

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 and Lottie, Cottage

other names/site number: Lowe Cottage

2. Location

street & number 481 Main Street not for publication N/A  
city or town Lebanon vicinity N/A  
state Oregon code OR county Linn code 043 zip code 97355

3. State/Federal Agency Certification

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

James Hamm January 16, 1998

Signature of certifying official Deputy SHPO Date

Oregon 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

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number   3   Page   1  

---

**RALSTON, JOHN AND LOTTIE, COTTAGE (1887)**

481 Main Street

Lebanon, Linn County, Oregon

**COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE**

The one-and-a-half-story Queen Anne/Eastlake cottage built for Lebanon townsite promoter John Ralston and his wife Lottie in 1887 stands at the northeast corner of the intersection of Main and Vine Streets in the Linn County agricultural trading community and mill town. Its design has been attributed in different sources to local carpenter-builder Z. T. Bryant and to building contractor I. F. Conn. Useful background about Bryant is provided in this application thanks to an autobiography in which places the carpenter in Lebanon in 1885 after his having been involved in construction of the fine row of officers' quarters at Fort Vancouver in southern Washington. A compact and well crafted house of the cottage scale with a number of particularly fine details, the Ralston House is the outstanding example of its type and style in Lebanon and therefore meets National Register Criterion C. The house is noteworthy, but not nominated for its association with the scion of Jeremiah Ralston, town founder.

The Ralston House is of balloon frame construction resting on a high basement and is composed as a square, hip roofed core volume having projecting cross gable sections on the front and side elevations and a kitchen ell on the north. Dimensions of the overall ground plan are 21 x 54 feet, inclusive on a lean-to attachment to the ell that is a porch enclosed for a bath. The principal facade faces west onto Main Street and has an asymmetrical organization in which the gabled parlor foresection on the south is offset by a veranda at the northwest corner. Above the front entrance bay is a wall dormer with gablet having a fancy bargeboard. On the street elevations, parlor and sitting room sections are fronted with single-story polygonal bay windows. The roof of medium pitch has a boxed cornice with pitched soffit supported decoratively by outsized brackets in the Eastlake tradition. The brackets are embellished with incised motifs and gougework.

The exterior is variegated with drop siding for the ground story and flush tongue-and-groove siding and imbricated shingles on the upper story. Also contributing to the varied surface treatment are the square, colored border lights in window sash glazing and in front doors of upper

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 3 Page 2

---

and lower stories. It is pointed out by the student preparer that the palette of border light colors changes from lower to upper story. The layering effect is consistent with the type of superposed variegation that typifies the hybrid style. The Stick/Eastlake influence is reflected in decorative herringbone half timbering in gable ends and additional stick work in several string courses, as well as the frieze brackets. A section of original Chinoiserie-inspired railing has been located to serve as a template for restoration of the veranda, now in progress. The handsome main entrance assembly consists of a transom over a double-leaf door with inset paneling and vertical glazed panels with colored border lights.

The interior of the Ralston House is organized on an offset entry stairhall plan in which the diningroom is behind the stairhall. The north side spaces are balanced on the south by adjoining parlor and sitting room, the longitudinal axes of which are at right angles, one to the other. The upstairs contains three bedchambers. The house has no fireplace feature, but a brick flue with strip pilasters, necking, and corbeled cap which vented the basement furnace is still intact at the ridge of the ell. Interior trim and finish work includes a fine half-turn, open-string staircase with bannister and mahogany newel posts in the Eastlake style. Other good quality standard millwork of the day includes molded bases and reeded window and door trim with bull's-eye corner blocks. Upstairs, there are eight original four-panel doors with raised panels with hand-grained finish. The stiles and rails of these doors, too, have a light faux-grain finish.

The Ralston House has the distinction of being the first known example of the Queen Anne/Eastlake style in Lebanon. The Queen Anne style was popular locally after 1890. There is no earlier example of this type in Linn County outside of Albany, the county seat. It is appropriately pointed out by the preparer that certain details were commonly seen in plan books of the day, such as those published chiefly in New York by Palliser, Palliser and Company beginning in 1876. The house has not been traced to a particular pattern. Instead, the design is thought to have been extrapolated from varied sources.

John Ralston (1856-1930) was the youngest of the 12 children of Jeremiah and Jemima Ralston, 1847 overland immigrants from Tennessee who founded Lebanon and some of its defining institutions. The original plat of Lebanon was surveyed by the elder Ralston, as were all subsequent additions to 1887. John attended Santiam Academy, the local Methodist enterprise his father helped to establish. John married Lottie in 1876, and the pair bought the lots for their cottage in 1879. The building was completed in 1887. The Ralstons lived in the house only briefly before a tragic fire prompted their relocating to Albany. Since Ralston's greater prominence is associated with his career in the county seat, the house is not documented for

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

**National Register of Historic Places  
Continuation Sheet**

Section number   3   Page   3  

---

eligibility under Criterion B. Although the status of houses associated with other members of the Ralston family in Lebanon has not been definitively determined as yet, it is thought unlikely that any but the nominated house still stands.

Following is a schedule of the documented alterations.

- The original foundation of brick-faced, mortared rubble was replaced with concrete block faced with clinker brick.
- Gable vergeboards with reeding and paterae are to be reinstalled as part of the work now underway.
- The cedar shingle roof was replaced in kind in 1995.
- The veranda was damaged by fire in 1964 in its north elevation. The north section was rebuilt in 1993. Documentary views show that it had a pediment with sunburst aligned over the front steps. The pediment, railings and upper deck balustrade are to be replaced. The turned posts now in place are reconstructions based on a salvaged original.
- The ell lean-to is a rear porch which Sanborn maps indicate was added between 1898 and 1913. It was later enclosed for a bath.
- Missing exterior details not yet replaced but which are documented by a historic period illustration of 1892 are window shutters, gable finials, and a balustrade for the front window bay.
- Deteriorated vertical paneled pocket doors dividing the parlor and sitting room were replaced by the present panel doors as part of recent restoration efforts.

USDI/NPS NRHP Registration Form

John and Lottie Ralston Cottage

Linn County, Oregon

4. National Park Service Certification

I hereby certify that this property is: Signature of the Keeper Date of Action

- entered in the National Register
See continuation sheet.
determined eligible for the National Register
See continuation sheet.
determined not eligible for the National Register
removed from the National Register
other (explain):

Edson H. Beall 3-5-98

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

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

Number of contributing resources previously listed in the National Register

N/A

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

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat:

DOMESTIC

Sub:

single dwelling

Current Functions (Enter categories from instructions)

Cat:

DOMESTIC  
WORK IN PROGRESS

Sub:

single dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Queen Anne  
Stick / Eastlake

Materials (Enter categories from instructions)

foundation BRICK  
walls WOOD  
roof Shingle  
other BRICK  
STUCCO

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

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

**National Register of Historic Places**  
Continuation Sheet

Section Number 7 Page 1

**John and Lottie Ralston Cottage**

**Linn County, Oregon**

---

**Materials (Continued)**

walls shingle  
weatherboard  
other WOOD

**Exterior Description**

**Foundation**

The Ralston Cottage rests on a high foundation, three and one half feet above grade, allowing for a full basement with hopper windows on the north, west and south elevations. The original mortared rubble foundation has been replaced with concrete blocks veneered with brick. Although the rubble foundation was also veneered with brick, the present veneer has clinker brick.

**Siding and Finishes**

This balloon frame cottage has a complete water table band which extends around the perimeter of the house separating the foundation and flush, 5" tongue-and-groove siding which rises briefly before being broken by a 6", wooden belt course. Above this, horizontal drop siding with 7" reveal, rises to the floor of the second story before it is broken by a second similar belt course. Five inch flush, tongue-and-groove rises nearly to the eave where it is interrupted by a third belt course capped by a molding which delineates the change to octagonal shingles. Offering wall texture variation beneath the eaves, there are seven courses of shingles between the frieze and the last belt course. Nine courses of shingles clad the central portion on the gables below a cambered "collar tie" which acts as the cap for paired windows. The bottom four courses of shingles in both locations flare slightly and corner boards provide a uniform terminus for the various siding materials.

The apex of the three gables is ornamented with closed stickwork in a herring-bone pattern which is completed by a rake and cornice moldings. The gables terminate with a decorative verge board which originally included reeding and paterae. These original moldings are preserved and will be reinstalled by the property owners.

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

**National Register of Historic Places**  
Continuation Sheet

Section Number 7 Page 2

**John and Lottie Ralston Cottage**

**Linn County, Oregon**

---

**Siding and Finishes (Continued)**

The overhanging boxed eaves with a pitched soffit are supported visually by thick scroll sawn brackets with circular and rectilinear perforations in a perpendicular arrangement at the building's corners.

**Roof**

The main volume of the house has a medium pitched hip roof with three cross gables and one recessed gable dormer on the main facade. The one story kitchen wing has a moderate gable roof with a tall, slender brick chimney, with a cross form protruding from each of the four planes and a corbeled cap, on the north roof slope and corresponds to the original heating system located in the basement. A hip roof addition containing a bathroom projects from the east elevation of the kitchen. The entire roof is clad in cedar shingles, with its ridges capped by a Boston hip and valleys flashed with copper sheeting.

**Porches**

There are two porches on the Ralston Cottage. A one-story veranda extends from the front entrance, located left of center on the west elevation, wrapping around to the dining room entrance on the north elevation and is accessed by wooden steps on the west elevation. The wood flooring is 3" tongue-and-groove and the ceiling is flush 3" boards. Originally, the porch was surrounded by an open railing composed of turned balusters infilled with stickwork chinoiserie. Turned posts support the flat roof of the veranda. The roof deck of the veranda, which was originally surrounded by a balustrade, is accessed by a second story door. Historic photographs reveal a pediment with a sunburst integrated into the balustrade over the porch steps. This pediment and a surviving portion of the railing will be replicated by the owner. In 1964, a nearby house trailer exploded, setting the north side of the porch on fire. The fire department removed this section of the porch during the fire to save the house. The original west portion of the porch remains. The north section of the porch was not rebuilt until 1993.

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

**National Register of Historic Places**  
Continuation Sheet

Section Number 7 Page 3

**John and Lottie Ralston Cottage**

**Linn County, Oregon**

---

**Porches (Continued)**

The second porch is recessed on the south elevation of the kitchen wing and is accessed by a short series of wooden steps, originally with a stickwork railing which will be restored to its original configuration. It is covered by the kitchen gable and has one central turned post.

**Windows**

The majority of the windows on the Ralston Cottage are one over one double hung wood sash with the stained glass light surrounds and lamb's tongue detail on the upper sashes, with the exception of the kitchen and shed addition which do not have stained glass lights. Originally, these windows were accompanied by shutters. The palette of colors used for the first story stained glass light surrounds differs from the second story windows and the front door light surrounds.

Two, one story, three-sided cant bays project on the west and south cross gables and contain three, one over one double hung wood sash windows with lamb's tongue detail. The bay on the main facade has a flat roof with engaged turned posts at the wall juncture indicating the presence of the original balustrade which enclosed the deck of the small roof. The bay on the south elevation is hipped. Both bays have "stickwork paneled" aprons and friezes. Windows and doors have plain board casings. Angle beads are located at the corners of the bays, and side casings for the second story coupled windows are "flared" to match the flare at the base of the shingles.

Coupled windows are located on the second story of the three cross gables. The north elevation is punctuated by a horizontal, fixed sash window, with stained glass light surround which corresponds to the stair hall. Also located on the north elevation is a small vertical fixed sash window with similar detail corresponding to the upstairs toilet. The hip roof addition has a horizontal fixed sash window with 12 lights on the east elevation and a four light octagonal window on the north elevation.

**Exterior Doors**

The slightly recessed front entrance on the west elevation has reeded door cheeks and double leaf doors. Hung on gothic hinges, each half-glass door leaf has a light sash with similar treatment as the windows, with small stained glass light

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

**National Register of Historic Places**  
Continuation Sheet

Section Number 7 Page 4

**John and Lottie Ralston Cottage**

**Linn County, Oregon**

---

**Exterior Doors (Continued)**

surrounds and two trimmed horizontal panels. Above, a reeded transom bar separates a transom light with a small stained light header.

The second entrance from the veranda to the dining room, the second story porch roof door, and the south elevation entrance from the porch into the kitchen are half-glass doors similar to the front doors with stained glass lights (except the kitchen door) and horizontal panels. The entry into the basement is on the south elevation below the back entry porch and consists of poured concrete steps and a vinyl door.

The second story door to the roof deck of the veranda is set within a recessed, gable dormer with stick work at the gable in a king post configuration. A decorative verge board is joined by a collar tie forming a tympanum ornamented at the center with a trefoil cutout surrounded by circular perforations. Pairs of small, scroll sawn brackets are perpendicular to one another at the corners of the eave and gable of this dormer and larger brackets are at the juncture of the dormer and roof.

**Visible Exterior Alterations**

Sanborn Insurance maps indicate the addition of a porch on the east elevation between 1898 and 1913. Sanborn Maps updated in 1928 indicate the addition as a porch. It was later enclosed and converted to a bathroom and improved in 1993. All balustrades, stair, pediment and deck railings are presently being restored to their original configuration. The current porch posts were replaced using an original post for the pattern and the wood stairs were rebuilt. The explosion of 1964 necessitated the reconstruction of the north side of the porch which was completed in 1993. The foundation was recently replaced by a concrete block foundation with a brick veneer. The roof was re-shingled in 1995. Window shutters and finials at the peak of each gable are illustrated in an 1892 vignette but have been subsequently removed.

**Interior Description**

The Ralston Cottage has a side hall plan with two rooms emanating from the entry stair hall. The parlor is entered by a large, cased opening from the entry hall.

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

**National Register of Historic Places**  
Continuation Sheet

Section Number 7 Page 5

**John and Lottie Ralston Cottage**

**Linn County, Oregon**

---

**Interior Description (Continued)**

Generous openings between the parlor, living and dining rooms provide flowing movement between the rooms.

The dining room, behind the stair hall, can be reached from either the stair hall, the living room or the front veranda and provides entry into the kitchen. The kitchen wing incorporates a brick chimney and a bathroom.

The second story of the Ralston Cottage is accessed by a staircase which rises from the stair hall near the entrance into the dining room. Three bedrooms, a bathroom converted from a closet, and the roof deck of the veranda are accessed from a hallway. Each bedroom has a closet. The entry hall contains an unpainted, open, staircase. Components of this half-turn, open-string staircase include a molded wall stringer and walnut hand rail with gooseneck easement at the upper landing newel. The handrail is supported by four, square, mahogany newel posts with chamfered, reeded shafts and spherical caps. The paneled neck of the first newel post is adorned with dogtooth stylized ornament and the third newel post has a drop ornament. Two turned fir balusters, oak stained, rise from each tread and dust catchers are in the corners of each stair. The underside of the staircase is paneled.

**Interior Doors**

A typical interior door in the Ralston Cottage is a four panel door with flush molding and sunken panels. Two large six cross panel pocket doors divide the space between the parlor and living room, replacing the original vertical paneled pocket doors which have deteriorated.

The second story has eight original four panel doors which are embellished with elaborate faux wood-graining and porcelain knobs. The faux wood-graining enhances the panels of the doors, contrasting with the lightly grained stiles and rails of the doors.

**Interior Woodwork and Hardware**

The interior woodwork on the first floor includes flush, 3", clear, fir flooring with original 8" base boards with molded base cap and 2" picture rails which surround the rooms (with the exception of the kitchen and bathroom).

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

**National Register of Historic Places**  
Continuation Sheet

Section Number 7 Page 6

**John and Lottie Ralston Cottage**

**Linn County, Oregon**

---

**Interior Woodwork and Hardware (Continued)**

Matching crown molding was recently added to the first story rooms and a chair rail was added in the dining room. All the doors and entry ways are trimmed with 4", reeded casing with base blocks and head blocks with paterae ornamented with carved rosettes. The first floor trim is painted, with the exception of the front door. The front door knob has been replaced with a spheroid cast bronze knob, but the exterior knob, also cast bronze, is original. The exterior knob is cast bronze with eightfold symmetry with a central flower surrounded by trefoil. Similar examples were manufactured in the early 1870s. A lock set with a separate bolt turn knob and a lever door bell, with its patent date of 1876 engraved on the back, are also on the door. The double leaf doors are hung on patterned ornamental loose pin butt gothic hinges. A number of windows on the first floor have original sash fasteners and also have a patent date of *Oct. 31 1871* engraved on the back. A portion of the kitchen wing has a forty-two inch wainscot, topped by a 1" cap.

The second story of the cottage has retained nearly all of its original door and window hardware and reeded casing with head blocks containing paterae ornamented with rosettes.

The cottage was originally heated by a warm air gravity heating system, operating from a sawdust burning furnace and the second story rooms retain the original cast iron wall grates. The first story has wood floor registers.

**Visible Interior Alterations**

The original bath, presently the breakfast nook, was destroyed by a fire in 1890 and was rebuilt as a bathroom. Subsequently, this was removed during the current owners occupancy. Sanborn Insurance Maps indicate an addition to the east elevation of the house between 1898 and 1913, originally serving as a porch. According to Sanborn Maps, this remained a porch through 1928 and was later enclosed and used as a bathroom. In 1993 the bathroom was improved and the door was moved approximately three feet to the south to accommodate more kitchen space. New pocket doors replaced the deteriorated set in the living room and crown molding has been added to the first floor rooms. A chair rail was installed in the dining room and wainscot in portions of the kitchen. The interior front door knob was also replaced.

John and Lottie Ralston Cottage

Linn County, Oregon

**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.

**Areas of Significance** (Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1887

**Significant Dates**

1887

**Significant Person** (Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Z.T.BRYANT

I.F.CONN

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

See Continuation Sheet

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

**National Register of Historic Places**  
Continuation Sheet

Section Number 7,8 Page 7

**John and Lottie Ralston Cottage**

**Linn County, Oregon**

---

**Visible Interior Alterations (Continued)**

Originally, there was a steep, unadorned stair accessing the basement from the kitchen in the north east corner of the room and it is believed the stairs were removed soon after the turn of the century.

**8. Statement of Significance**

**Summary**

The John and Lottie Ralston Cottage, built in 1887, is an early and locally distinctive Queen Anne Cottage and is eligible for the National Register of Historic Places under Criterion C, in the area of architecture. The house embodies many of the distinctive features representative of the Queen Anne style, with Stick style and Eastlake details. Characteristics include irregular plan; juxtaposition of materials, colors and textures; decorative brackets and stick work; canted window bays; use of stained glass lights in the windows. The house is also distinguished by its faux wood-graining used for interior doors.

Located just north of Lebanon's main street commercial area, at the corner of Main and Vine streets in a commercial and residential neighborhood, this cottage is an early, well preserved example of the Queen Anne style in rural Oregon. It exemplifies the increased popularity of the Queen Anne style, which was introduced in the United States at the Philadelphia Centennial Exhibition of 1876 by the British Government buildings and became widespread in Oregon in the 1880s and 1890s, when rail transportation facilitated the dissemination of ideas and various plan books. The industrialization of the building trade also increased the widespread use of manufactured architectural elements which are common among the Queen Anne and Stick Styles.

**Background**

John Ralston was the son of Jeremiah and Jemima (Ashpaugh) Ralston, the founders of Lebanon, Oregon. Born in 1856, John Ralston was the youngest of twelve children. His parents came overland in 1847 from Tennessee, settling a donation land claim at the present site of Lebanon, Oregon. Jeremiah surveyed and recorded the site in 1851 and platted the town of Lebanon in 1855, naming it after his birthplace, Lebanon, Tennessee.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section Number 8 Page 8

John and Lottie Ralston Cottage

Linn County, Oregon

---

**Background (Continued)**

Jeremiah Ralston platted all subsequent additions to the town plat until 1887.<sup>1</sup> John Ralston attended Santiam Academy, an early educational institution in Lebanon located on land donated by his father and Morgan Kees, another early settler of this region. John Ralston married Lottie A. Behrens at Eugene, Oregon on October 30, 1876 and together, they purchased lots 7 & 8 from Jeremiah Ralston on July 26, 1879 for \$1.<sup>2</sup> The brick for the foundation of the Ralston Cottage was at the site in early May of 1887.<sup>3</sup>

The Ralstons lived in their cottage for two years and moved to Albany, Oregon in 1890 after their two children, Jonnie and Mabel, died from injuries suffered in a fire in the house on New Year's Eve of 1888. Residing in Albany, Ralston became a prominent figure in banking, real estate, and automobile sales. The John and Lottie Ralston House in Albany is listed in the National Register of Historic Places under Criteria B and C for its architectural style and Ralston's civic involvement in Albany, Oregon. The Ralston House in Lebanon is not being nominated under Criterion B because John Ralston's notable contributions were made after he moved to Albany.

John and Lottie Ralston sold the house to Ida Menzies and Elijah and Henry Vroom in 1889. The Vrooms sold it to J.C. and Alice Booth in 1905. In that same year, J.C. and Alice Booth sold the house to Milton A. Miller, who resided there until 1919. Miller was born near Lebanon, attended the University of Oregon, and in August of 1888, he married Grace McCaulley of Lebanon. He was elected to the lower house of the state legislature in 1890, serving as a representative for Linn County for four years; from 1902 to 1912, Miller served in the Oregon Senate. In 1913, President Woodrow Wilson appointed Miller Collector of Internal Revenues and in 1933, President Franklin D. Roosevelt appointed Miller Collector of Customs for Oregon.<sup>4</sup> Miller was also a director of the Lebanon-Santiam Canal Company which was responsible for the Lebanon Canal.

In 1919, Miller sold the house to N.C. and W.M. Lowe. The Lowe's operated a mortuary in Lebanon for many years. In 1938, the Lowe's established a trailer home park on the north and east sections of lots 7 & 8 for supplementary income and also

---

<sup>1</sup> Mary Gallagher, *City of Lebanon Historic Context Statement*, 8.

<sup>2</sup> Record of Deeds, Linn County, Oregon. Volume T pp. 793, 794.

<sup>3</sup> *Lebanon Express*, 9 April 1887.

<sup>4</sup> Fred Lockley, *History of the Columbia River Valley from the Dalles to the Sea*, 328.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section Number 8 Page 9

John and Lottie Ralston Cottage

Linn County, Oregon

---

**Background (Continued)**

to provide affordable housing during a housing shortage. The park remains today and is separated from the Ralston Cottage by a wood fence. The Lowe's owned the house until 1991, when it was sold to its present owners, Shirlee and Melvin Harrington. The Harringtons have been restoring the house since 1993.

**Significance**

The widespread popularity of the Queen Anne style was clearly apparent in the state after 1880. Portland expanded from a town of small, unornamented houses surrounded by fences denoting homestead claims to richly decorated and extravagant homes with towers, verandas and carriage houses. Many of the earlier houses of this period, such as Richard B. Knapp House of 1882 (demolished) and the Joseph Kendall House, finished in 1889, illustrate this luxuriant style and its appeal to Oregonians and other new emigrants. The Queen Anne style was also popular in Lebanon, but began in earnest after 1890. The Ralston Cottage is the first known house of this style in Lebanon and no other houses, outside of the Albany metropolitan area, are known to predate it in Linn County. In the 1890s, however, the Queen Anne style became popular in Lebanon for the well-to-do. Lebanon has many fine examples of this style, but no others are known to have existed as early as the Ralston Cottage. Several examples of the style are present in Lebanon, including the Hiram Baker House of 1895, a National Register property, and the Stewart-Sterling House of 1893.

Although plan books of the period such as Palliser's *The Palliser's Late Victorian Architecture* (1878) and *New Cottage Homes and Details* (1887) were studied, no plates of this cottage were located. However, many ornamental features found on the Ralston Cottage, including the use of shingles at the second story, herring-bone patterns at the apex of gables, and multi-colored lights on the top sash of windows, were very common details in the plan books. The builder(s) may have drawn ideas from various plan books or other regional examples. It is also quite possible that John Ralston was influenced by other houses while visiting Portland or Albany.

Discrepant information about the builder and/or architect of the Ralston Cottage make it difficult to determine whether I.F. Conn or Zachariah T. Bryant should be credited for its early construction. According to local newspaper accounts,

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section Number 8,9 Page 10

John and Lottie Ralston Cottage

Linn County, Oregon

---

**Significance (Continued)**

I.F. Conn removed an old house in preparation for constructing the new house in 1887<sup>5</sup>; in an unpublished autobiography, Civil War veteran Bryant notes that he began building the Ralston Cottage in 1887.

Bryant, the youngest of ten children, was raised in Putnamville, Indiana. At an early age, he apprenticed with his cousin, a carpenter and cabinet maker in nearby Cloverdale. Bryant worked with his cousin for a year, learning the fundamentals of the trade while building houses and barns. Setting out for work, Bryant traveled extensively through Indiana, Missouri, Texas, and Washington before settling in Lebanon, Oregon.

In his unpublished autobiography, Bryant recounts his experiences building houses and barns; remaining in Vancouver, Washington for more than two years working as a carpenter on officer's housing at Fort Vancouver.

During this time he may have acquired plan books or other design influences. He arrived in Lebanon in 1885 and is credited as the contractor and builder of the nearby Spicer Church in early 1888.<sup>6</sup> Bryant wrote in his autobiography that in 1887 he built the Ralston Cottage and believed it was the finest house in Lebanon.

No information about I.F. Conn was located other than the reports in the *Lebanon Express*. Conn and his brother were known to have built houses in nearby Albany. It is possible that the two men worked together to construct the cottage.

**9. Bibliography**

Blumin, Leonard. *Victorian Decorative Art: A Photographic Study of Ornamental Design in Antique Doorknobs*. Mill Valley, CA.: Victorian Design Press, 1983.

Boyce, Lois M. ed. *Lane County Oregon, Early 1850 Records*. Portland, OR.: Boyce - Wheeler Publishing, 1983.

Bryant, Zachariah T. *An Unpublished Autobiography of a Carpenter / Builder and A Civil War Soldier*. Written and Transcribed in 1935.

---

<sup>5</sup> *Lebanon Express*, 14 May 1887.

<sup>6</sup> *Lebanon Express*, 16 March 1888.

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

**National Register of Historic Places**  
Continuation Sheet

Section Number   9   Page   11  

**John and Lottie Ralston Cottage**

**Linn County, Oregon**

---

**Bibliography (Continued)**

Clark, Rosalind L. *Oregon Style: Architecture from 1840 to the 1950s*. Portland: Professional Book Center, 1983.

\_\_\_\_\_. *National Register of Historic Places Registration Form: John Ralston House, Albany, Oregon*. Washington, D.C.: United States Department of the Interior National Park Service, 1985.

Dunn, Patricia and Jeanne Gentry. *Lebanon Pioneer Cemetery, Linn County, Oregon*. Published by the City of Lebanon, Oregon, 1995 Revision.

Gallagher, Mary K. *City of Lebanon: Historic Context Statement*, 1994.

Haskin, Harley and Helen. *Oregon Linn County Marriages, Oregon Pioneer Settlers*. Albany, OR.: Richard R. Milligan, 1983.

"Local and General." *Lebanon Express*, 9 April 1887, 16 April 1887, 14 May 1887, 12 November 1930.

*Linn County Deed Records*. Grantor Indexes volumes T, 37, 51, 75, 79, 115, mf 370, mf 618.

Lockley, Fred. *History of the Columbia River Valley from the Dalles to the Sea*. Volume II. Chicago: The S.J. Clarke Publishing Company.

\_\_\_\_\_. *Observations and Impressions of the Journal Man in the Oregon Journal*, May 19, 1992.

Marlitt, Richard. *Nineteenth Street*. Portland: Oregon Historical Society Press, 1968.

*Oregon Historical Quarterly* . "Obituaries" Volume XXXI, December 1930 Number 4  
Portland: Oregon Historical Society.

USDI/NPS NRHP Registration Form

John and Lottie Ralston Cottage

Linn County, Oregon

9. Major Bibliographical References

(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

Acreeage of Property Less than one acre (0.23 acres) Lebanon, Oregon 1:24000
81 x 126 ft.

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

Table with 4 columns: Zone, Easting, Northing. Rows 1, 2, 3, 4. Includes 'See continuation sheet.'

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet Number

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet Number

11. Form Prepared By

name/title Grant Crosby
organization University of Oregon

date 10 June 1997

street & number 201 Dorris Street telephone (541) 726-2749
city or town Springfield state OR zip code 97477

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

**National Register of Historic Places  
Continuation Sheet**

Section number 10 Page 12

---

**Verbal Boundary Description**

The nominated area is located in Section 11, Township 12 South, Range 2 West of the Willamette Meridian, in Linn County, Oregon, and is described as the southerly 81 feet of the westerly 126 feet of Lot 8, Block 14, Ralston's Addition of the City of Lebanon. The nominated area, thus, is a 0.23 - acre portion of Tax Lot 2300.

**Boundary Justification**

The nominated area includes that portion of Linn County Tax Lot 2300 containing the Queen Anne Cottage built for John and Lottie Ralston in 1887. The West boundary is Main Street, the South boundary is Vine Street, in Lebanon, Oregon; the East boundary is a wood fence, and the North boundary is a wood fence running perpendicular to the East boundary to meet the West boundary. Thus, non-historic features, namely trailer homes, lying immediately East and North of the wood fence are excluded from the nominated area because the park was established several decades after the house was constructed.

**USDI/NPS NRHP Registration Form**

**John and Lottie Ralston House**

**Linn County, Oregon**

**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 Shirlee and Melvin Harrington

street & number 481 Main Street telephone (541) 259-1065

city or town Lebanon state OR zip code 97355

**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 Reductions Project (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places  
Continuation Sheet**

Section number PHOTOS Page 1

---

**Photographs**

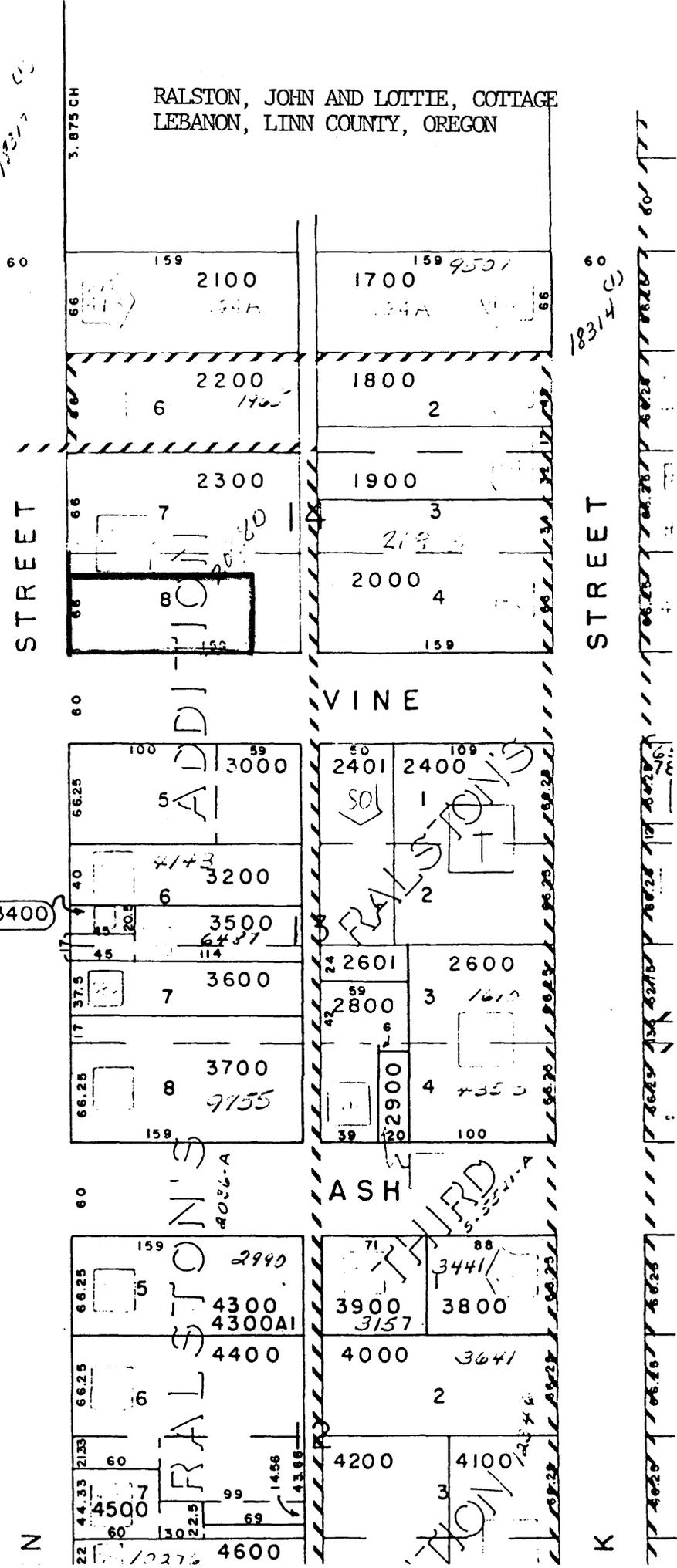
Ralson, John and Lottie, Cottage (1887)  
481 Main Street  
Lebanon, Linn County, Oregon

Grant Crosby Photographs, May 10, 1997  
201 Dorris Street  
Springfield OR 97477

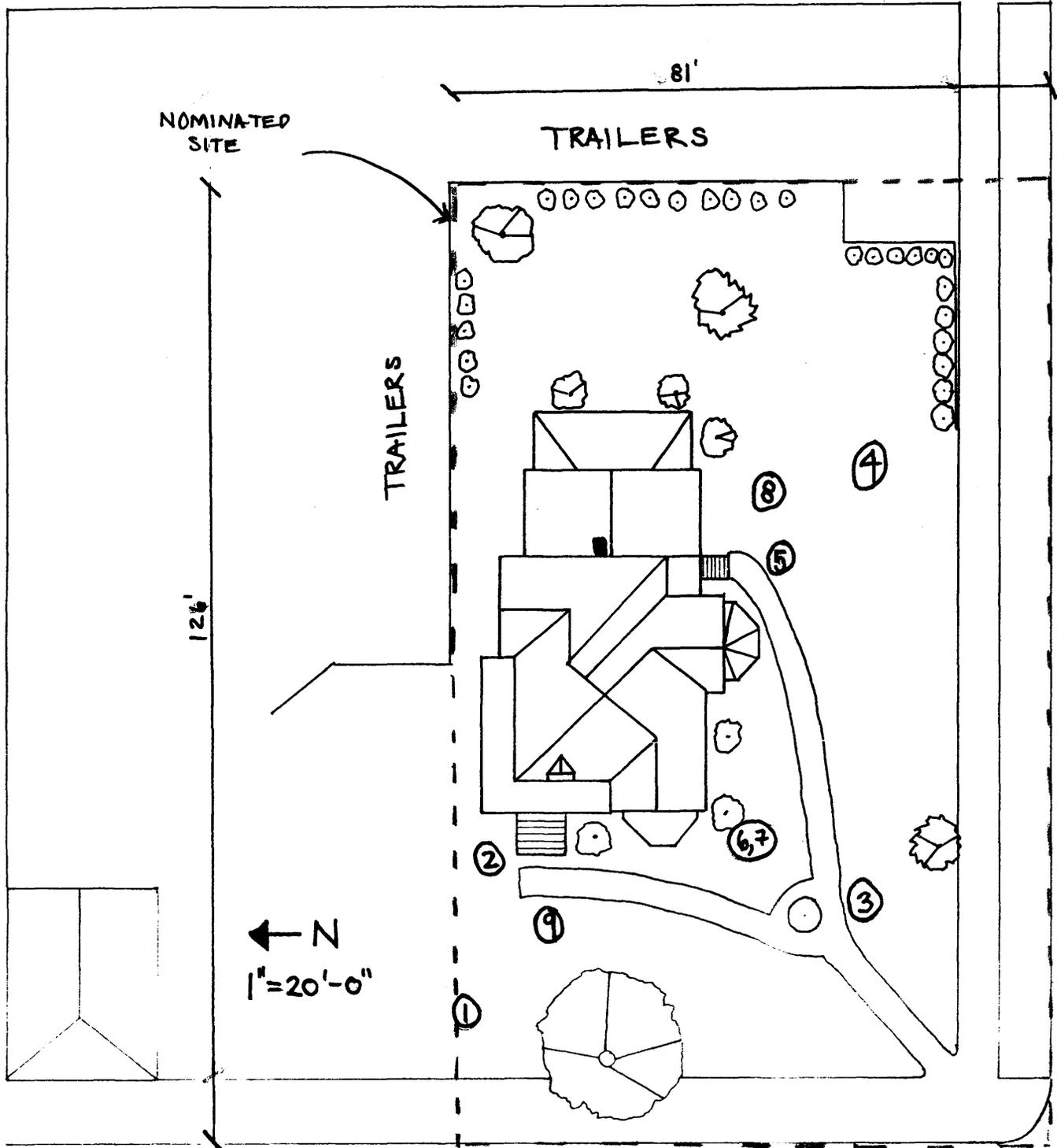
- 1 of 14 West (front) elevation
- 2 of 14 Detail, front door, west elevation
- 3 of 14 West and south elevations from intersection of Main and Vine Streets
- 4 of 14 South elevation
- 5 of 14 Detail, side door, south elevation
- 6 of 14 Detail, front gable and window bay, west elevation
- 7 of 14 Detail, brackets and engaged column with finial, front gable, west elevation
- 8 of 14 Detail, brick chimney with corbelled cap, rear ell
- 9 of 14 Salvaged section of original veranda railing
- 10 of 14 Detail, chased door knob and plate, front door, west elevation
- 11 of 14 Interior view, entry stair hall
- 12 of 14 Upper stair hall landing; door to porch deck has colored glass border lights
- 13 of 14 Interior view, detail of hand-grained finish on a four-panel door
- 14 of 14 Detail of typical door hanging hardware

RALSTON, JOHN AND LOTTIE, COTTAGE  
LEBANON, LINN COUNTY, OREGON

See Map 12 2W 10DA



ALLEY



NOMINATED SITE

TRAILERS

TRAILERS

126'

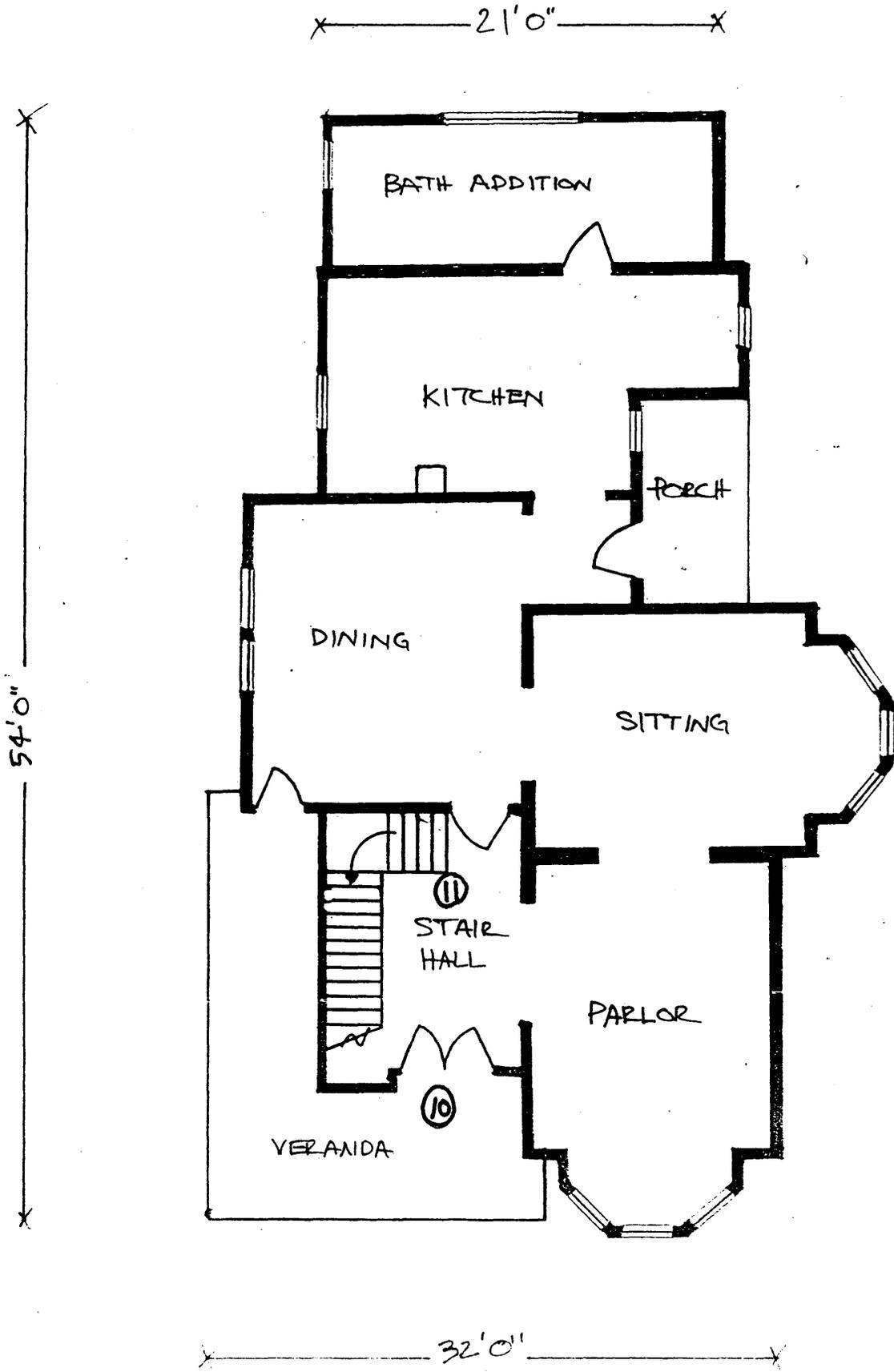
81'

VINE STREET

← N  
1" = 20'-0"

MAIN STREET

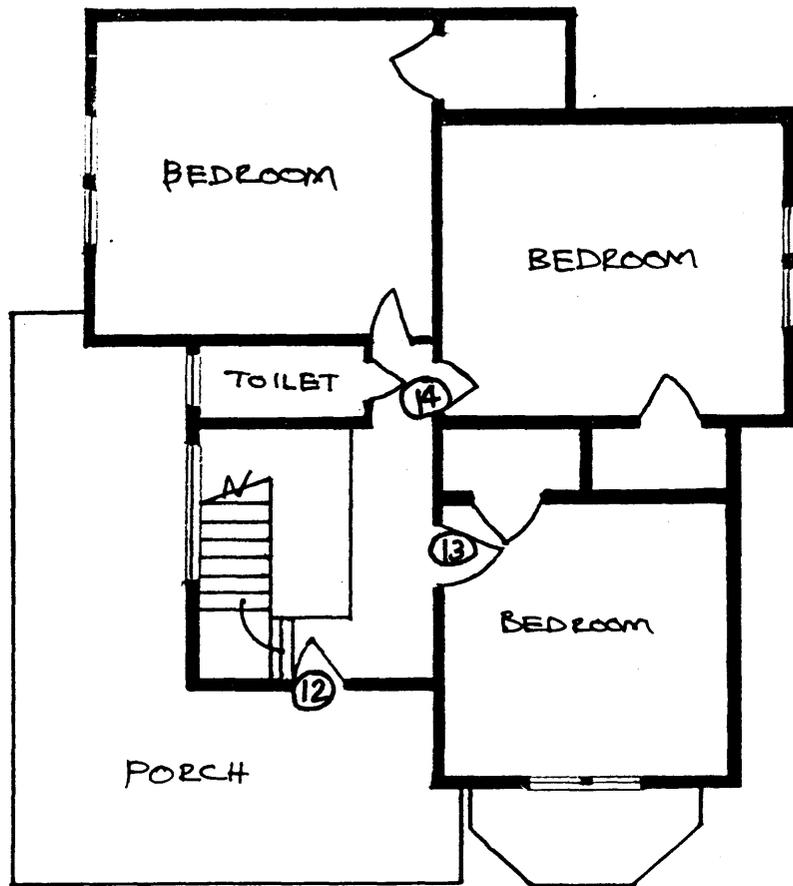
RALSTON COTTAGE  
SITE PLAN



← N

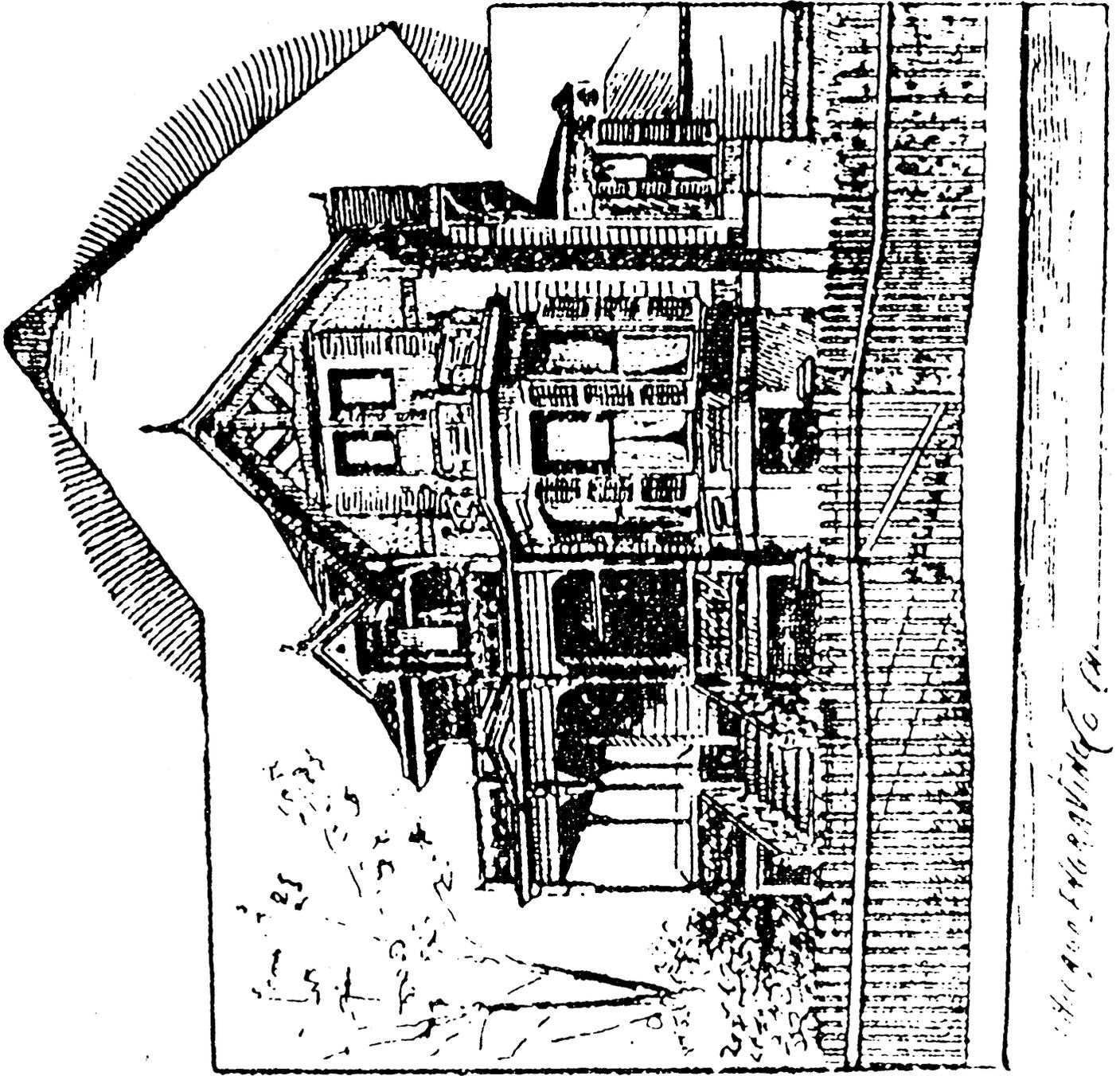
1/8" = 1'0"

RALSTON COTTAGE  
1ST FLOOR PLAN



← N  
1/8" = 1'0"

RALSTON COTTAGE  
2ND FLOOR



THE ARCHITECTS' OFFICE

1892

1964



19