

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 02001488

Date Listed: 12/3/2002

Ralston, John and Mary, House
Property Name

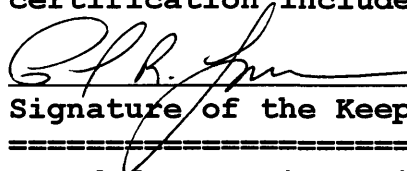
Spokane
County

WA
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.


Signature of the Keeper

12/3/02
Date of Action

=====
Amended Items in Nomination:

Resource Count:

The resource count is revised to read: one (1) contributing building and one (1) non-contributing building. [The 1941 garage post-dates the period of significance and must be considered a non-contributing resource.]

Significant Person:

The name *John C. Ralston* is added under Significant Person on the nomination cover page.

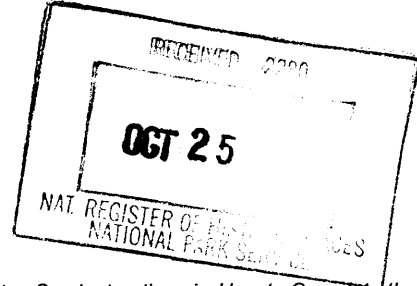
These revisions were confirmed with the WA SHPO office.

DISTRIBUTION:

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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



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

1. Name of Property

historic name RALSTON, JOHN & MARY HOUSE
other names/site number _____

2. Location

street & number 2421 WEST MISSION AVENUE not for publication _____
city or town SPOKANE vicinity _____
state WASHINGTON code WA county SPOKANE code 063 zip code 99201

3. State/Federal Agency Certification

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

[Signature]
Signature of certifying official

10/23/02
Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register
____ See continuation sheet.
____ determined eligible for the
National Register
____ See continuation sheet.
____ determined not eligible for the
National Register
____ removed from the National Register
____ other (explain): _____

[Signature] Signature of Keeper: Date of Action: 12/3/02

5. Classification

Ownership of Property

(Check as many boxes as apply)

- __X__ private
__ public-local
__ public-State
__ public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total. Values: 2 buildings, 2 Total.

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: __ DOMESTIC
Sub: __ SINGLE FAMILY

Current Functions

(Enter categories from instructions)

Cat: __ DOMESTIC
Sub: __ SINGLE FAMILY

7. Description

Architectural Classification (Enter categories from instructions)

__ LATE 19TH AND 20TH CENTURY REVIVALS

Materials (Enter categories from instructions)

foundation __ STONE, BRICK
roof __ WOOD SHINGLES
walls __ WOOD CLAPBOARD
__ STUCCO
other

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

See Continuation Sheet

8. Statement of Significance

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

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

Narrative Statement of Significance

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

See Continuation Sheet

Areas of Significance

(Enter categories from instructions)

- ENGINEERING
- TRANSPORTATION
- COMMUNITY DEVELOPMENT & PLANNING

Period of Significance

1900-1928

Significant Dates

1900

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

JOHN C. RALSTON (Architect)

9. Major Bibliographical References**Bibliography**

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

10. Geographical Data

Acreage of Property _____ LESS THAN ONE ACRE _____

UTM References

(Place additional UTM references on a continuation sheet)

1	11	466420	5279700
Zone	Easting		Northing

2	_____	_____	_____
Zone	Easting		Northing

3	_____	_____	_____
Zone	Easting		Northing

4	_____	_____	_____
Zone	Easting		Northing

_____ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

The nominated area is located within the City of Spokane, Nettleton's 2nd Addition, Block 3, Lots 1-3.

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

The nominated parcel includes the entire parcel historically associated with the Ralston House, Spokane County Parcel No. 25132.1101

11. Form Prepared By

name/title _____ LINDA YEOMANS _____

organization _____ HISTORIC PRESERVATION PLANNING _____ date _____ JULY 2002 _____

street & number _____ 501 WEST 27TH AVENUE _____ telephone _____ (509) 456-3828 _____

city or town _____ SPOKANE _____ state _____ WA _____ zip code _____ 99203 _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name JOHN L. OSBORN & RACHAEL PASCHAL OSBORN

street & number 2421 WEST MISSION AVENUE telephone (509) 939-1290

city or town SPOKANE state WA zip code 99201

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION
CONTINUATION SHEET

Section 7 Page 1 of 4

JOHN & MARY RALSTON HOUSE
Spokane County, Washington

NARRATIVE DESCRIPTION

Summary Statement

Built in 1900, the John and Mary Ralston House represents the Queen Anne style with Tudor influence. The house is sited on three lots located on the west end of Mission Avenue in Nettleton's Second Addition in northwest Spokane. The residential neighborhood is highlighted by a panoramic view from Summit Boulevard which runs along the edge of a steep bluff that overlooks the Spokane River and Fort George Wright on the opposite west bank. Tree-lined streets with an eclectic mix of residential architecture built mostly from 1900 to 1945, surround the Ralston House. Custom-designed Queen Anne and Tudor-style architectural elements define the Ralston House, setting it apart from other dwellings in the area. These include the home's steeply pitched gables, false half-timbering, and original windows embellished with diamond-paned divided lights. The interior of the house has a "great hall," original fir floors and painted-pine woodwork, a marble-faced fireplace, a built-in china cupboard with leaded-glass doors, and a late 19th-century Art Nouveau-style chandelier made in France. The house is remarkably intact and retains excellent interior and exterior architectural integrity of location, setting, felling, design, materials, workmanship, and association.

Current Appearance and Condition

Site

The Ralston House fronts onto West Mission Avenue and is set behind a cultivated lawn that slopes slightly toward the street. The house is built in the center of three lots that are bordered by Mission Avenue to the north, Cochran Street to the west, an alley to the south, and single-family homes to the east.

Exterior

The house rises two-and-one-half stories and forms an irregularly shaped rectangular footprint with over 2500 square feet of combined interior space on the first and second floors. The frame house has a steeply pitched side-gable roof with lower intersecting cross gables on the south elevation. The roof is covered in wood shingles. Wide overhanging eaves accentuate the roof and are embellished with decorative scroll-sawn rafter tails and purlins. The house is supported by an ashlar foundation made of black cut-basalt. Narrow-width horizontal wood siding clads the first floor of the house while the second floor is clad in wood stickwork and false half-timbering with stucco infill. Wood stickwork accentuates the outline of the house and is defined as window and door surrounds, vertical corner boards, and horizontal wood bands that separate the foundation of the house from the first floor, and the first floor from the second floor. A unique feature of the Ralston House is the windows. All but one of the windows on the first and second floors are original and are designed as double-hung, wood-sash units with multiple diamond-paned divided lights on the upper sash. Installed in 1927, the living room window adjacent west of the front door is a plate glass picture window that probably replaced a pair of double-hung windows similar to the pair adjacent east of the front door. Curved wood ornamental surrounds and lintels with floral cutouts accentuate windows and doors.

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JOHN & MARY RALSON HOUSE
Spokane County, Washington

The primary facade of the Ralston House faces north and has a symmetrical design and fenestration pattern. The facade features a third-floor shed roof dormer with a row of three multi-paned windows, and a second-story, three-sided bay covered by an extension of the principle roof. A small entry hood, or canopy, marks and protects the front entrance. The canopy is supported by massive wood, scroll-sawn brackets embellished with floral cutouts. Flanking the front door, the brackets extend down the wall to pedestals that are square and are clad in narrow-width horizontal wood siding that matches the exterior siding used on the first floor of the house. The front entrance to the house has a Dutch door made of wood with a cross-buck panel design on the lower half and a hand-crafted, leaded bottle-glass window on the upper half. The original brass plate and cut-glass door knob remain operable in the door. An eight-foot-deep, full-width porch deck spans 40 feet across the front of the house, wrapping around the northeast and northwest corners of the dwelling. The porch has a wood deck and plain balustrade. Access to the porch from the front walkway is by poured concrete steps that rise to the porch deck on the west end of the porch.

Visible from the southeast corner of Mission Avenue and Cochran Street, the west elevation of the house is a secondary facade and is distinguished by the home's side gable roof with decorative stickwork and false half-timbering on the second floor and in the gable peak. A single-story square bay with a gable roof projects from the first floor and is accentuated with a row of four diamond-paned windows.

The east elevation of the house features stickwork and false half-timbering on the second story and in the gable peak. An exterior door to the basement is built partially below grade, and a shed-roof back porch is built on the southeast corner of the house.

The rear, south elevation of the house is formed by an intersecting cross gable that has a three-sided, two-story gabled bay on the southeast corner of the dwelling. The bay contains a balcony partially enclosed by decorative wood latticework on the second floor and a back entry on the first floor.

Interior

The Ralston House has a first floor, a second floor, an unfinished attic, and a partially finished basement. The front door of the house opens to a small vestibule. Sculptural *bas relief* panels of Italian plaster purchased in Europe by the Ralstons hang on the vestibule wall. The vestibule opens to a large room sometimes called a "great hall," a popular interior feature of the Queen Anne style. The great hall has two alcoves that flank the vestibule on the north wall. The northeast alcove has built-in shelves and serves as a library; the northwest alcove serves as a small sitting room or music room. The large hall serves as the formal living room of the house and is highlighted by a marble-faced fireplace to the west and by a staircase that rises to the second floor on the east wall. The staircase has a square-paneled newel post, a turned balustrade, and a closed string with a paneled face. The fireplace has a small firebox, marble hearth and

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JOHN & MARY RALSTON HOUSE
Spokane County, Washington

surround, and a mantel. The mantel is defined by an architrave with egg-and-dart and bull's eye embellishment and is supported by round, tapered Corinthian pilasters. The living room opens south to a large dining room located in the southwest corner of the house. The dining room has a bay window on the west wall and a recessed tripartite window on the south wall. Both windows have diamond-paned divided lights. A built-in china cupboard with leaded-glass doors on the upper half of the cabinet is located on the east wall. The dining room opens to a kitchen, powder room, and a back porch located in the southeast corner of the house. Except for the kitchen, powder room, and back porch, the first floor of the house has fir floors, white-painted pine woodwork, and two original light fixtures--one in the vestibule and one in the living room. The circa-1900 light fixture in the vestibule is a suspended tear-drop shaped globe made of decorative art glass. The chandelier in the living room is a gilt-covered Art Nouveau-style fixture made in France during the late 1800s. Both fixtures have remained in the Ralston House since it was constructed.

The second floor has a large master bedroom on the north side, a central hallway that leads to two bedrooms located along the west side of the house, and a bathroom and a bedroom (originally designed for use by domestic help) located on the east side of the house. A small half-bath adjoins the servant's bedroom. A door from the servant's bedroom opens to an enclosed second-story balcony and part of a staircase that is partially blocked with a wall. The narrow staircase was designed for use by domestic help and leads down to the first floor's exterior rear entrance. From the kitchen, an enclosed stairway leads down to a partially finished basement with storage rooms, a furnace room, and an office.

The attic is unfinished and contains an unusual device created to transfer the weight of an interior wall upwards and outwards, thereby relieving the downward pull of gravity and load which oftentimes results in settling and displacement. The wall supports the staircase built between the first and second floor and between the second floor and the attic.

Original Appearance and Subsequent Alterations

The Ralston House is intact and has had only a few alterations over the last 100 years. The house was originally built with an uncovered, wrap-around porch on the north facade. The porch is supported by massive square timbers and the rock foundation of the house. A footprint of the house and deck is pictured on a 1902 Sanborn Fire Insurance map where the uncovered deck is unusually labeled as a "platform." The map does not show a balustrade. No historic photographs or any evidence could be found to substantiate the original existence of a balustrade.

In 1927, wood posts were installed on the porch deck and a pergola was built on top of the posts and attached to the north elevation of the house between the first and second floors. According to previous owners and neighborhood residents, the porch and pergola were repaired or re-built at least once between 1927 and the 1980s. In 1990,

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Spokane County, Washington

temporary plywood and plastic sheathing was placed on top of the pergola to prevent water and snow from falling on the porch deck. Due to extensive decay, the pergola and balustrade were removed again in 2002. A pergola and balustrade that match the removed pergola and balustrade has been rebuilt and installed on the porch.

In 1927, an exterior door on the east elevation was installed partially below grade. The door opens to a landing and a stairway that leads down to the basement of the house. Upstairs, a small half-bath was built in a closet that adjoins a bedroom located in the southeast corner of the house that was used by domestic help.

In 1969, a powder room with wash basin, toilet, and shower was installed on the first floor between the kitchen and the living room. In 1991, a new wood shingle roof was installed and the pergola over the front porch was partially covered with tarred plywood and corrugated plastic sheathing. In the home's interior, an enclosed staircase, located by the second-story servant's bedroom and by the back entrance on the first floor, was closed off and partially obscured by a wall. The kitchen was remodeled and a twelve-foot section of the kitchen's east wall was extended out six feet, resulting in a one-story addition located adjacent north of the back entrance to the house.

In 1996-1998, the shower stall was removed from the first-floor powder room, and an interior doorway from the living room to the powder room was removed and replaced by a wall. In 1999, the basement was partially finished.

Garage

A single-car garage is located on the southeast corner of the property. It was built in 1941 and is frame construction with horizontal wood clapboard siding and a wood shingle roof. The original carriage house-style garage doors were replaced in the 1980s with the metal garage door.

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JOHN & MARY RALSTON HOUSE
Spokane County, Washington

STATEMENT OF SIGNIFICANCE

Summary Statement

Listed on the Spokane Register of Historic Places, the Ralston House was designed and built in 1900 by the home's first owner, John C. Ralston, and remained in the Ralston family for 91 years. As interpreted by Ralston, a civil engineer, the house is an example of the Queen Anne style with Tudor influence. Ralston was employed as the City of Spokane's chief engineer from 1907-1910, where he "planned and designed more than \$8 million worth of municipal improvements" in the city, including many miles of pavement and six of the nine concrete arch bridges erected during Spokane's "Golden Era of Bridge Building" (*Spokesman-Review* 16 July 1928). As reported in *Arches & Spans: Bridge Building in Spokane, 1881 to 1917*, Ralston's most notable and triumphant contribution to Spokane is the Monroe Street Bridge, a reinforced-concrete arch structure of monolithic proportions regaled as the third longest bridge in the world at the time of its construction in 1911 (pg. 4). The Ralston House is eligible for listing on the National Register of Historic Places under Criterion B for its historical association with John C. Ralston in the contexts of "Community Planning and Development," "Engineering," and "Transportation" in Spokane.

Historical Context

Early Spokane

Located along a series of waterfalls in the Spokane River, the settlement of Spokane began in about 1873. By 1900, the city's population had swelled to 36,000, and by 1910, Spokane had grown at an unprecedented rate to over 100,000. During this time, an unparalleled period of building ensued, catapulting Spokane to the rank of bustling boomtown. Streets and roads, hotels and houses, and buildings and bridges were built at astonishing speed (*Spokesman-Review* 24 Aug. 1909). Construction and bridge engineers were sought after to solve the city's transportation problems presented by the river and the need to cross it. One of Spokane's most influential bridge engineers at this time was John C. Ralston, the owner and designer of the Ralston House.

Nettleton's Additions

Named for early Spokane developer W. O. Nettleton, Nettleton's First and Second Additions were platted in 1887 and 1888 (Spokane County Tax Assessor records). Prior to platting, the land was characterized by rocky basalt outcroppings, a forest of pine and fir trees, wild grasses, and wide, panoramic vistas of the Spokane River from the edge of the bluff along Summit Boulevard. The additions offered 40 and 50-foot-wide lots with a "country estate" appeal, and sparked an interest in potential landowners. As quoted in a 1991 Mother's Day Tour brochure for Summit Boulevard, a *Spokane Falls Review* article dated September 28, 1887 enticed buyers to the bluff and described the area as "a new tract of land which in many ways is superior to anything that has yet been offered" and has "several hundred acres commanding a view which for picturesqueness and beauty is unsurpassed." Roads were graded, Holmes Public School was built, and buyers began

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purchasing lots on which to erect their homes. Constructed in 1900, the Ralston House was one of the first homes to be built in the east half of Nettleton's Second Addition.

The Ralston House

On January 23, 1900, John C. Ralston and his wife Mary Kean Buckner Ralston bought Lots 1-2-3, Block 3 in Nettleton's Second Addition for \$1200 (warranty deed #36705-100-590). As reported by his daughter Mary Elizabeth Ralston, John Ralston designed his own home (Compau). He and his wife Mary raised two children in the house, John W. B. and Mary Elizabeth. The house remained in the Ralston family for 91 years until 1991.

Craig and Charyl Herbst, owners of Craig's Heating and Air Conditioning, bought the house for \$92,500 in 1991, and sold it in 1995 for \$175,000 to Sydne Johnson, an administrator for Child Protection Services. Spokane physician John Osborn and his wife, attorney Rachael D. Paschal Osborn, purchased the property in 1999.

Historical Significance--Category B

John C. Ralston

The Ralston House is historically significant for its association with master bridge designer, John C. Ralston. The home's period of significance begins in 1900 when Ralston designed the house and ends with his death in 1928.

Ralston's obituary in the *Spokesman-Review*, dated 16 July 1928, gave an informative account of his career. John Chester Ralston was born in 1864 in Kincardine, Ontario, Canada, and was educated as a mining and civil engineer. He went to Missouri where he worked from 1882 to 1886. He then moved to Washington, DC where he resided until 1893. A member of the Union Pacific Railway Engineer Corps, Ralston helped with the development of Butte, Montana's water power system and Chicago's steel buildings and elevated railways. He married Mary Kean Buckner of Kentucky in 1897, and the couple made their way to Spokane. From 1897 to 1906, Ralston worked at offices in Spokane and Republic, a town north of Spokane, as chief engineer for the Republic Mines. The Ralstons resided in the Spokane Hotel in 1898, and in 1899, they moved to a house at 2014 West Riverside Avenue where they began planning the design and construction of their new home to be built at 2421 West Mission Avenue the following year.

In 1907, Ralston was hired as chief engineer for the City of Spokane. Ralston's duties included all aspects of civil engineering from waterways to roadways, to bridge building. The National Register Multiple Property Documentation (MPD), "Historic Bridges and Tunnels in Washington State," describes the influence of the bridge engineer as "pervasive" and says "the construction of even the shortest [bridge] spans affect people's lives, easing their ability to move from one location to another. This pervasive influence of the bridge engineer is reflected in the...historic bridges and tunnels remaining in Washington" (pg. 29).

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Spokane County, Washington

As chronicled in *Arches & Spans: Bridge Building in Spokane, 1881 to 1917*, Spokane's "Golden Era of Bridge Building," is an era defined by the erection of Spokane's first concrete arched bridges, beginning in 1907 with the construction of the Washington Street Bridge and ending with the construction of the Post Street Bridge in 1917. A total of nine bridges were built, six of which were designed and engineered by John Ralston. They were:

- Washington Street Bridge - built in 1907-1908 (demolished in 1974)
- Howard Street Bridge over North Channel of the Spokane River - built in 1909
- Olive Street Bridge (now called Trent Avenue, east of Hamilton) - built in 1909
- Mission Street Bridge, built in 1909
- Monroe Street Bridge, built in 1909-1911
- Latah Creek Bridge, built in 1910-1914

The impact of John Ralston's engineering genius during this time is highly visible in Spokane. The MPD notes the importance of bridge engineers:

The bridge...engineers...were men who had more than unusual constructive abilities. They were men with vision; they were dreamers, planners, managers, and builders who built on an enormous scale (pg. 27).

It was the foresight and perseverance of a few individuals within the city engineering department who were responsible for the construction of these forceful, concrete forms that directly impact the visual countenance of Spokane. Moreover, it is the magnitude of the Monroe Street Bridge and the Latah Street Bridge that make them particularly unique. Their rhythmic arch forms are commanding architectural focal points within the city (pg. 27-28).

The Monroe Street Bridge was Ralston's most monumental undertaking in Spokane. The MPD describes the significance of the Monroe Street Bridge:

When the Monroe Street Bridge was completed in 1911, its monolithic arch was hailed as the largest concrete arch in the United States. The Monroe Street Bridge was similar to the Walnut Lane Bridge of Philadelphia, constructed in 1906-1908, which was an important forerunner in the design of long-span fixed arches. The great size of the massive arched ribs of these two structures reveals the limits of unreinforced concrete in long span structures. However, the open spandrels and flattened ribs of the Monroe Street's central arch pointed toward the future in concrete arch design (pg. 20).

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Spokane County, Washington

Ralston worked for the city through part of 1910, and then was employed as a consulting engineer on the Columbia River irrigation project through 1912. Ralston was an active member of both the Spokane and Seattle Engineering Societies, the American Institute of Mining and Metallurgical Engineers, the Cosmos Club of Washington, DC, the Spokane City Club, and the Society of Civil Engineers. He was a 32nd-degree Mason and a communicant of All Saints' Episcopal Cathedral in Spokane. After his appointment with the City of Spokane, Ralston continued to work as a consulting civil and mining engineer in the area until his death in 1928 (*Spokesman-Review* 16 July 1928).

Architectural Style

The Queen Anne

As interpreted through the eyes of its designer, engineer John Ralston, the Ralston House could be called a half-timbered Queen Anne-style dwelling. In her book, *The Visual Dictionary of American Domestic Architecture*, Rachel Carley explains that the Queen Anne style is identified with the "Scottish-born architect Richard Norman Shaw (1831-1912) and his followers whose domestic work in England was a tremendously free and eclectic hybrid of forms drawn from a range of sources, including Classical, Tudor, and Flemish architecture" (154). Even though the historical and architectural precedents used by Shaw and his followers had little to do with England's queen or the formal Renaissance architecture that was dominant during her time, the style was named after Queen Anne who reigned from 1702 to 1714, more than 150 years *before* the style was popularized in England and America.

In the United States, the Queen Anne style dominated architecture throughout the country from 1880 to 1910 (McAlester 263). The style is characterized by an eclectic mix of previously traditional prototypes including elements from medieval Tudor, American Colonial, Gothic Revival, Italianate, and Stick styles. In the Queen Anne style, a blend of architectural elements are designed to produce random changes in the horizontal and vertical continuity of the exterior wall plane.

The Ralston House was built in 1900 during the time the Queen Anne style was adopted in Spokane. Combined with Ralston's stylistic interpretations, the home's eclectic mix of architectural elements renders it an example of the Queen Anne style with Tudor-style influence. These elements include the home's date of construction, irregular vertical massing, multiple gables, three-sided bays, and mix of borrowed elements from previous architectural styles, especially the Tudor style. Tudor-style elements on the Ralston House and are found in the decorative wood false half-timbering, horizontal bands, and vertical corner boards. The decorative applied wood ornamentation is called "stickwork" and is reminiscent of the half-timbered cottages of Normandy and Tudor England.

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JOHN & MARY RALSTON HOUSE
Spokane County, Washington

Compare and Contrast

The Ralston House can be compared to homes in Nettleton's Second Addition and the larger West Central neighborhood surrounding the addition. Like the Ralston House, most of the homes in the West Central area were built around 1900 at the turn of the 19th and 20th centuries. The majority of these early homes were first constructed and concentrated along the neighborhood's West Mallon, Broadway, Boone, and Sharp Avenues and along Summit Boulevard. In contrast, the 1902 Sanborn Fire Insurance map pictures only four homes, including the Ralston House, in the northeast portion of the Addition.

The custom design of the Ralston House is unique and is not repeated on any house in the neighborhood. Most houses built in the area are vernacular examples of the Queen Anne style with hip roofs, front-facing gables, and one-story covered porches. A few larger homes facing Summit Boulevard are high style examples of Queen Anne, Mission Revival, Colonial Revival, Tudor Revival, and Arts and Crafts traditions. The only homes in the area featuring false half-timbering detail are the Smith House located at 1414 Summit Boulevard (built in 1912) and the Sherwood House located at 2941 Summit Boulevard (built in 1898). The half-timbering on the Smith and Sherwood homes is consistent with the English Arts and Crafts Movement and the Tudor Revival style rather than with the Queen Anne style. The false half-timbering ornamentation on the Smith and Sherwood homes is larger and heavier in scale than the delicate stickwork half-timbering featured on the Ralston House.

A unique feature of the Ralston House is the liberal use of diamond-paned divided lights on the original windows. The majority of Queen Anne-style homes in Spokane have simple one-over-one, double-hung, wood-sash windows, many of which have been replaced over the years. In contrast, the Ralston House retains its original diamond-paned windows. The window units are similar to the diamond-paned windows of the Reid House, also designed in 1900.

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United States Department of the Interior
National Parks Service

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Spokane County, Washington

Spokane County. *Warranty Deed #36705-100-590*. Nettleton to Ralston. Filed 23 Jan. 1900.

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United States Department of the Interior
National Park Service

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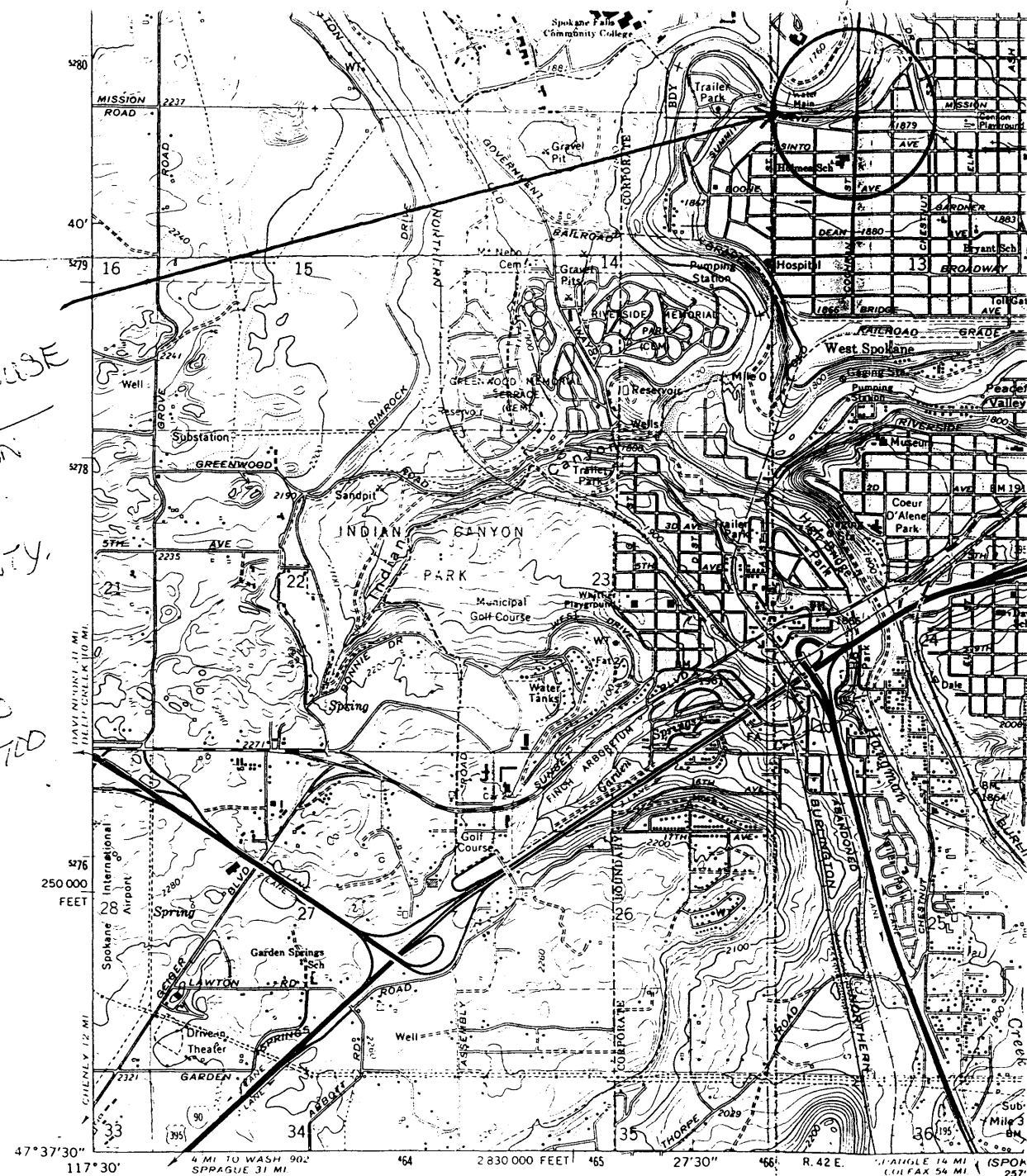
JOHN & MARY RALSTON HOUSE
Spokane County, Washington

ADDITIONAL DOCUMENTATION--PHOTOGRAPHS

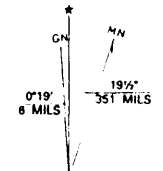
All photographs taken by consultant in November, 2001.

Photo 1 of 7	Ralston House--facade view--facing north.
Photo 2 of 7	Ralston House--front door-facing north.
Photo 3 of 7	Ralston House--front entry brackets with floral cutouts and window.
Photo 4 of 7	Ralston House--west elevation--looking northeast.
Photo 5 of 7	Ralston House--east elevation-looking northwest.
Photo 6 of 7	Ralston House--living room looking northeast into library.
Photo 7 of 7	Ralston House--dining room built-in china cupboard--looking east.

JOHN & MARY
RALSTON HOUSE
2421 W. MISSION
SPOKANE, WA.
SPOKANE COUNTY,
WA.
ZONE II
EASTING 466420
NORTHING 5279700
ZONE II
466440E
5279689N



Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1946 and planetable surveys 1950. Revised from aerial photographs taken 1972. Field checked 1974
Projection and 10,000-foot grid ticks: Washington coordinate system, north zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid ticks, zone 11, shown in blue. 1927 North American datum



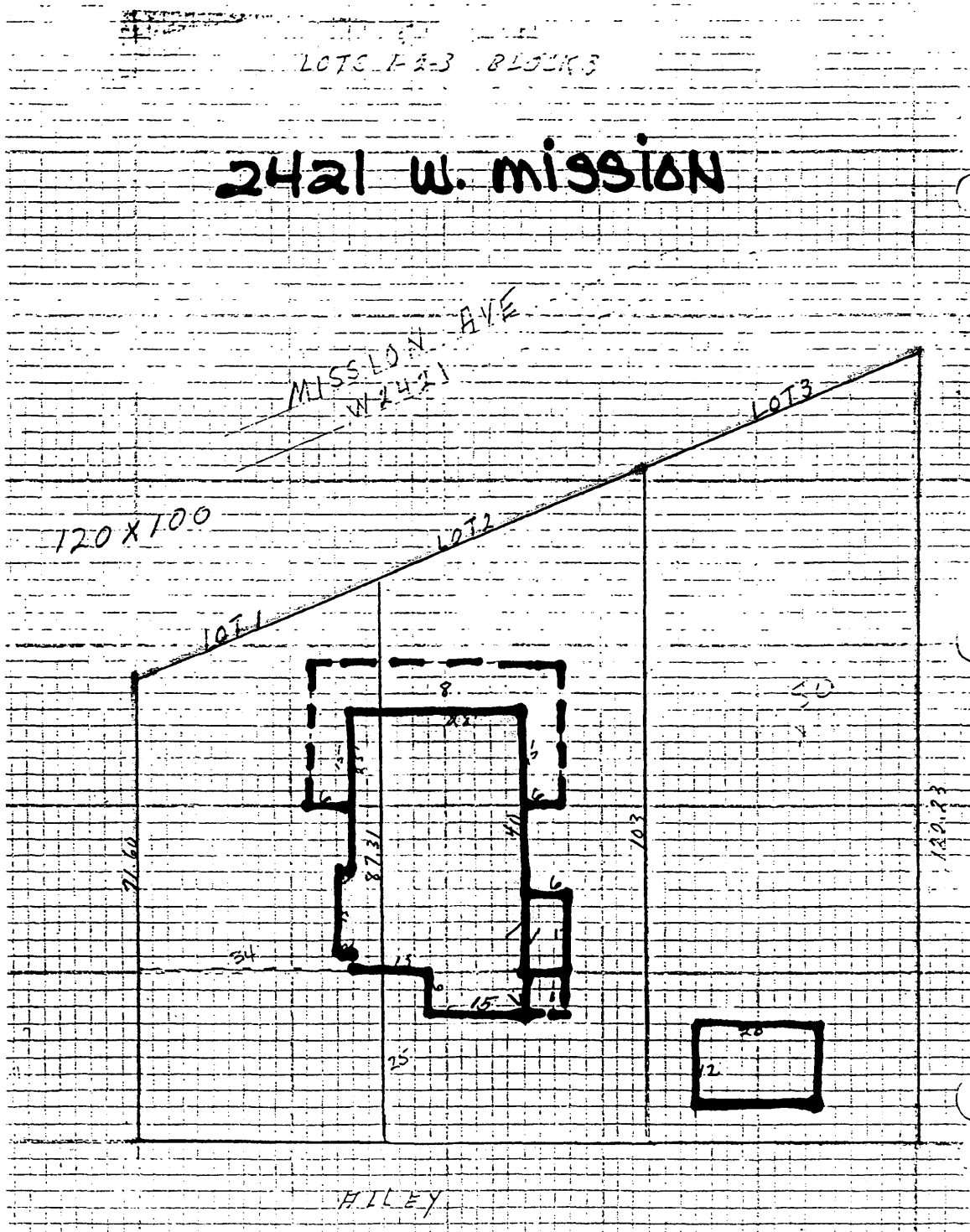
SCALE 1:24
CONTOUR INTERVAL
DOTTED LINES REPRESENT
DOTTED LINES CROSSING RIVERS REPRESENT
NATIONAL GEODETIC VERTIC

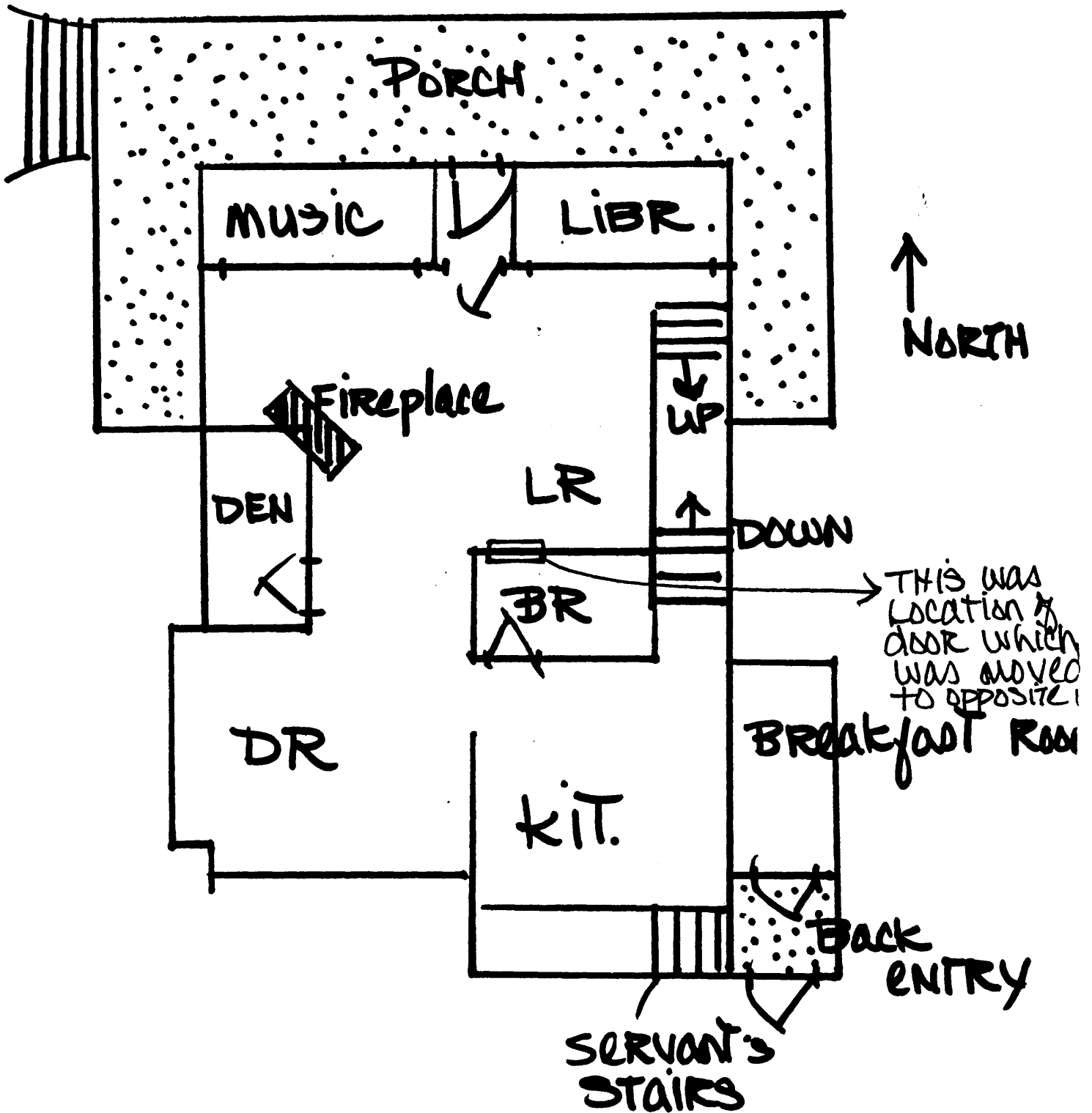
(FOUR LAKES)
2479 11 52

John & Mary Ralston House

2421 W. Mission Avenue
Spokane, WA 99201

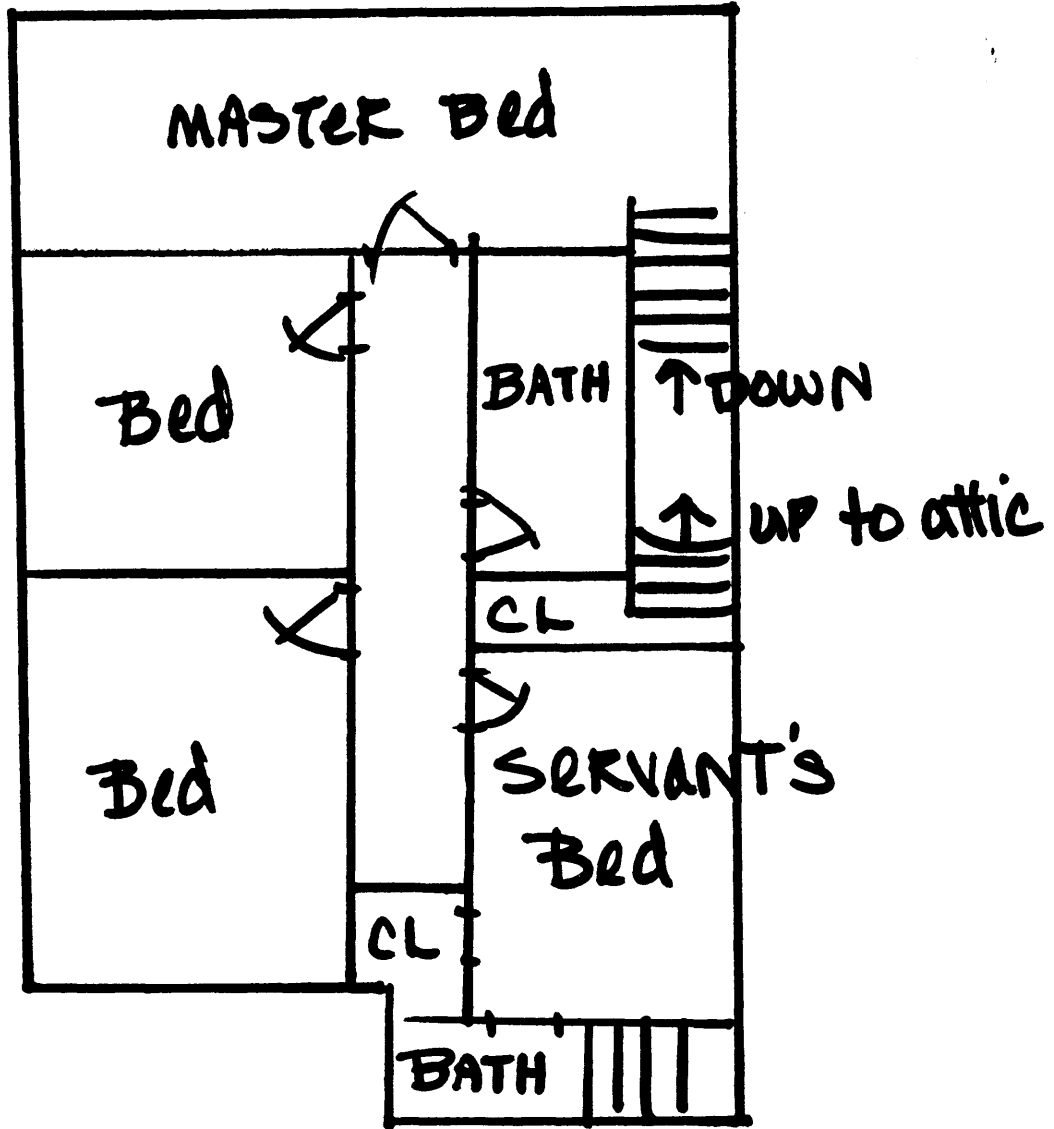
Site Plan of Property
from Spokane County Tax Assessor's Records, 2002.





JOHN & MARY RALSTON HOUSE

Floor plan for first floor.



JOHN & MARY RALSTON HOUSE

Floor plan for second floor.

JOHN C. RALSTON

1864-1928

Spokane Bridge Engineer

Responsible for the design and engineering of six of Spokane's nine bridges constructed during the town's "Golden Era of Bridge Building" from 1907 to 1914.

