

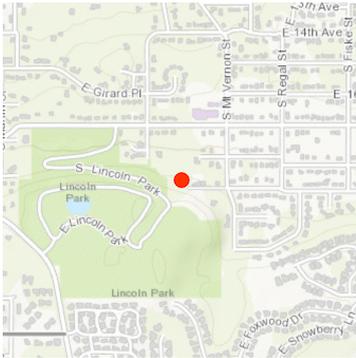


Historic Property Report

Historic Name: Wilbur, Ralston and Sarah, House

Property ID: 23994

Location



Address: 2525 East 19th Avenue, Spokane, WA

Tax No/Parcel No: 35281.0331

GeographicAreas: Spokane County,Spokane,Spokane County,T25R43E28,SPOKANE NE Quadrangle

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1916	<input type="checkbox"/>

Number of stories: N/A

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context: Architecture



Historic Property Report

Architect/Engineer:

Category	Name or Company
Architect	Pehrson, Gustav Albin
Architect	Cutter and Malmgren
Builder	B and S Contracting
Architect	Gustav A. Pehrson
Landscape Architect	E. Charles Balzer
Builder	Domenico Pierone

Registers:

Register Type	Listed Date	Removed Date	Period of Significance	Level of Significance	Criteria
National Register	3/15/2006			Local	C
Washington Heritage Register	3/15/2006			Local	C

Photos



SRS-31u.JPG



SRS-31cc.JPG



SRS-31bb.JPG



SRS-31aa.JPG



SRS-31z.JPG



SRS-31y.JPG



SRS-31x.JPG



SRS-31w.JPG



SRS-31v.JPG



SRS-31t.JPG



SRS-31s.JPG



SRS-31r.JPG



SRS-31Q.JPG



SRS-31p.JPG



SRS-31o.JPG



SRS-31n.JPG



SRS-31m.JPG



SRS-31l.JPG



SRS-31k.JPG



SRS-31j.JPG



SRS-31i.JPG



SRS-31h.JPG



SRS-31g.JPG



SRS-31f.JPG

Historic Property Report



SRS-31e.JPG



SRS-31d.JPG



SRS-31c.JPG



SRS-31b.JPG



SRS-31a.JPG



Register Image



Historic Property Report

Inventory Details - 6/25/2001

Common name: Wilbur-Hahn House
Date recorded: 6/25/2001
Field Recorder:
Field Site number: REG 025
SHPO Determination

Detail Information

Characteristics:

Category	Item
Roof Material	Wood - Shake
Plan	Irregular
Form Type	Single Dwelling
Cladding	Wood - Shingle
Cladding	Stone
Roof Type	Gable
Foundation	Stone

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): No

Significance narrative: The Wilbur-Hahn House is architecturally significant as a fine example of Craftsman style architecture. It was designed for Ralston "Jack" Wilbur, a partner and salesman with Hallide Machinery Company and his wife Sarah E. Smith, the widow and controlling stockholder of the fabulously lucrative Hecla Mining Company in 1916. Wilbur commissioned prominent Spokane architect G. A. Pehrson, a personal friend, to design the building. The plans are reported to have been completed in partnership with K. K. Cutter, Spokane's most celebrated architect; Pehrson was employed in Cutter's firm at the time. In addition to its association with the Wilburs, the home is also historically significant as the long-time residence of Rudolph Hahn, a controversial figure in Spokane who lived in the home from 1924-45. Hahn held lavish parties in the home, entertaining noteworthy figures like Lt. J. Doolittle, later leader of the famous Doolittle Raid during World War II. He moved out of the house a few years after his wife committed suicide in it, in the same year he was convicted for performing abortions. He was found murdered in his apartment in the New Madison Hotel the next year.



Historic Property Report

Inventory Details - 7/17/2016

Common name: Ralston and Sarah Wilbur House
Date recorded: 7/17/2016
Field Recorder: Stephen Emerson
Field Site number: SRS-31
SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Gable
Roof Material	Asphalt/Composition - Shingle
Cladding	Stone
Structural System	Wood - Braced Frame
Plan	Irregular

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes
Property is located in a potential historic district (National and/or local): No
Property potentially contributes to a historic district (National and/or local): No

Historic Property Report

Significance narrative: The buildings and the landscape features of the Wilbur House are the work of several master craftsmen. The house was probably designed by Gustav A. Pehrson, who worked as a draftsman and architect for the prominent firm of Cutter and Malmgren. Pehrson was a personal friend of Ralston Wilbur, the home's first owner. Many of the stone landscape features, and perhaps the house itself, is the work of master stonemason Domenico Peirone. The landscape itself was designed by E. Charles Balzer, who also served as Spokane's first Superintendent of Parks. It is likely that he and Peirone collaborated in the creation of many of the stone and landscape features at Manito and Cannon Hill Park.

The house was built in 1916 for Ralston Wilbur, a mining equipment salesman. It is unclear how such a man could acquire such a magnificent estate, but three months later any money problems he had vanished when he wed millionaire heiress Sarah Peterson Smith. Her money allowed them to add more features to their home. Ms. Smith, who had been previously married and divorced, was wed to James Smith in 1908. Smith came to be the principal shareholder of Hecla Mining Company. When he promptly died the same year, Ms. Smith came into the money. Subsequently, in 1916, Wilbur pressured Sarah Smith to marry him, making himself a wealthy man. He was a notorious womanizer, however, and the marriage was short lived. In 1919, the Wilbur property was sold to pharmacist William Whitlock who, in turn, sold the house to Rudolph and Sylvia Hahn, in 1924. Hahn was an eccentric who claimed to be a doctor, but was actually a charlatan who became wealthy as a purported "electro-therapeutic technician." He gave extravagant parties and neighbors complained about the excessive noise from his radio speakers. In 1945, the Hahn's sold the property to Spokane physician Dr. Frank Ditto and his wife Stephanie. The Ditto's spent lavishly on the buildings, which had suffered from neglect. For several years the property was owned by Spokane attorney Pat Stiley. The current owners are Mark and Diana Graham.

The Wilbur House is one of the most elegant and authentic examples in Spokane of the Craftsman Style of architecture which was becoming popular in the 1910s and would become the dominant residential style in the City by the 1930s. A departure from the stuffiness of previous Victorian residences, the Craftsman Style harmonized with the aesthetic ideals of the Arts and Crafts Movement, which emphasized organic construction that clung to the ground and the use of natural, local materials including wood and stone. The Wilbur House is the epitome of the rustic Craftsman look. Diagnostic features present in the house and other buildings include the wide eaves with exposed rafter ends and purlins, the massive chimneys, the wide front porch, the tripartite windows and, of course, the rustic basalt rubble stonework. The house retains remarkable integrity of its historic appearance and original construction materials. As an outstanding, indeed, one of the best, examples of the Craftsman Style, the Wilbur House deserves its status of being a listed National Register of Historic Places property. It is listed on the Spokane Register of Historic Places as well.

Physical description: This property is comprised of three buildings, the residence, a former caretaker's cottage, a semi-subterranean garage, as well as various landscape elements. The buildings are situated at the lower edge of a steep escarpment of basalt, partially built into the hillside. The residence is a wood frame structure with an irregular plan and a complexity that is difficult to grasp. The house has no less than ten gables, including two of different heights at each end of the main east-west side gable, two main gables facing to the front (north), a lesser gable on a west side extension, facing north, and three gables facing to the south (whew). The house is 1½-stories with a partial daylight

Historic Property Report

basement level below, compensating for the steep hillside.

Other than the multiplicity of the gables, the most striking feature is the stone cladding of most of the exterior walls, consisting of mortared basalt rubble, some of which is vesicular. Several exceptions to this are the gable faces and the southeast corner portion of the house, where wood shingles serve as exterior cladding. The shallow-pitched roofs are covered with composition shingles and have extraordinarily wide overhanging eaves with exposed rafter ends, extended exposed purlins, and ornamental verge boards in the gables. Two massive basalt rubble brick chimneys emerge from the roof, while a third is a full-height exterior basalt structure attached to the west elevation, penetrating the gable on that side of the house.

The front façade is dominated by a full-width porch with a veranda with plain wood balustrades. To the left side the exterior wall is completely clad with basalt rubble below the gable face. It contains five segmentally arched openings with basalt vousoirs, three above and two below. The right side of the front is separated into two parts by tall stone

piers, the left side containing a wood veranda and the right side encompassing an opening through which steps with stone half walls accesses a secondary entry in the west wing. The main front entry is placed to the left of these steps, at the lower level. It contains a wood and glass panel door. The aforementioned exterior chimney dominates the west elevation. Three smaller gables face the rear, where two more secondary entries are located. As noted above the southeast corner walls are clad with wood shingles. The house features a number of window shapes and configurations, all with wood sashes. Some are rectangular. Many have segmentally arched wood lintels. Many are classic Craftsman Style tripartite types, containing a central fixed sash picture window flanked by multiple-pane casement units.

The caretaker's cottage is a one-story structure with an L-shaped plan consisting of a side gable with a gabled extension to the north. The roof is similar to that of the house, with a shallow pitch and wide eaves with exposed rafter ends and purlins. Like most of the residence, the cottage is clad with mortared basalt rubble, albeit less artfully laid, with more of the mortar exposed than with the house. The windows include both rectangular and segmentally arched types, similar to the house, all with wood sashes. The garage is built into the hillside below the caretaker's cottage, with a poured concrete surface above it. The garage faces east. It has two wide vehicle entry doors and two tripartite windows with segmentally arched lintels. An interesting feature of the garage, attached to the northeast corner, is a half-circular basalt-clad dog house with an open rectangular entry.

There are many rock landscape features. Prominent among them is the basalt rubble wall with two gateways that parallels the street to the north of the house, and an elevated concrete causeway with basalt rubble walls that extends from the stone wall to the house. This was the former front entry, but it is now in poor repair and is no longer used, a rear entry now serving its purpose. Other basalt rubble landscape features include a 3-tiered circular birdbath/planter, a circular basalt turret with a bridge of basalt vousoirs leading to its rim, and a number of stone steps, retaining walls, and rock gardens.

Bibliography:

Emerson, Stephen. A Historic Property Inventory of Rock Structures in Spokane County, Washington. Archisto Enterprises, 2016.