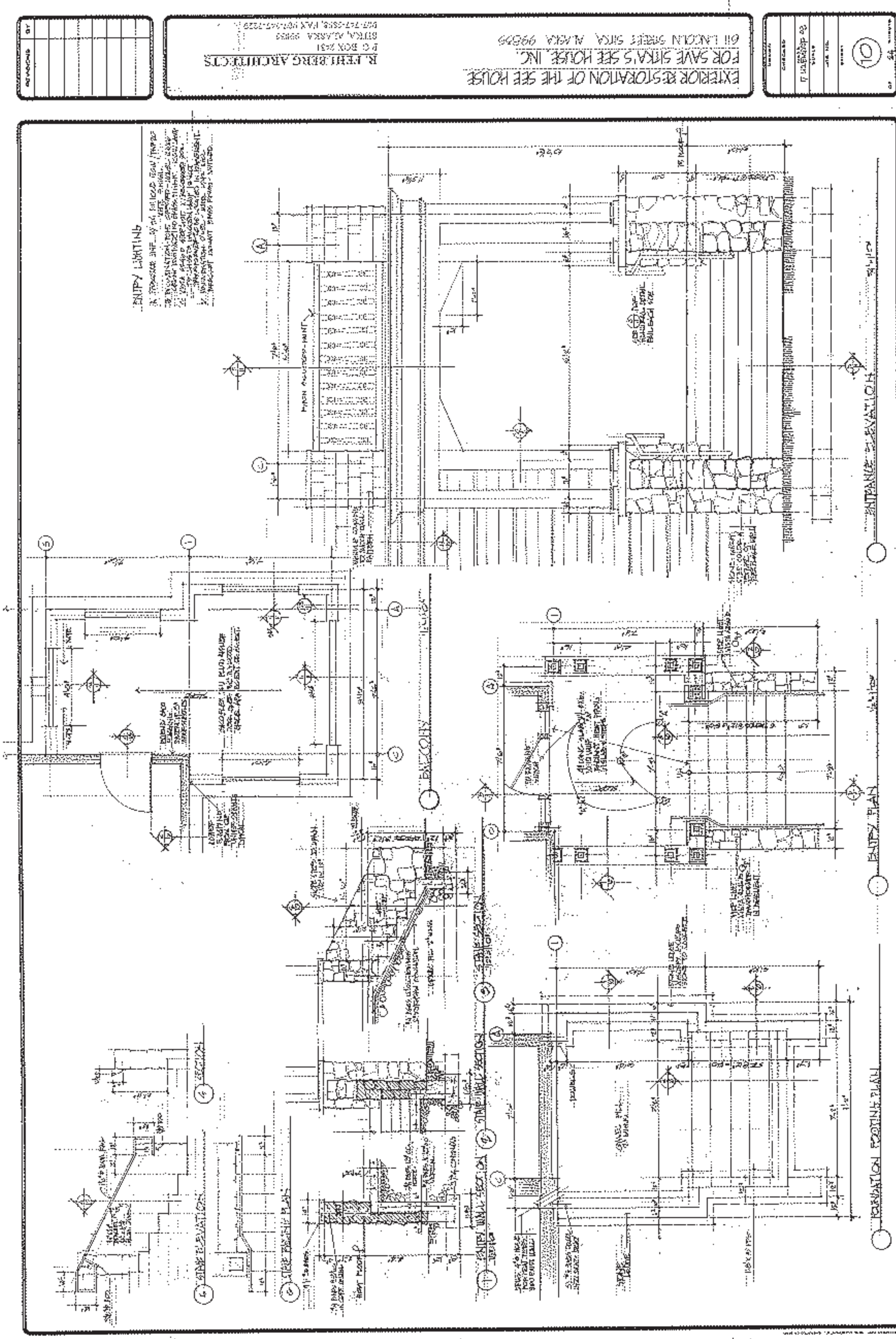
SOUTH ELEVATION
EAST ELEVATION
SHINGLE DETAIL
DETAIL

See House Historic Structure Report

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ENTRY LIGHTING
ENTRANCE ELEVATION
BALCONY
ENTRY PLAN
STAIR SECTION
FOUNDATION FOOTING PLAN

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ENTRANCE PORCH SECTION
MAIN ELEVATION
BALCONY RAIL DETAIL
COLUMN BASE DETAIL
COLUMN SECTION

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LIVING ROOM BAY WINDOW DETAILS
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FRONT ELEVATION
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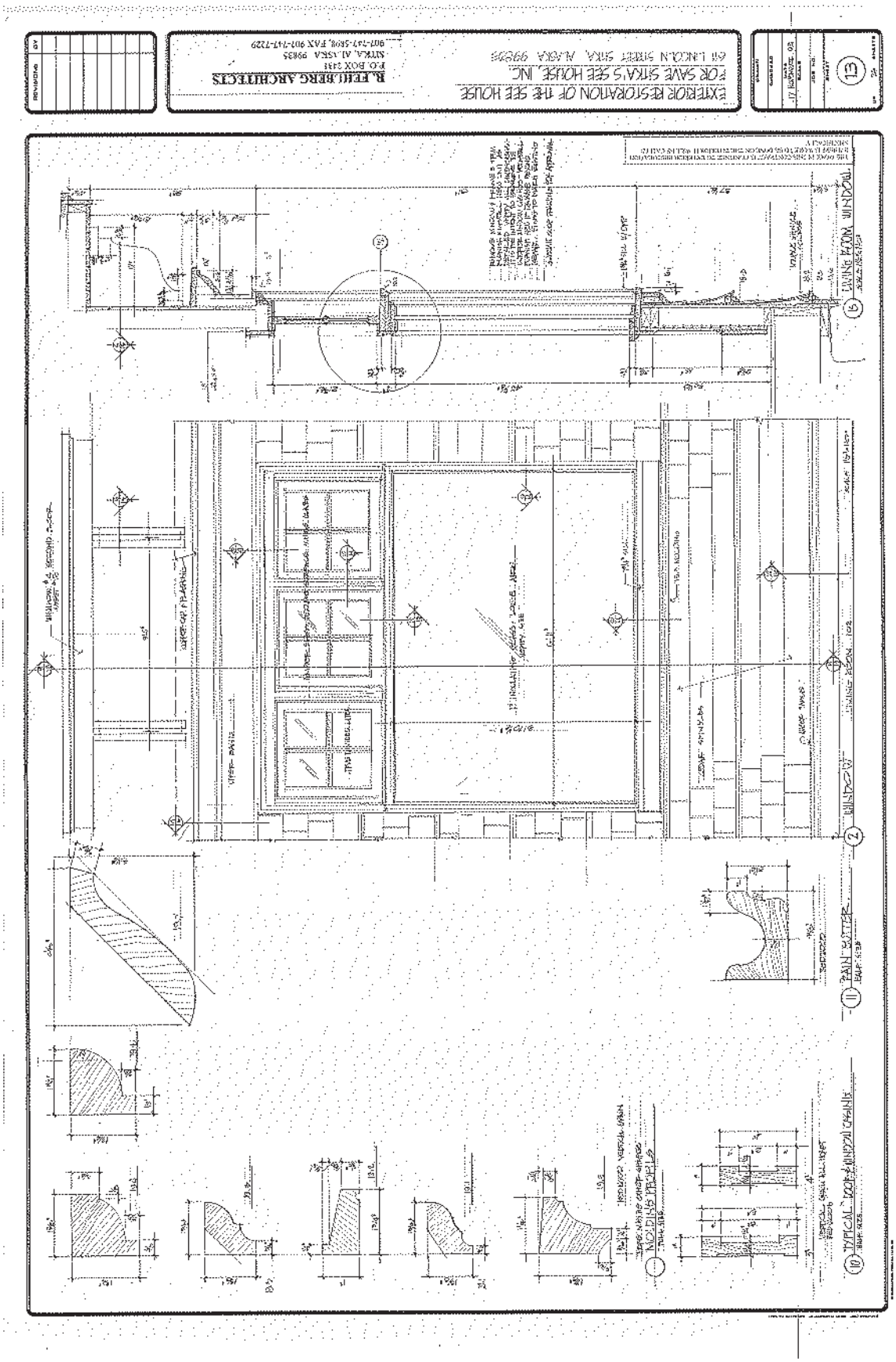

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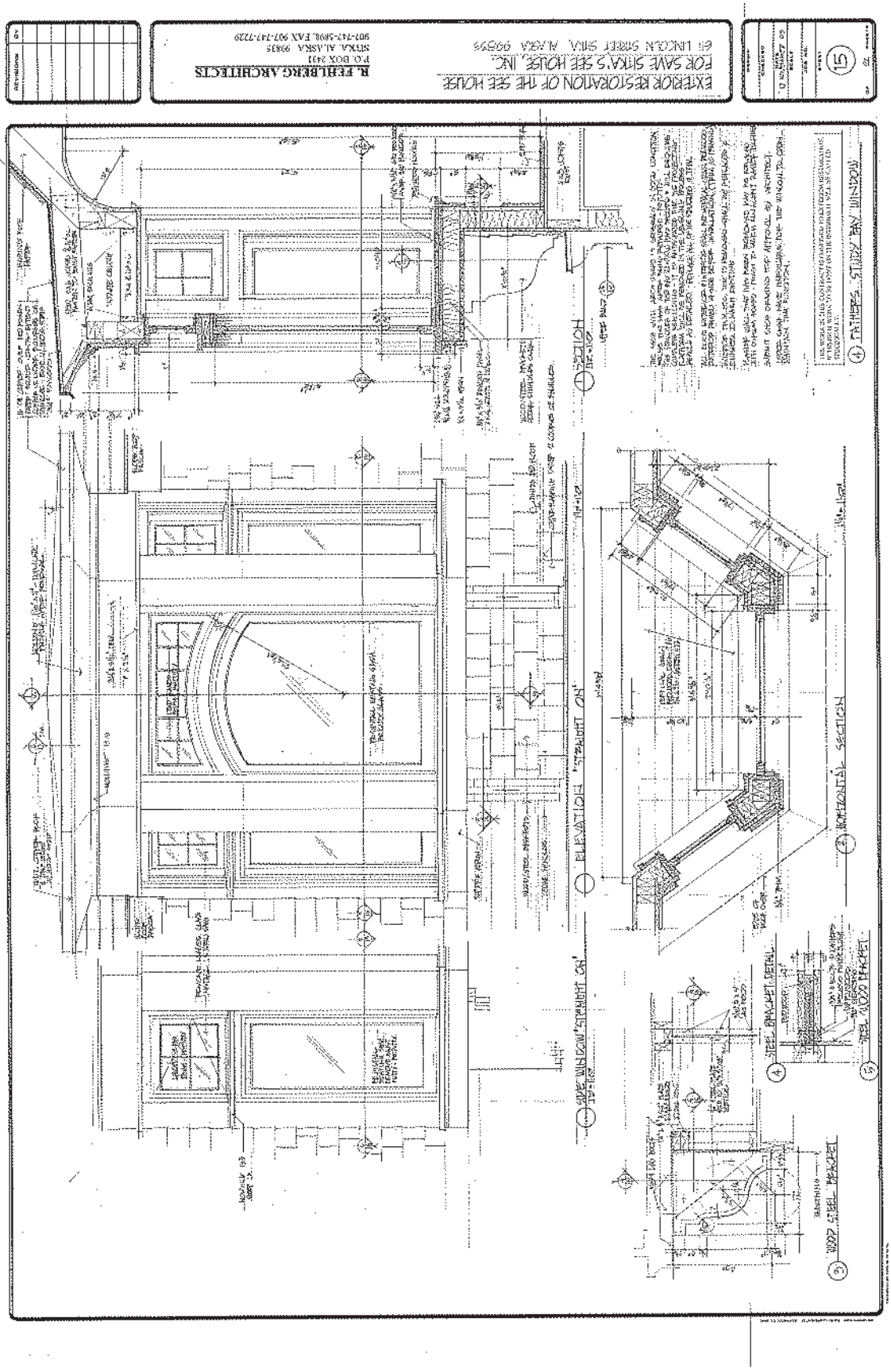
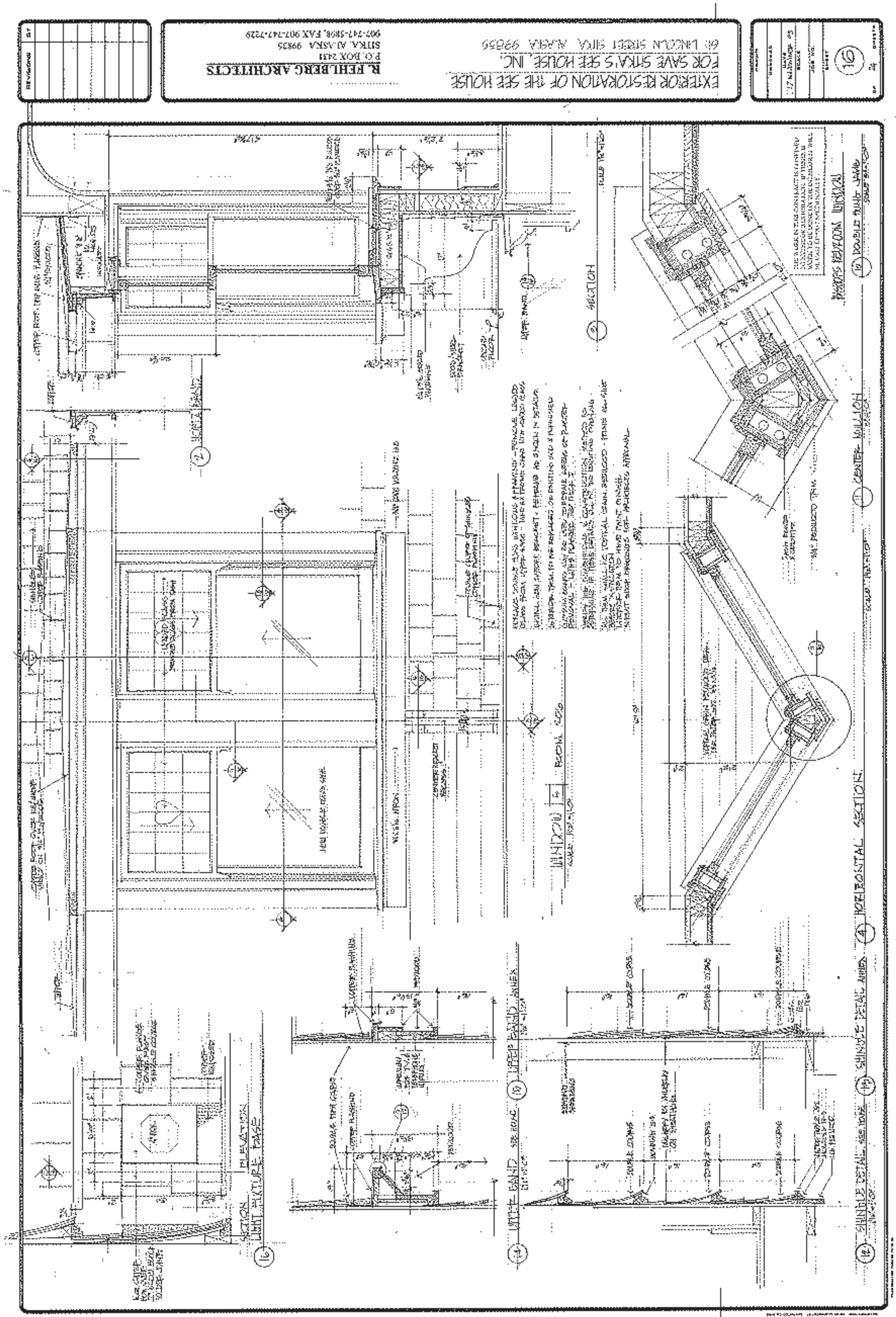
14

See House Historic Structure Report

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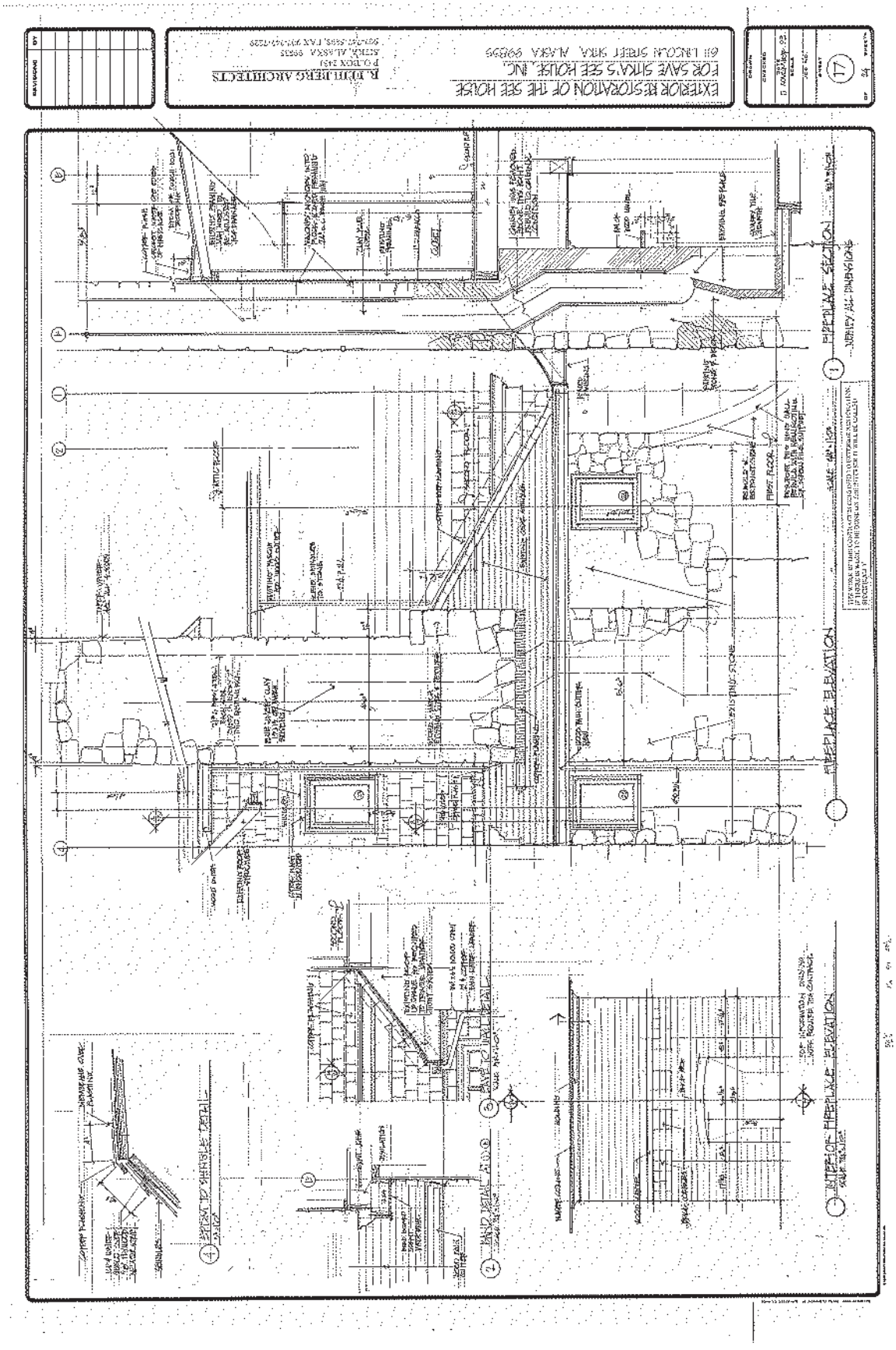

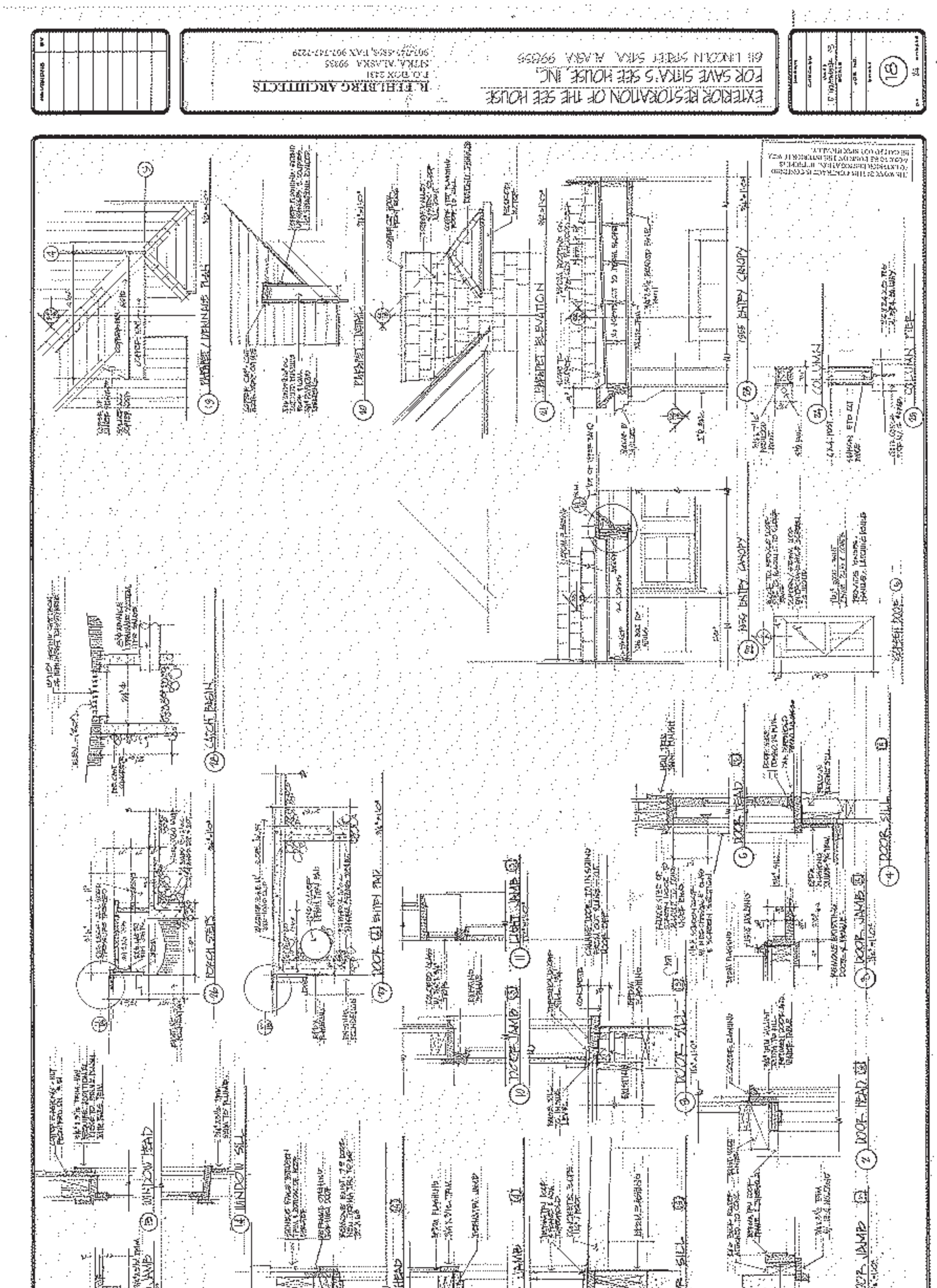
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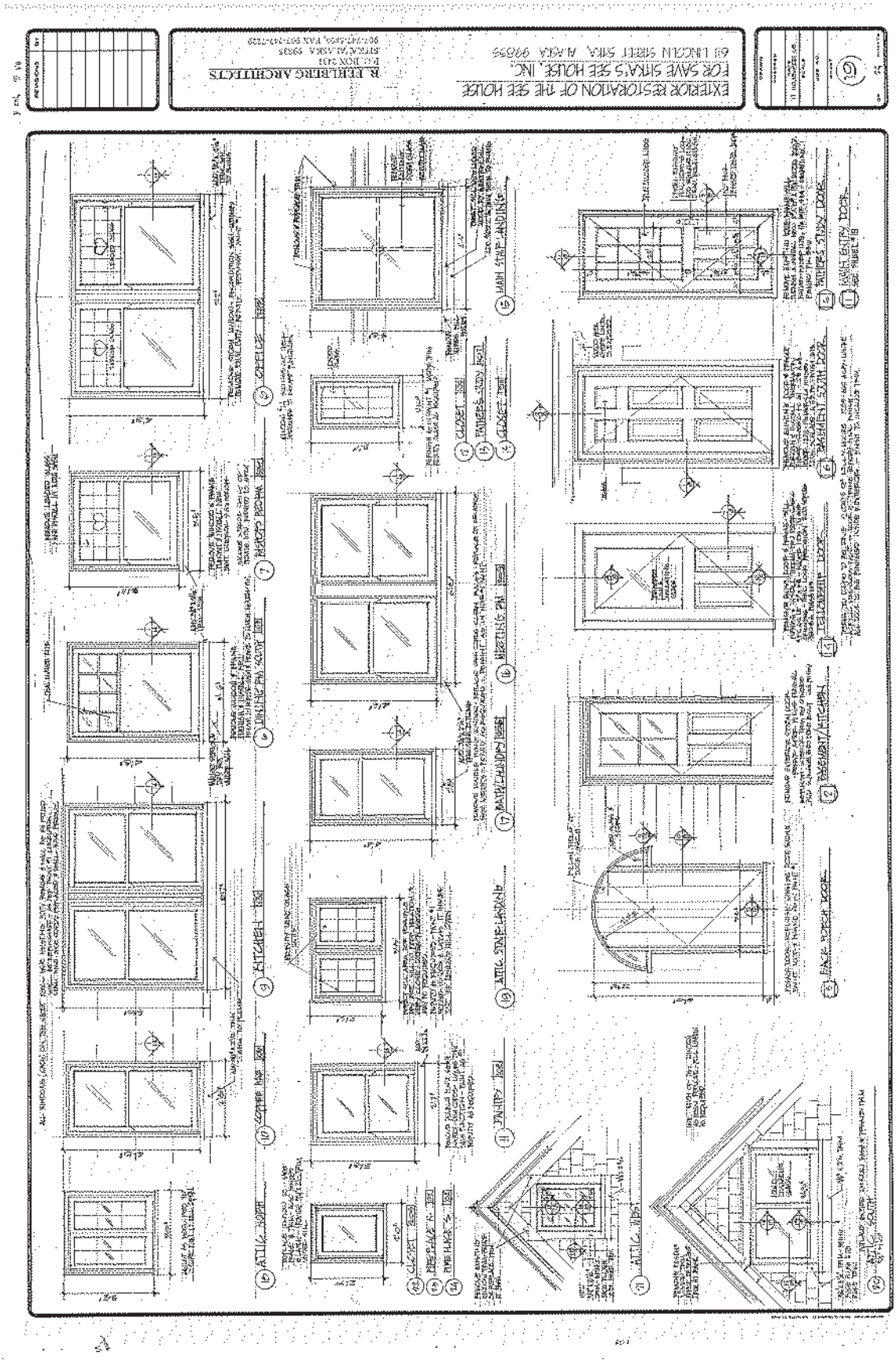

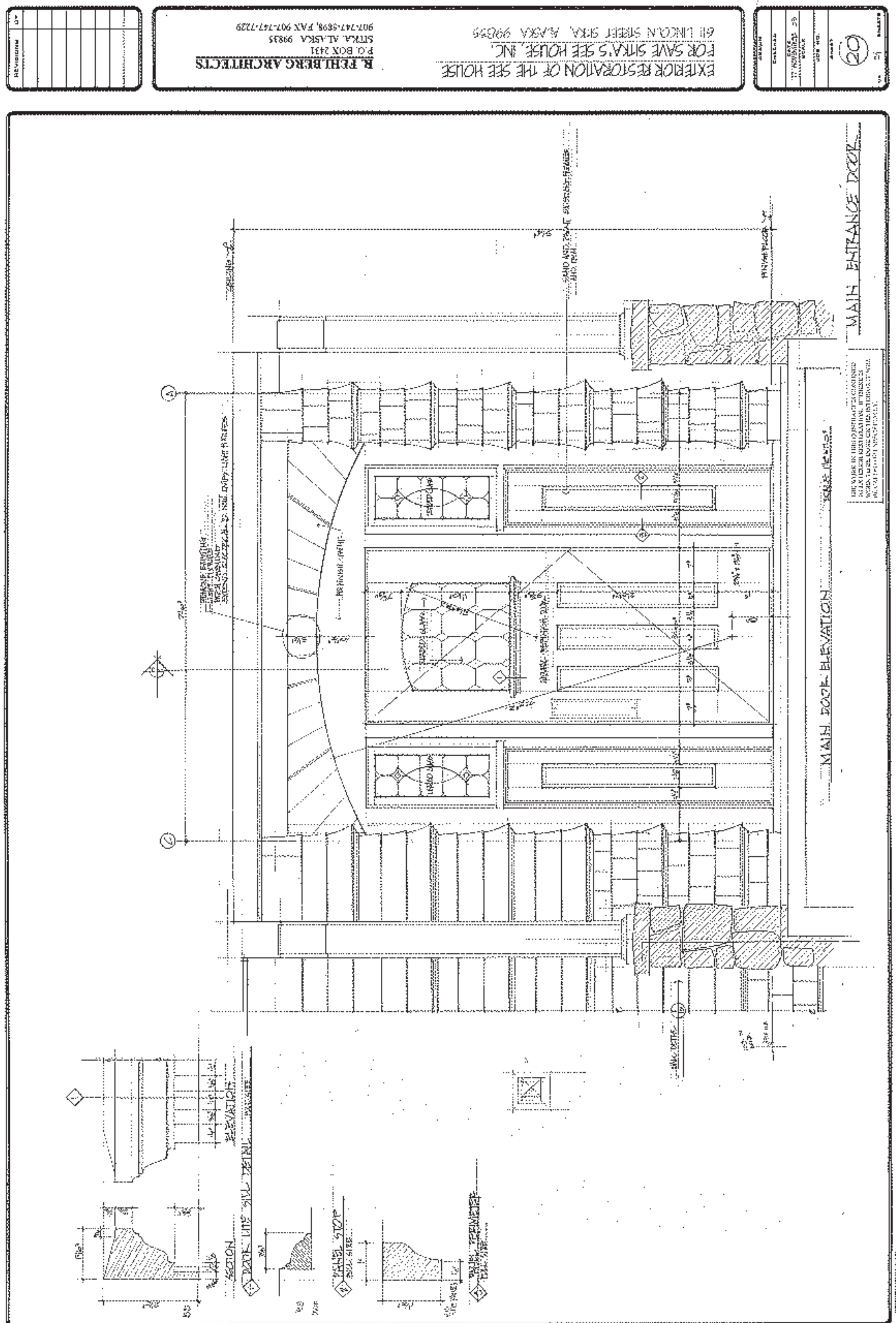
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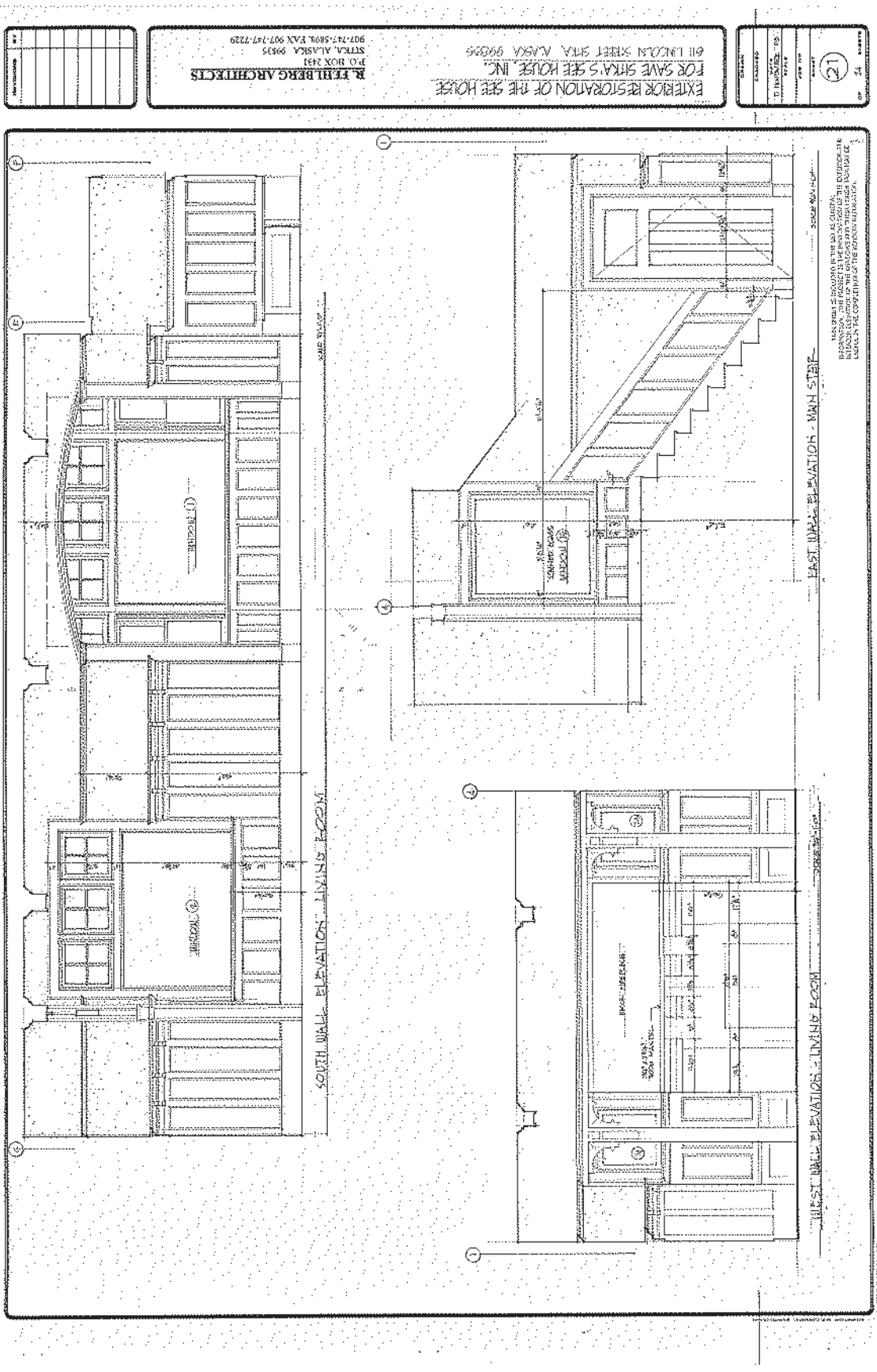
MAIN ENTRANCE DOOR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21
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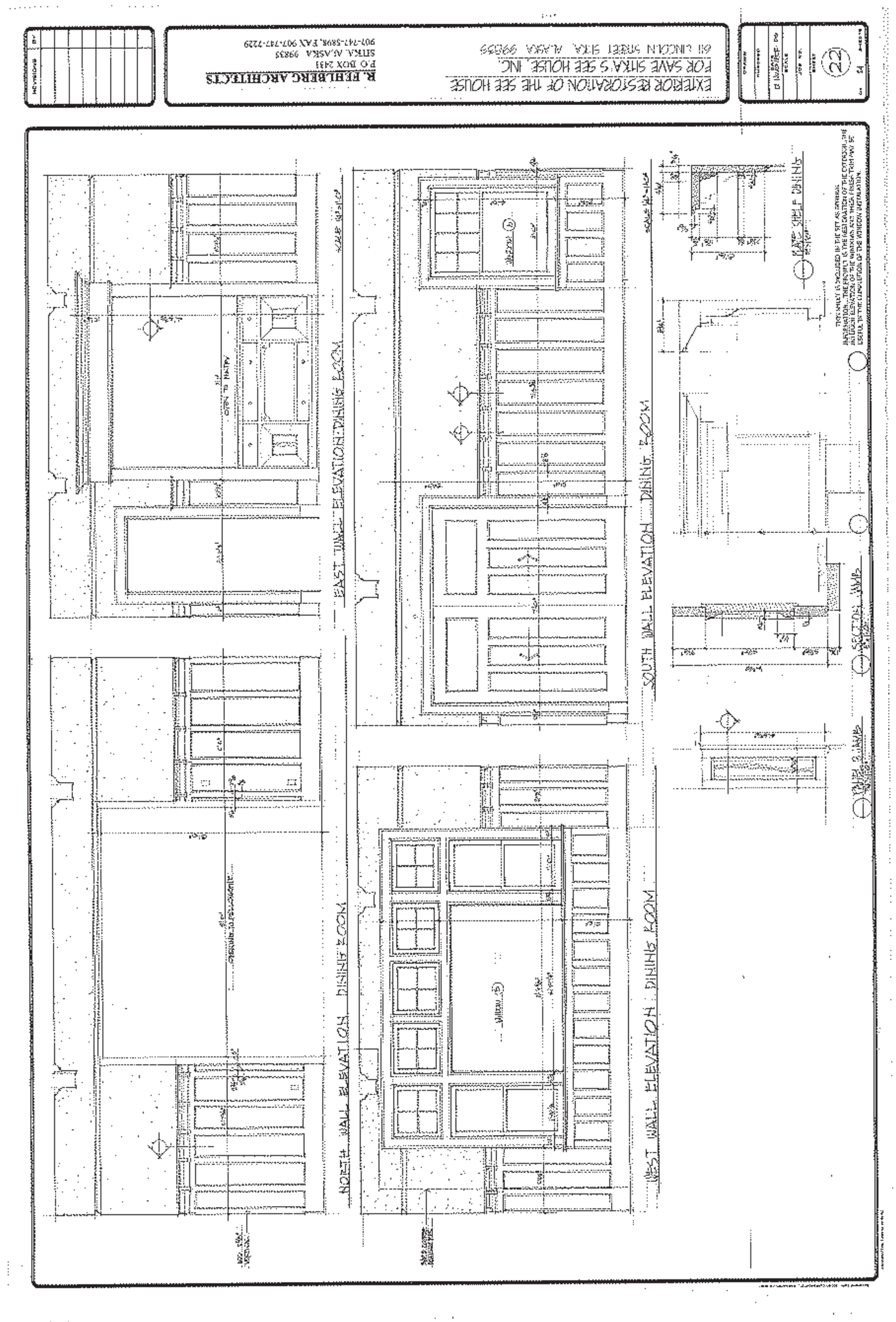
EAST WALL ELEVATION - MAIN STAIR
WEST WALL ELEVATION - LIVING ROOM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FOR SAVE SITKA'S SEE HOUSE, INC.
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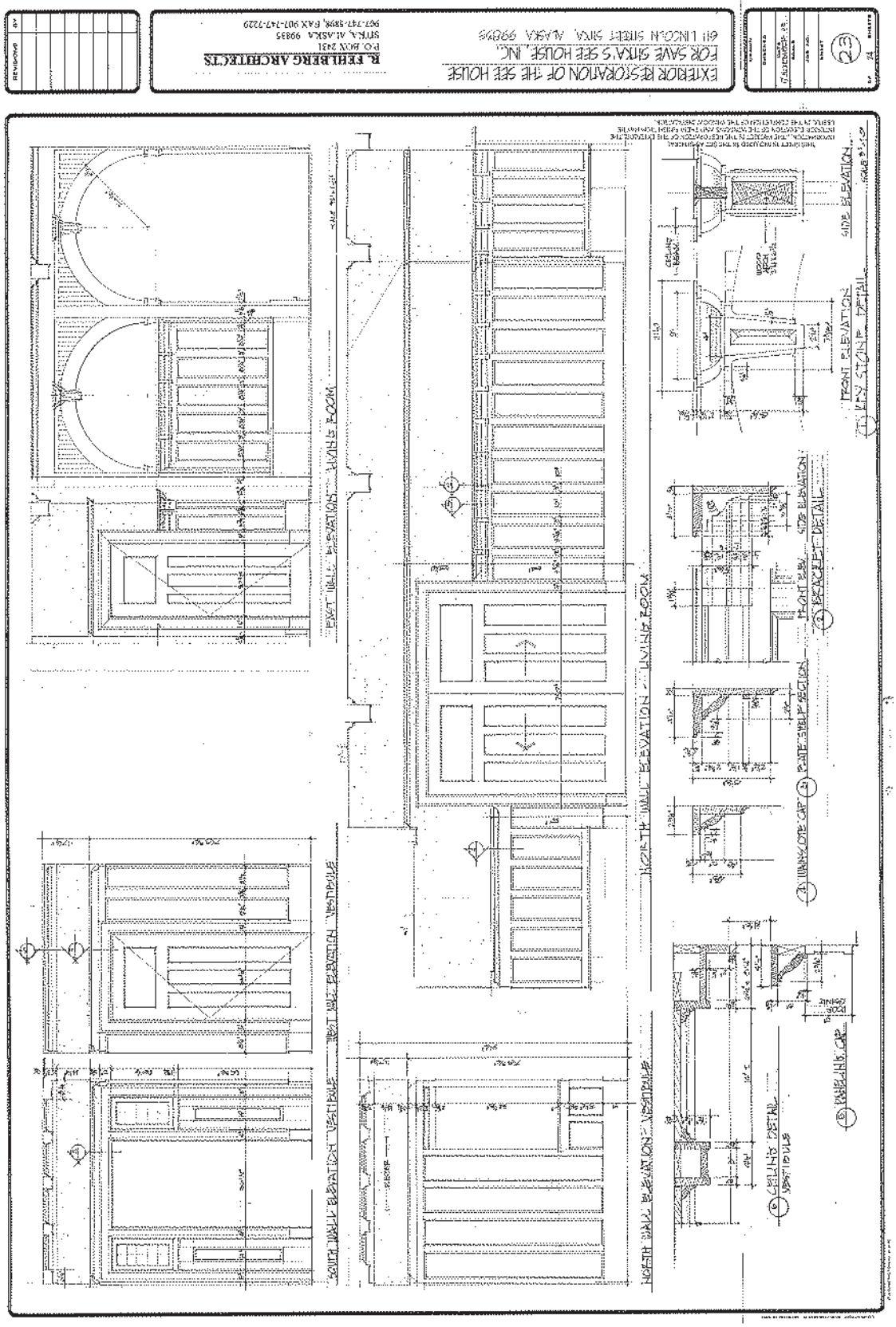
SOUTH WALL ELEVATION DINING ROOM
NORTH WALL ELEVATION DINING ROOM
WEST WALL ELEVATION DINING ROOM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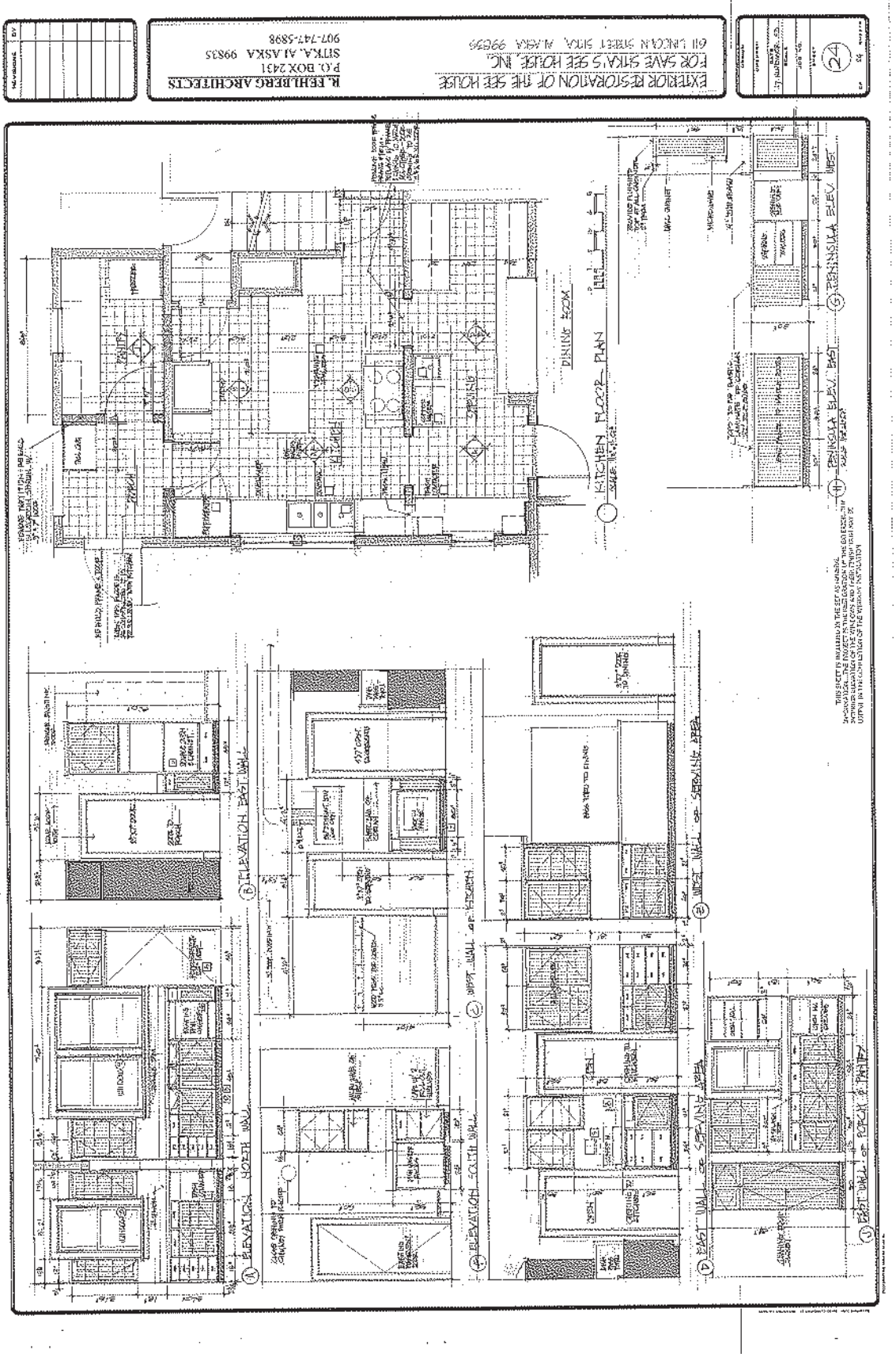
NORTH WALL ELEVATION - LIVING ROOM
EAST WALL ELEVATION - LIVING ROOM
SOUTH WALL ELEVATION - VESTIBULE
WEST WALL ELEVATION - VESTIBULE
NORTH WALL ELEVATION - VESTIBULE
FRONT ELEVATION
SIDE ELEVATION
KEY STONE DETAIL
BRACKET DETAIL
PLATE SHELF SECTION
WINDOW CAP
CEILING DETAIL
VESTIBULE
PARAPET CAP


EXTERIOR RESTORATION OF THE SEE HOUSE
FOR SAVE SITKA'S SEE HOUSE, INC.
611 LINCOLN STREET SITKA, ALASKA 99835
R. FEHLBERG ARCHITECTS
P.O. BOX 2431
SITKA, ALASKA 99835
907-747-5898
KITCHEN FLOOR PLAN
DINING ROOM
PENINSULA ELEV. WEST
PENINSULA ELEV. EAST
ELEVATION NORTH WALL
ELEVATION EAST WALL
ELEVATION SOUTH WALL
WEST WALL OF SERVING AREA
EAST WALL OF SERVING AREA
EAST WALL OF PORCH & PANTRY

APPENDIX C: NATIONAL REGISTER NOMINATION

Miller, Isabel, Alfred Mongin and Alaska Division of Parks. "See House." National Register of Historic Places, Registration Form, Sitka, Alaska, August 1977.

Mongin, Alfred and Alaska Division of Parks. "St. Peter's Church." National Register of Historic Places, Registration Form, Sitka, Alaska, March 15, 1977.

Senators: Mike Gravel, Ted Stevens; Representative: Don Young

Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH050385 DATA SHEET

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED SEP 12 1977
DATE ENTERED JAN 3 1 1978

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
St. Peter's Church (AHRS Site No. SIT-029)

AND/OR COMMON
St. Peter's Episcopal Church; St. Peter's by the Sea

2 LOCATION

STREET & NUMBER
611 Lincoln Street — NOT FOR PUBLICATION

CITY, TOWN
Sitka — VICINITY OF

CONGRESSIONAL DISTRICT
Alaska, at large

STATE
Alaska

CODE
02

COUNTY
Sitka

CODE
220

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	X RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Mrs. Clyde Tennant
Senior Warden (907) 747-3503

STREET & NUMBER
St. Peter's Church, P.O. Box 1156

CITY, TOWN
Sitka — VICINITY OF

STATE
Alaska 99835

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
District Recorder

STREET & NUMBER
P.O. Box 910

CITY, TOWN
Sitka

STATE
Alaska

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Alaska Heritage Resource Survey (AHRS)

DATE
October 24, 1972 — __FEDERAL X STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS
Alaska Division of Parks, Suite 210, 619 Warehouse Avenue

CITY, TOWN
Anchorage

STATE
Alaska 99501

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__DETERIORATED	X UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	__ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The general plan for this building was described at the organizing conference of the Building Committee in June 1899, as follows:

> The Chapel is designed to seat one hundred and thirty people and is 30 x 50 feet inside, and of a composite gothic style of architecture. The foundation, walls and buttress are of stone masonry, above which walls are of open timber frame work to a height of 9 feet, fulled with stone, allowing the timbers to show on the wall. Above the roof, the walls will be finished with stained shingles. A small belfry will be mounted on the roof.
>
> Windows and door of stained glass will add attractiveness to the interior which will be finished in oiled spruce with open roof trusses also oiled. The interior finish of the roof will also be ceiling spruce in panels, oiled in the same manner.

This is how it was envisioned, that is how it was built, and that is what it looks like to this day. There are some additional details, not mentioned above, such as the entry porch, but these are mere details, and were integrated into a design fully envisioned by the architect from the instructions communicated to him in person by Peter Trimble Rowe, The Bishop of Alaska. While the structure is in the Gothic style, it has little of Gothic structural elements, but embodies effectively the centre pointed design throughout its major interior and exterior elements in the major design finish and fenestration of the lights in the entrance (south) and altar (north) walls, in the parallel rows of stained glass small windows along the side (east and west) walls of the chapel. A soft north light illumines the altar through a large nine panel centre pointed window, while the view from the front steps is of the harbor and the sea, literally at the doorstep of this church, set here for the beauty of the site, which this building has enhanced since 1899.

This country church is deceptively simple in appearance. Its design at first glance appears similar to many other small country churches, and to a few others in Alaska. Upon further examination, it appears that the design has been executed with a unity of purpose, in complement to the site, that results in a building whose form is expressive of its function in every dimension.

At a later date an adjoining building lot, adjoining the church lot on the north, was acquired, and the See House was built to a design complementing the church building. The remains of the first Episcopal Bishop of Alaska, Peter Trimble Row, and those of his first wife and one of their sons, are buried on the front lawn of the Church, marked by unobtrusive ground level grave stones.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	__COMMERCE	X EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1899

BUILDER/ARCHITECT Architect: H.L. Duhring, Jr Philadelphia, Penn, Builder: John W. Dudley, Sitka, Alaska

STATEMENT OF SIGNIFICANCE

This country church is significant for its architectural design. It embodies design elements, and a unity of conception related to its distinctive site location, that give it high artistic value and represent the work of master builders of that time and place.

HISTORICAL NARRATIVE:

Tradition relates that Episcopal lay services were held in Sitka, Alaska, between 1867 and 1885, first by an anonymous Army colonel and subsequently by a Mr. Austin. After 1885 there were no Episcopal services in Sitka until the arrival of the First Episcopal Bishop of Alaska, Peter Trimble Rowe, in 1896.

Bishop Rowe arrived in Sitka in April 1896, following his November 30, 1895, consecretation in the Cathedral of St. John the Devine, New York City. The newly installed Bishop immediately obtained quarters for his family, and departed for the Yukon River, via the Chilkoot Trail, to observe first hand the nature of the responsibility which he had accepted. Upon returning to Sitka in November, Bishop Rowe conducted services on Thanksgiving Day, November 26, 1896 -- a year following, and a world distant, from the scene of his consecration. From then onward Bishop Rowe conducted services regularly when he was in Sitka. He immediately saw the need for a church for his new Bishopric one that would be somewhat more imposing than the cabin-chapels he then had available, but not so expensive as to be unreachable.

An affluent couple from Utica, New York, who visited Sitka the summer of 1897, contacted Bishop Rowe upon returning to their home, and offered $2,000 toward the building of a church in Sitka. It was remarked, in later years, that the Bishop was ". . . such a darned human, lovable cuss, somehow, that wherever he goes he starts a stampede for heven." This offer was the first move in what became a stampede to build this church.

A committee formed to locate and purchase a suitable site. The committee included the U.S. Attorney for Alaska, Burton E. Bennett, William Millmore, and Edward de Groff. A committee of women raised money for the purchase. These women included Mrs. Bennett and Mrs. DeGroff. A lot of the crescent of the harbor was chosen and purchased for $800 (some accounts say $750) from Peter Panamarkoff.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acres

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	0 8	4 8 0 ~~8 8 1~~ 1 7 5	6 1 2 9 5 0
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

Lot C115, Block 13.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Alfred Mongin, Architectural Historian

DATE
March 15, 1977

ORGANIZATION
Alaska Division of Parks

TELEPHONE
(907) 274-4676

STREET & NUMBER
619 Warehouse Avenue, Suite 210

STATE
Alaska

CITY OR TOWN
Anchorage

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE X LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE William Abenathe

TITLE State Historic Preservation Officer DATE 8/23/77

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION — DATE 1/31/78

ATTEST: KEEPER OF THE NATIONAL REGISTER — DATE 1-31-78

GPO 892-453

Form No 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED SEP 12 1977
DATE ENTERED JAN 31 1978

St. Peter's Church (AHRS SITE NO. SIT-029)

CONTINUATION SHEET ITEM NUMBER 8 PAGE 1 of 3

The road along the crescent then called Beach Road, is now called Lincoln Street. While the largest individual contributors included Bennet, Millmore, deGroff, James Shoup, and W. P. Mills, the full list of donors was a long one, including such names as C. L. Andrews, later notable for his writings on Alaskan and Sitka history, and C. C. Georgeson, an official of the Department of Agriculture and pioneer experimenter in Arctic farming techniques.

Bishop Rowe prepared specifications of his conception of what the church should look like and how it should be designed, and what the Rectory (the "See House") should look like and contain. A meeting of a committee of the town's leading citizens convened early in September 1898 at the Bishop's house to discuss these ideas and their execution. Present were Messrs. deGroff, Bennett, and W. L. Distin, John W. Dudley, and G. D. Clayett. Following discussion, a motion carried unanimously that the Bishop's conceptions for the church and house be conveyed by the Bishop to an architect to translate into working drawings and specifications, during the Bishop's forthcoming trip to the East Coast. The meeting also elected a building committee for the project, with deGroff as Chairman, Dudley as Secretary, and C. S. Johnson, Col. W. L. Distin, and W. P. McBride, completing the membership.

Soon after the meeting in Sitka, Bishop Rowe traveled to the East Coast on the business of his See. A Philadelphia philanthropist, George C. Thomas, engaged Philadelphia architect, H. L. Duhring, Jr., to prepare plans and specifications for the church and the See House. George C. Thomas, many times a benefactor of missionary work in Alaska, was Treasurer of the Board of Missions of the Episcopal Church. In his professional life he was Manager of the banking firm of Drexel, Morgan and Company, a major affiliate in Philadelphia of J. P. Morgan and Company. Mr. Thomas' interest in Alaska might have been related also to the investment activities in Seattle and in southeast Alaska of J. P. Morgan's little known, but most important, son-in-law, William Hamilton.

The cornerstone laying was scheduled for Thursday, June 29 -- St. Peter's Day, and the church would be called "St. Peter's-By-The-Sea". John W. Dudley, Recorder in Sitka for the General Land Office (now the Bureau of Land Management) had undertaken to supervise construction according to the architect's plans. Only the church was to be built at that time, the See House deferred to a later date. Mr. Dudley had completed the foundation work by June 29, and had erected a temporary shelter over the foundation, large enough to accommodate the town's clergy and the congregation. This was fortunate, because rain fell, in typical Sitka fashion, all day, without intermission, and continued through the 4:00 p.m. hour set for the cornerstone ceremony. Consequently, in typical Sitka fashion, the turnout for the impressive and solemn service was relatively large and enthusiastic.

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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RECEIVED SEP 12 1977
DATE ENTERED JAN 31 1978

St. Peter's Church (ARRS SITE NO. SIT-029)

CONTINUATION SHEET ITEM NUMBER 8 PAGE 2 of 3

Forming with Bishop Rowe for the ceremoney were Father Anthony and Father Kaiakokouok of the Russian Orthodox Church, and Rev. M. D. McClelland of the Presbyterian Church. Following the Order of Service -- Psalm, Versicles, Special Prayers, Scripture Lesson, and Psalm 136 -- Bishop Rowe introduced Lt. George T. Emmons, USN, who delivered a paper on the History of Sitka -- written for deposit in the cornerstone. Bishop Rowe then read a list of the materials to be deposited in the cornerstone of the church:

The Alaskan issue of June 24, 1899.
The Church Standard, June 3, 1899, published in Philadelphia, Pennsylvania.
A list of Bishops of the American and Anglican branches of the Catholic Church from the Apostles to the present day.
The historical sketch of Sitka, prepared and read that day by Lt. George T. Emmons, USN.
A list of the clery of Alaska.
Names of the church building committee, contractor, etc.
Coins of the National currency, a Queen's Jubilee crown, a Columbian half-crown, a cent of 1803, a half-cent of 1804 and other coins presented by Mr. F. Woodcock, a Russian coin presented by Father Anthony; an English penny, half-penny, and a Canadian five cent piece, presented by Miss M. G. Hindshaw.
A shell from the Sea of Galilee.
Two small size American flags.

Rev. W. M. Partridge next delivered a short address relative to cornerstones and the historical significance of laying cornerstones. The choir and congregation sang, "All Hail the Power of Jesus Name," and the service closed, with the Benediction, pronounced by the Bishop.

In September 1899, as the church construction near completion, an offer was accepted from a Mr. and Mrs. Bauer to furnish three stained glass windows, and from Miss Mary Rhinelander, of New York City, to provide a communion service. Miss Rhinelander, like Mr. Thomas, shared family and business interests with J. P. Morgan and Company, and was a benefactor of many good causes.

As construction progressed, Bishop Rowe, in his characteristic way, did much of the stone work himself, and the front wall of the church he built entirely with his own hands. The Bishop's biographer, Thomas Jenkins, wrote that one day while Bishop Rowe worked at the wall a man came sauntering along. "Well, Bishop," he remarked, "you are working to beat the devil." Replied the Bishop, "Yes, he's the very one I'm trying to beat!"

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED SEP 12 1977
DATE ENTERED JAN 31 1978

St. Peter's Church (AHRS SITE NO. SIT-029)

CONTINUATION SHEET ITEM NUMBER 8 PAGE 3 of 3

The new church witnessed its initial service on November 26, 1899, a Thanksgiving Service in which Bishop Rowe shared the rostrum with Father Anthony of the Greek Cathedral, and at least 10 different denominations of Christians were in attendance. A formal service of consecration for the building was held on Easter Sunday, April 15, 1900. As the home church of the Bishop, this was the most important Episcopal Church in Alaska. This picturesque building lost its importance with the decline of Sitka, when the capital was removed and all the courts and officials of the District were removed to Juneau, where the District would become a Territory. Due to other factors than merely the decline of Sitka with the removal of the capital to Juneau, Bishop Rowe moved his See to Seattle, and continued his yearly crusades from there, both to the farthest reaches of Alaska, and to the far reaches of the Eastern United States, from whence had to come his moral and legal support and the wherewithall for him to serve his flock throughout Alaska.

This lovely little church, conceived in the fertile brain of one of the most indescribably of men who ever served humanity in Alaska, Peter Trimble Rowe, continues its serene way, serving the Episcopal congregation now as in 1899, while continuing to draw attention to itself as an architectural jewel in the diadem of Sitka's Crescent Harbor shore.

One visitor, Ella Higginson, poetized her impressions of St. Peter's-By-The-Sea, and sent it to Bishop Rowe. It reads, in part:

The little Church at Sitka--
It is so dim and still!
The doors stand open to the sea,
The wind goes through at will
And bears the scent of brine and blue
To the far distant hill.

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED SEP 12 1977
DATE ENTERED JAN 31 1978

St. Peters Episcopal Church (AHRS SITE NO. SIT-029)

CONTINUATION SHEET ITEM NUMBER 9 PAGE 1 of 2

Alaskan, The, August 6, September 10, 1898; May 27, June 24, July 1, August 26, September 9, December 2, 1899.

Brown, Phyllis, "The Sea House, The Parish House of the Episcopal Church, St. Peter's By the Sea." 1 page. Typescript for the Sitka Volunteer Historic Preservation Committee. February 1977.

Carpenter, Frank G., Alaska Our Northern Wonderland. N.Y., Doubleday Page & Co., 1925.

Hardcastle, Romaine, Alaska Day Festival, Inc. /Sitka, 1954?/.

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Historical Sketch of St. Peter's-By-the-Sea, 1899-1949. 3 pages. /Sitka, 1949?/.

Jenkins, Thomas, The Man of Alaska, Peter Trimble Rowe. N.Y., Morehouse-Gorham, 1943.

"Our Church." 3 pages. Mimeographed pamphlet history of St. Peter's Church, Sitka. n.d.

Stuck, Hudson, The Alaskan Missions of the Episcopal Church. N.Y., Domestic and Foreign Missionary Society, 1920. Reprint, Seattle, The Shorey Book Store, 1968.

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Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED SEP 12 1977
DATE ENTERED JAN 31 1978

St. Peters Episcopal Church (AHRS SITE NO. SIT-029)

CONTINUATION SHEET ITEM NUMBER 11 PAGE 1 of 2

Miss Isabel Miller
P.O. Box 1672
Sitka, Alaska 99835 (907) 747-3405

Property *St. Peter's Church* | *78000538*

State *Alaska* Working Number *9.12.77.1435*

TECHNICAL

Photos *1*

Maps *1*

~~[illegible]~~

CONTROL

[illegible]

OK - 9.13.77

HISTORIAN

Yes - we do need to call on [illegible] information [illegible] what's included - [illegible] [illegible] much of the justification [illegible] as is religious

[illegible]

accept

See phone report

11.22.77

ARCHITECTURAL HISTORIAN

Little mention of history & arch. significance to region (See House) but of monasticism? The church possesses strong historical/religious significance through its association w/ the Bishop. (Religion not checked.) Would like to see better photographs of church. The architectural composition of the church would make it significant in architecture/construction. Interesting facade.

call or Accept

[illegible] 11/2/77

ARCHEOLOGIST

OTHER

HAER

Inventory ______

Review ______

REVIEW UNIT CHIEF

History nominated separately

Church is architecturally significant as early (for Alaska) well done church

accept

Lebovich

1/24/78

BRANCH CHIEF

[illegible]

1.31.78

KEEPER

[illegible]

1/31/78

National Register Write-up ______ Send-back ______ Entered JAN 31 1978

Federal Register Entry *4.4.78* Re-submit ______

INT:2408-74

United States Department of the Interior National Park Service WASO No. 7

Form No. 10-300 (Rev. 10-74) Senators: Stevens, Gravel; Congressman: Young

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH0502 82 / DATA SHEET

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED AUG 22 1977
DATE ENTERED MAR 30 1978

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC: See House ** (AHRS SITE NO. SIT-195)

AND/OR COMMON:

2 LOCATION

STREET & NUMBER: 611 Lincoln Street — NOT FOR PUBLICATION

CITY, TOWN: Sitka — VICINITY OF

CONGRESSIONAL DISTRICT: Alaska, at Large

STATE: Alaska — CODE: 02 — COUNTY: Sitka Division — CODE: 220

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
___DISTRICT	___PUBLIC	X OCCUPIED	___AGRICULTURE	___MUSEUM
X BUILDING(S)	X PRIVATE	___UNOCCUPIED	___COMMERCIAL	___PARK
___STRUCTURE	___BOTH	___WORK IN PROGRESS	___EDUCATIONAL	X PRIVATE RESIDENCE
___SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	___ENTERTAINMENT	___RELIGIOUS
___OBJECT	___IN PROCESS	X YES: RESTRICTED	___GOVERNMENT	___SCIENTIFIC
	___BEING CONSIDERED	___YES: UNRESTRICTED	___INDUSTRIAL	___TRANSPORTATION
		___NO	___MILITARY	___OTHER:

4 OWNER OF PROPERTY

NAME: Mrs. Clyde Tennant, Senior Warden (907) 747-3503

STREET & NUMBER: St. Peters Church, P.O. Box 1156

CITY, TOWN: Sitka — VICINITY OF — STATE: Alaska 99835

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Recorder

STREET & NUMBER: P.O. Box 910

CITY, TOWN: Sitka — STATE: Alaska 99835

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Alaska Heritage Resource Survey (AHRS)

DATE: March 7, 1977 — ___FEDERAL X STATE ___COUNTY ___LOCAL

DEPOSITORY FOR SURVEY RECORDS: Alaska Division of Parks, 619 Warehouse Avenue

CITY, TOWN: Anchorage — STATE: Alaska 99501

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	X UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	__ALTERED	__MOVED DATE.....
X FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This house was designed and built to complement St. Peter's-By-the-Sea. It was designed to be Gothic in appearance, though not in construction principles. The first Bishop of Alaska, Peter Trimble Rowe, drew his conception for the house in the fall of 1898, at the same time he drew sketches of his conception of what St. Peter's should be. Architectural plans for the house appear to have been executed by Philadelphia architect H. L. Duhring, Jr., at the expense, and as a benefaction, of George C. Thomas, of Philadelphia. The house was not built in 1899, when the church was built, due, apparently, to lack of funds.

The shape of the house is an almost irregular rectangle, with bays jutting out to the west from the side walls, to take advantage of the view over Beach Road (now Lincoln Street) to the harbor and the sea. The building is set upon a solid foundation which appears to be primarily of concrete or cement. The basement was used from its earliest days for classrooms, meetings, and other church functions, as it is today. The main second floors have the exposed timber appearance of a Gothic mansion, lightened by large windows on all sides which illumine the basically good proportions of the rooms and provide an aura of natural illumination providing welcome leaven to the otherwise somber cast of the design. There is a large kitchen and pantry, and oversize living, dining and family rooms, all of which appear to have been designed with a view to their uses as functional elements of the church organization for St. Peter's, and as the headquarters for the Episcopal Church in Alaska, as well as the home of the Bishop's family. The second floor has a bath, three bedrooms, and the Bishop's study.

Since the house functions now as the Rectory for St. Peter's Church, and the church is now between Rectors, the house is being used now only for church business, and the family bedrooms are unoccupied and unfurnished. The study on the second floor, is, however, partially furnished. The last Rector had the room redecorated somewhat garishly. This should be considered for return to the period of Peter Trimble Rowe, which could be done in the course of normal redecoration for an incoming Pastor.

The attic is a full finished floor which has been used at various times for day classes and Sunday school classes, and is used still for storage of church records. In one place in the attic are personal records and possessions of Peter Trimble Rowe, apparently placed here at the time of his burial in 1942 on the lawn of St. Peter's Church. These artifacts include personal reference books, including a set of the Encyclopedia Brittanica, his personal portable piano organ, and apparently a quantity of his personal notes and diaries -- all of them of great potential as archival and historical documents and museum artifacts.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
___EXCELLENT	___DETERIORATED	X UNALTERED	X ORIGINAL SITE
X GOOD	___RUINS	___ALTERED	___MOVED DATE_____
___FAIR	___UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This house was designed and built to complement St. Peter's-By-the-Sea. It was designed to be Gothic in appearance, though not in construction principles. The first Bishop of Alaska, Peter Trimble Rowe, drew his conception for the house in the fall of 1898, at the same time he drew sketches of his conception of what St. Peter's should be. Architectural plans for the house appear to have been executed by Philadelphia architect H. L. Duhring, Jr., at the expense, and as a benefaction, of George C. Thomas, of Philadelphia. The house was not built in 1899, when the church was built, due, apparently, to lack of funds.

The shape of the house is an almost irregular rectangle, with bays jutting out to the west from the side walls, to take advantage of the view over Beach Road (now Lincoln Street) to the harbor and the sea. The building is set upon a solid foundation which appears to be primarily of concrete or cement. The basement was used from its earliest days for classrooms, meetings, and other church functions, as it is today. The main second floors have the exposed timber appearance of a Gothic mansion, lightened by large windows on all sides which illumine the basically good proportions of the rooms and provide an aura of natural illumination providing welcome leaven to the otherwise somber cast of the design. There is a large kitchen and pantry, and oversize living, dining and family rooms, all of which appear to have been designed with a view to their uses as functional elements of the church organization for St. Peter's, and as the headquarters for the Episcopal Church in Alaska, as well as the home of the Bishop's family. The second floor has a bath, three bedrooms, and the Bishop's study.

Since the house functions now as the Rectory for St. Peter's Church, and the church is now between Rectors, the house is being used now only for church business, and the family bedrooms are unoccupied and unfurnished. The study on the second floor, is, however, partially furnished. The last Rector had the room redecorated somewhat garishly. This should be considered for return to the period of Peter Trimble Rowe, which could be done in the course of normal redecoration for an incoming Pastor.

The attic is a full finished floor which has been used at various times for day classes and Sunday school classes, and is used still for storage of church records. In one place in the attic are personal records and possessions of Peter Trimble Rowe, apparently placed here at the time of his burial in 1942 on the lawn of St. Peter's Church. These artifacts include personal reference books, including a set of the Encyclopedia Brittanica, his personal portable piano organ, and apparently a quantity of his personal notes and diaries -- all of them of great potential as archival and historical documents and museum artifacts.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
___PREHISTORIC	___ARCHEOLOGY-PREHISTORIC	___COMMUNITY PLANNING	___LANDSCAPE ARCHITECTURE	___RELIGION	
___1400-1499	___ARCHEOLOGY-HISTORIC	___CONSERVATION	___LAW	___SCIENCE	
___1500-1599	___AGRICULTURE	___ECONOMICS	___LITERATURE	___SCULPTURE	
___1600-1699	___ARCHITECTURE	___EDUCATION	___MILITARY	X SOCIAL/HUMANITAR	
___1700-1799	___ART	___ENGINEERING	___MUSIC	___THEATER	
___1800-1899	___COMMERCE	___EXPLORATION/SETTLEMENT	___PHILOSOPHY	___TRANSPORTATION	
X 1900-	___COMMUNICATIONS	___INDUSTRY	___POLITICS/GOVERNMENT	___OTHER (SPECIFY)	
		___INVENTION			

SPECIFIC DATES 1905 BUILDER/ARCHITECT H. L. Duhring, Jr. from design by Peter Trimble Rowe; built by Peter Trimble Rowe

STATEMENT OF SIGNIFICANCE

This building is significant as the home and headquarters of Bishop Peter Trimble Rowe, the First Episcopal Bishop of Alaska, which he conceived in his own mind, built with his own hands, and from whence he went forth on seven of his approximately 46 journeys, often alone, to the far north and west reaches of the Alaskan subcontinent, building and staffing hospitals, libraries and schools, and establishing mission churches on the last American frontier.

HISTORICAL NARRATIVE:

Peter Trimble Rowe was the first Episcopal Bishop of Alaska. In April 1896 he established his headquarters at Sitka, found quarters for his family, and left immediately for the interior to see for himself what it was he must do in his newly accepted charge. He traveled over the Chilkat Trail to the Yukon, transporting his own dunnage and building his own boats, as necessary -- two years before the Klondike gold stampede. He early established that he would be a leading missionary in fact to both Alaskan Natives and to Sourdoughs -- as well as in name. During the ensuing years that he served -- from 1895 until his death in 1942 -- he made approximately 46 such journeys between southeastern Alaska, the length of the Yukon River, north to Nome, and west to the Aleutians, often all in the same trip. He established and staffed hospitals, libraries, and schools, and established mission churches to serve the needs of both the Natives and the incoming Sourdoughs. He worked tirelessly to create a bridge for the Natives between their past and their future, and to provide aid and succor to the Sourdough hordes who often mindlessly descended upon the vast wilderness unprepared to cope with its relentless demands upon the human mind and body. He was the Episcopal Bishop of Alaska, but he was also, to the rest of the country, the Bishop from Alaska, becoming a nationally celebrated figure, based upon his accomplishments in Alaska and the effectiveness with which he carried his message of need to the Eastern establishment of the church and of the government, and to the press. Over the 47 years of his service to Alaska he repeatedly rebuffed attempts to transfer him to elevated positions of authority and honor in the church at places of far less demand upon his physical powers.

The fame and honors bestowed upon Bishop Rowe are legion, and a brief account of them must inevitably fall short of any adequate treatment. What is important here is that the house he built represents one of the few physical legacies of his work that remain as he created them.

8 SIGNIFICANCE

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...PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	...CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	...ECONOMICS	...LITERATURE	__SCULPTURE
__1600-1699	...ARCHITECTURE	__EDUCATION	...MILITARY	X SOCIAL/HUMANITAR
__1700-1799	...ART	__ENGINEERING	__MUSIC	__THEATER
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(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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See House (ABRS SITE NO. SIT-195)

CONTINUATION SHEET ITEM NUMBER 8 PAGE 1 of 2

Since funds were adequate in 1899 to build only St. Peter's Church, he deferred construction of the See House, for which he already had architect's plans, based upon his conception for the house. In 1905, while Mrs. Rowe was in Victoria for the first of a series of operations, the Bishop stayed in Sitka, rather than journeying to the interior, and he occupied himself with building the See House. It was at that time apparently, that the site was purchased from Peter Panamarkoff or his estate, as the adjoining church property had been purchased earlier. Bishop Rowe described his work on the house:

> "Mrs. Rowe has left Sitka for Victoria for medical treatment. I am alone, not a new experience. I get my own meals and keep the new house progressing to a finish. I find it hard after using the trowel or plane, shovel or hammer, wheelbarrow or paint brush, lifting and placing rocks all day, to handle easily or conveniently at night so small an article as a pen. Building this house is a pretty difficult contract in Sitka, owing to the scarcity of good workmen and the long delayed shipments of materials. While the house is going to be the most complete thing of the kind in Alaska, yet it ties me down, and will do so until November. Then I shall hang up the trowel and the hoe and be off to the work that is calling loudly for me. I shall have to hit the trail this winter."

In addition to creating the house he had earlier envisioned, his work of that summer solved the problem of lack of money for construction. It also probably served him well in his concern for the health of his beloved wife, who lived only 12 years longer. Their attachment to this place is evidenced in that upon his death 37 years later they were both reinterred here in the lawn of St. Peter's Church.

After the house was completed, the family occupied it for seven years. In 1912, with the transfer of the major resources of the capital of Alaska to Juneau, Sitka declined in importance. Access to ships which Bishop Rowe needed to set out on his annual pilgrimages to the Bering Sea, the Yukon, and the Aleutians, became unavailable, except by journeying first to Seattle. This, in addition, the increasing need of Mrs. Rowe for constant medical attention, decided a move of the See from Sitka to Seattle. The See House, while retaining that name, became the home of the resident clergyman of St. Peter's Church, rather than the actual headquarters of the Bishop of Alaska. Ultimately, of course, the See was relocated in Fairbanks, where it is now.

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CONTINUATION SHEET ITEM NUMBER 8 PAGE 2 of 2

There are many fine houses in Sitka, and also in other communities in Alaska. However, this is the only house in all Alaska, conceived and built by one who stands among the foremost humanitarian figures in the history of the Territory and state. Its design was unusual and was his own unique contribution. The construction was unusual, and was his own unique contribution. The years between 1905 and 1912 when Bishop Rowe and his family occupied the house were seminal years for the Territory, for the development of the large number of hospitals, clinics, libraries, schools, orphanages, and mission churches, that he located, instigated, staffed, and nurtured; and they, too, were his unique contribution. For that period of time this house stands as his homeplace, the home to which he returned, planned for the future, and then set out again for journeys which in number, length, and difficulty, are yet unequalled by any man in the modern history of Alaska as a Territory or a state.

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CONTINUATION SHEET ITEM NUMBER 9 PAGE 1 of 1

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