

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received MAY 3 1985
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Ziegler House AHRS SITE NO. (KET-086)

and/or common Ziegler/Pitcher House

2. Location

street & number 623 Grant Street not for publication

city, town Ketchikan vicinity of Ketchikan

state Alaska code county code

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name David L. & Karen H. Pitcher (907) 225-2652

street & number P.O. Box 5642

city, town Ketchikan vicinity of state Alaska

5. Location of Legal Description

courthouse, registry of deeds, etc. District Recording Office

street & number 415 Main Street

city, town Ketchikan state Alaska

6. Representation in Existing Surveys

title Alaska Heritage Resource Survey has this property been determined eligible? yes no

date March 21, 1985 federal state county local

depository for survey records Division of Geological and Geophysical Surveys
Pouch 7-005

city, town Anchorage state Alaska 99501

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

No. 623 Grant Street is a free-standing two story frame residence built partially into the shoulder of a hill behind the house. The plan of the structure is roughly rectangular; its massing is defined by horizontal bands of shingles over original wood siding on the first and second floors and by a hipped roof system that displays distinctive clipped gables. The house began after the turn of the century as a small residence; a major renovation in 1922 approximately doubled the size of the house, changing the roof line and the rear. The basic structure, the exterior and the interior have only been slightly changed since the 1922 renovation.

The facade contains a ground floor entrance recessed into the left corner and sheltered by a two-sided, open porch. The ground floor wall extends from the porch to the right edge of the structure, where it forms the base of a staircase that rises diagonally across the facade to the second floor. A simple balustrade, supported by two newel posts, accents the graceful stairs. They lead to a porch that extends across the left half of the second floor, also defined by a balustrade that establishes a second floor entry and a glassed-in porch/sunroom. The stairs, entry and porch give the house its character by providing a strong, central feature. The right of the second floor contains a single, centrally placed window set above the lowest newel post of the staircase. A clipped gable over the right half of the house defines the area above the central window. The left half of the building is also covered with a hip roof set at right angles to the right one. A clipped gable is also visible on the left (south) elevation. The clipped gables and cedar shingle banding are features repeated on a single story shed in front of the house.

Historic photographs of the building taken about 1920 correspond with details on a June 1914 Sanborn map showing a small, rectangular single story building with a gable roof. By 1927 a new Sanborn map indicates a large addition had been built that increased the front part of the building and added to the right side. Based on old roof lines in the attic and details of interior finish work, the house appears to have been built in three stages: after the original, small rectangular building was constructed it was modified in 1922 with construction to the left and additional work done to the back of the building at a later time. Wet plaster walls exist in the back of the building; plaster over canvas was used in the front, leading to the conclusion that construction in the rear was done at a later date than in the front portion of the house.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1911, 1922 **Builder/Architect** —

Statement of Significance (in one paragraph)

The early history of this house, like much of Ketchikan's, is representative of the pioneering, tumultuous activity of a growing southeast Alaska community. The house has clear associations with one of the politically active and socially prominent Ketchikan families that participated in the development of the city and the state of Alaska. This association spans two generations and covers most of the history of Ketchikan.

Adolph Holton Ziegler was born in Longwood, Maryland in 1889, studied law and was a court reporter in Easton, Md. until 1913. After attending Bryant and Sadler's Business College he studied law and was admitted to the Alaska bar in 1915. He married Lillian Windfohn in Baltimore in 1917; they had one child, Robert Holton. Ziegler married a second time, on July 28, 1936, to Katherine Woll in Chehalis, Washington. After two years in the U.S. Navy (1917–18) he entered private law practice in Ketchikan in 1919 and remained in practice until his death in 1970. Mr. Ziegler was Mayor of Ketchikan (1937–1938), a Delegate to the territorial House of Representatives (1929–33 and 1935–37). He was a candidate for delegate to the U.S. Congress in 1932 and 1944, served as member of the Territorial Board of Education and was a member and president of the Board of Directors of the First National Bank of Ketchikan. Mrs. A. H. (Katherine) Ziegler continues to live in the downstairs apartment of the house.

Robert Holton Ziegler is also a prominent attorney who was elected to the House of the 23rd Territorial Legislature in 1957 and served as State Senator from 1965 to 1976. In addition to numerous community groups Mr. Ziegler has served as President and Member of the Board of Governors of the Alaska Bar Association.

Ownership records indicate that the house was built around 1909:

Real and Descriptive Property tax assessment rolls:
Owner: J.C. Parkhurst

Inverted Index, District Recording Office, Ketchikan:
Parkhurst to A.W. Morgan, May 31, 1911
Morgan to Bruce E. Hoffman, Feb. 27, 1914
Hoffman to F. Wencke
Miners & Merchants Bank vs Carl Holmberg, Salmon Packing Co., F. Wenke
Miners & Merchants Bank to A.R. Larson, Sept. 3, 1919
Larson to Clarence H. and Mary Robinson, Sept. 3, 1919
Robinsons to Adolph H. Ziegler, August 8, 1922
Mrs. A.H. Ziegler to David L. and Karen H. Pitcher, 1980.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property -1

Quadrangle name Ketchikan (B-5), Alaska

Quadrangle scale 1:63 360

UTM References

A

0	1	3	3	1	7	8	0	6	1	3	6	1	4	0
Zone		Easting						Northing						

B

Zone		Easting						Northing						

C

Zone		Easting						Northing						

D

Zone		Easting						Northing						

E

Zone		Easting						Northing						

F

Zone		Easting						Northing						

G

Zone		Easting						Northing						

H

Zone		Easting						Northing						

Verbal boundary description and justification

USS 769, Schoenbar Edition, Block D, Lot 13

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Karen H. Pitcher

organization _____ date May 10, 1984

street & number P.O. Box 5642 telephone (907) 225-2652

city or town Ketchikan state Alaska

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state 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 Judith E. Bittman

title State Historic Preservation Officer date March 29, 1985

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I hereby certify that this property is included in the National Register

J. Alvord Byer date 5-30-85
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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Continuation sheet Ziegler House (KET-086) Item number 7

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The house is built on a steep incline and the front is set on tall pilings. The second floor of the building, in the rear, is at ground level and is elevated in front. An apartment was built into this space, under the left half of the house, after the house took form and was extensively remodeled in the late 1930's or early 40's. Interviews by the owner with early residents of Ketchikan indicate that installation of the apartment dramatically changed the appearance of the house. Underneath the apartment on the left side there is yet another level containing furnace and storage rooms. Adjacent to the apartment under the right half of the house is an unfinished storage area. A one story frame garage stands on the left side of the lot where it was moved from the right side by Katherine Ziegler after 1938.

The main living area of the house has traditionally been on the second floor. Photographs taken after 1938 show a house with a prominent, centrally-placed staircase. Sometime after 1938 Katherine Ziegler modified the entry by having the stairs turned to the right. The new stairs maintained the simple balustrade and the gentle angle of ascent. Some landscaping may have been done at that time to create the elegant front yard. A later change extended the second floor porch across the left half of the house. This change eliminated the small gabled entry, and used the sweeping stairs and balcony to focus attention on the principal (second) floor. The small changes made to the facade over the years represent an evolution of design solutions to the difficult problem of building an esthetically pleasing house with two entries on a steeply sloping lot.

The house has many interior features that are evocative of the 1920's. A fieldstone fireplace with arched lintel highlights the large livingroom, a pair of french doors with slightly arched top styles accents each end of the long room. In the dining room two built-in corner china cupboards with arched doors soften the square angles of the room. The breakfast nook is placed behind a flattened arch; the lines of the benches and table echo the curve of the arch. Finally, the breakfast alcove arch is duplicated in the stove alcove, creating a regular theme that is consistent with details from 1920's architectural pattern books.

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Continuation sheet Ziegler House (KET-086) Item number 9

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Tongass Historical Society picture file: #68.10.4.26 and #71.9.10.45

District Recorder's Office - Inverted Index.

Mrs. A.H. (Katherine) Ziegler

Robert and Paula Ziegler

Margorie Voss

Evangeline Atwood and Robert H. DeArmond: Who's Who in Alaskan Politics,
Portland, Oregon, Benford P. Nortz, 1977.

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Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 85001161 Date Listed: 5/30/85

Ziegler House
Property Name

Ketchikan Gateway Borough AK
County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

fa *Antonieta Alce*
Signature of the Keeper

10/2/85
Date of Action

Amended Items in Nomination:

Location: Under county, Kenai Peninsula Borough should be changed to Ketchikan Gateway Borough.

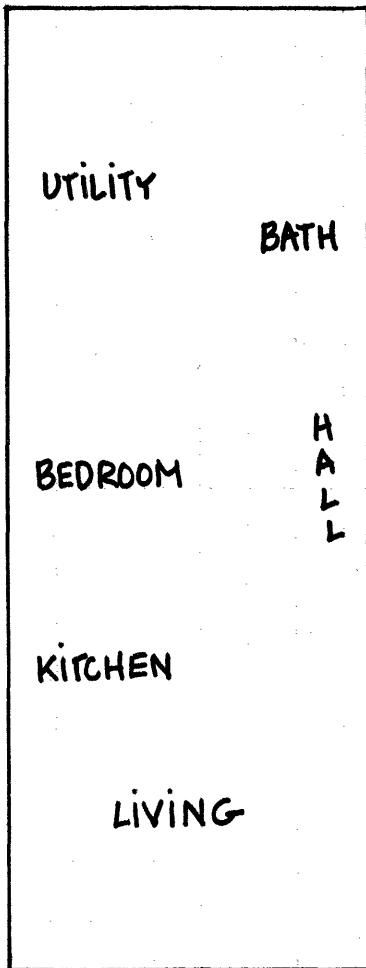
This information was confirmed with Jo Antonson of the Alaska State Historic Preservation Office.

DISTRIBUTION:

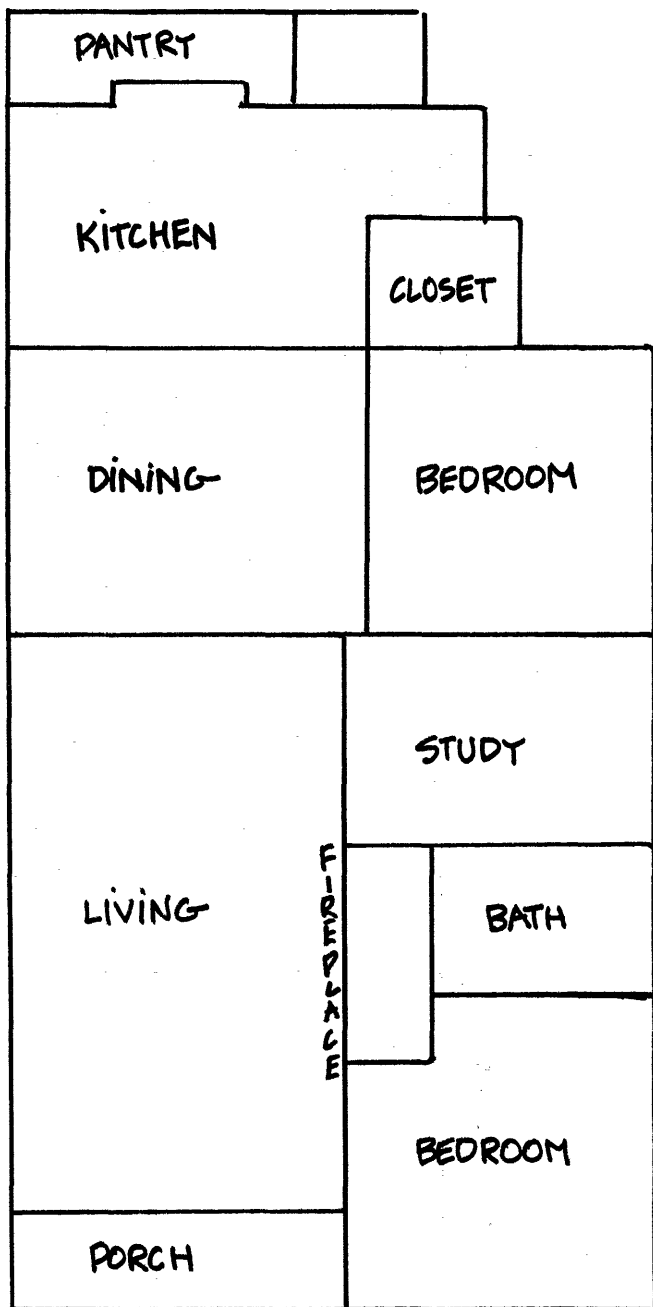
- National Register property file
- Nominating Authority (without nomination attachment)

Ziegler House (KET-086)
Floor plan

APARTMENT
LOWER LEVEL



MAIN HOUSE
UPPER LEVEL



SCALE: 1" ≈ 2 ft.



BAWDOEN

PANE

R. W. D. LIGHT POLE SURVEY
ELEVATED PLANK ROAD

WARDER WAY

15 GRANT

STONE RETAINING WALL

340 (28)

AV. (MOTT HAVEN)

FOREST

Semborn Map, JUNE 1927 Ziegler House (KET-08)