

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

**JOHN & MARY RALSTON HOUSE**

### 2. Location

street & number

2421 West Mission Avenue

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, 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 of certifying official and title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency Certification

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 and title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau  
USDI/NPS NRHP Registration Form  
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#### 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 with explanation

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

#### 5. Classification

Ownership of Property	Category of Property	Number of Resources Within Property	
		Contributing	Non-Contributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Non-Contributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<input type="checkbox"/> building
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
		<u>2</u>	<input type="checkbox"/> TOTAL NUMBER

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

N/A

Number of contributing resources previously listed  
in the National Register?

0

#### 6. Function or Use (Enter categories from instructions)

Historic Functions

DOMESTIC--SINGLE DWELLING

Current Functions

DOMESTIC--SINGLE DWELLING

**7. Description (Enter categories from instructions)**

Architectural Classification

LATE 19th and EARLY 20th CENTURY REVIVALS

Materials

foundation

STONE and BRICK

roof

WOOD SHINGLES

walls

WOOD CLAPBOARD, STUCCO

Narrative Description

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

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**8. Statement of Significance (Enter categories from instructions)**

Applicable National Register Criteria (Mark "x" in one or more boxes for 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)

Property is:

- 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

COMMUNITY PLANNING & DEVELOPMENT,  
ENGINEERING, TRANSPORTATION

Period of Significance

1900-1928

Significant Dates

1900

Architect/Designer

JOHN C. RALSTON (HOMEOWNER & ENGINEER)

## Narrative Statement of Significance

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

## 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
- Federal agency
- University
- Other State agency
- Local government
- Other

Name of repository

Spokane City/County Historic Preservation Office  
City Hall, Spokane, WA 99201

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## 10. Geographical Data

Acreage of Property

Less than one acre.

UTM References

Zone 11, easting 466420, northing 5279700

Verbal Boundary Description

Nettleton's 2nd Addition, Lots 1-2-3, Block 3.

Boundary Justification

historically

The nominated property includes the entire parcel associated with the John & Mary Ralston House.

Spokane County, WA Parcel Number

25132.1101.

## 11. Form Prepared By

name/title

Linda Yeomans, Consultant Planner

organization/title

Historic Preservation Planning

street & number

501 West 27th Avenue

city or town

Spokane

state

WA

zip code

99203

telephone

509-456-3828

email

lyeomans@qwest.net

date 27 Sept. 2002

**Additional Documentation**

Map U.S.G.S. map, 7.5 series

Photographs 8 black and white photos (2 sets)  
20 color slides

**Property Owner**

name John L. Osborn & Rachael D. Paschal Osborn  
street & number 2421 West Mission Avenue  
city or town Spokane  
state WA  
zip code 99201  
telephone number/email (509) 939-1290, 328-1987, josbornmd@yahoo.com

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.

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**JOHN & MARY RALSTON HOUSE  
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**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, design, materials, workmanship, feeling, 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

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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.

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.

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### *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 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

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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, temporary plywood and plastic sheating was placed on top of the pergola to prevent water and snow from falling on the porch deck. Due to extensive decay, the sheating, pergola, and balustrade were rebuilt in 2002 with a permanent porch roof clad in composition shingles. The roof of the house was also replaced with composition shingles.

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 sheating. 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.

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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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## 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 (p. 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

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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 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

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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," described 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" (p. 29).

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 (p. 27).

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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 (pp. 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 (p. 20).

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 and Stick Styles*

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,

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and flemish architecture” (p. 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, p. 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.

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 highstyle 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

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(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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### **ADDITIONAL DOCUMENTATION--PHOTOGRAPHS**

*All photographs taken by consultant in November, 2001.*

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| 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.   |