Spokane Register of Historic Places Nomination

Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337

1. Name of Property

Historic Name **JOHN & MARY RALSTON HOUSE**

2. Location

Street & Number 2421 West Mission Avenue
City, State, Zip Code Spokane, WA 99201
Parcel Number 25132.1101

3. Classification

Category of Property	**Ownership of Property**	**Status of Property**	**Present Use of Property**	
x building	__public	x occupied	__agricultural	__museum
__site	x private	__work in progress	__commercial	__park
__structure	__both		__educational	x residential
__object	**Public Acquisition**	**Accessible**	__entertainment	__religious
	__in process	x yes, restricted	__government	__scientific
	__being considered	__yes, unrestricted	__industrial	__transportation
		__no	__military	__other

4. Owner of Property

Name John Osborn and Rachael Paschal Osborn
Street & Number 2421 West Mission Avenue
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 939-1290, 328-1087, josbornmd@yahoo.com

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99260
County Spokane

6. Representation in Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal __ State__ County__ Local 1979
Depository for Survey Records Spokane Historic Preservation Office

7. Description

Architectural Classification	Condition	Check One
(enter categories from instructions)	x excellent	__unaltered
	__good	x altered
	__fair	
	__deteriorated	**Check One**
	__ruins	x original site
	__unexposed	__moved & date _____

Narrative description of present and original physical appearance is found on one or more continuation sheets.

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places Criteria--mark "x" in one or more boxes for the criteria qualifying the property for Spokane Register listing:

___A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.

x B Property is associated with the lives of persons significant in our past.

x 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 history.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre.
Verbal Boundary Description	Nettleton's 2nd Addition, Lots 1-2-3, Block 3.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Telephone Number/E-mail	509-456-3828 or lyeomans@qwest.net
Street and Number	501 West 27th Avenue
City, State, Zip Code	Spokane, WA 99203
Date	20 February 2002

12. Additional Documentation

Map	Spokane City/County plat map, 2002
Photographs and Slides	15 black & white prints; 12 color slides

13. Signature of Owner(s)

John Osborn

Rachael Rachael Osborn

14. For Official Use Only:

Date Received: _____ Attest: Terri L. Pfister

Date Heard: _____ City Clerk

Commission Decision: _____ Approved as to Form: Michael P. Piccolo

Council/Board Action: 3/25/02 Assistant City Attorney

Date: 3/27/02

We hereby certify that this property has been listed in the Spokane Register of Historic Places.

Jack Tuell

CITY ADMINISTRATOR, City of Spokane

or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

Teresa L. Brown

OFFICER, City/County Historic Preservation Officer

City/County Historic Preservation Office

Sixth Floor - City Hall, Spokane, WA 99201

Narrative Description

Summary Statement

Built in 1900, the John and Mary Ralston House is the Ralston's interpretation of the Queen Anne style with Stick-style 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 Stick-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 decorative stickwork, 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 in location, design, materials, workmanship, and association.

Current Appearance and Condition

Site

The Ralston House fronts onto West Mission Avenue at number 2421 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. Widely overhanging eaves accentuate the roof edge 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 with 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.

The primary facade of the side-gabled 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 hand-crafted leaded bottle glass 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. A wood trellis extends over the porch and is supported by square wood posts. The trellis is partially covered with a combination of tarred plywood and corrugated plastic sheating.

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. Scroll-sawn purlins, a decorative bargeboard, and curved false half-timbering in the gable peak highlight the square bay.

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 interior of 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 (1). The great hall has two alcoves that flank the vestibule which is located 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 suspended 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 colonettes capped by acanthus-leaf capitals. 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 wall, a central hallway that leads to two bedrooms located along the west wall of the house, and a bathroom and a bedroom (originally designed for use by domestic help) located on the east wall 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.

The attic is unfinished and contains an unusual device created to transfer the weight of the suspended staircase (located between the first and third floors) upwards and outwards, thereby relieving the downward pull of gravity and load which oftentimes results in settling and displacement. An enclosed flight of stairs leads from the kitchen down to a partially finished basement with storage rooms, a furnace room, and an office.

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 platform (deck) on the north facade. The platform 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 labeled as a "platform." Although the map does not show it, the deck may have had a railing and balusters which were probably plain to match the straight stickwork embellishment applied to the house.

In 1927, wood posts were installed on the porch deck and a stickwood trellis 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 deck, wood posts, balustrade, and trellis have been repaired and/or re-built at least once between 1927 and the 1980s. The existing configuration of the deck matches the footprint shown on the 1902 Sanborn Fire Insurance map, and the existing design of the posts and trellis matches the design pictured in a circa-1950 photograph of the house. In the 1980s, tarred plywood and corrugated plastic sheating was placed on top of the trellis to protect the porch deck from deterioration due to elements of the weather.

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 to adjoin the servant's bedroom.

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 1982, a washer and dryer were installed in the second-floor servant's bedroom. 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. The fir floorboards on the first and second floors were refinished and the second-floor bathroom was remodeled.

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. The chandelier in the living room was rewired and period light fixtures were installed in the kitchen. In 1999, the basement was partially finished.

Garage

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

Areas of Significance	Community Planning and Development, Engineering, Transportation
Period of Significance	1900-1928
Significant Dates	1900
Architect or Designer	John Ralston (homeowner/engineer)
Builder	John Ralston
Specific Dates	1900

Statement of Significance

Summary Statement

Constructed in 1900, the Ralston House was designed and built by the home's first owner, John C. Ralston, and remained in the Ralston family for 90 years. As interpreted by Ralston, a civil engineer, the house is a example of the Queen Anne style with Stick-style 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 (12), including many miles of pavement and six of the nine concrete arch bridges erected during Spokane's "Golden Era of Bridge Building" (3). 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 largest bridge in America and the third longest bridge in the world at the time of its construction in 1911 (3). The Ralston House is eligible for listing on the Spokane Register of Historic Places under Categories B and C 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. Construction and bridge engineers were highly esteemed and 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. 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. After it was platted, the addition offered 40- and 50-foot-wide lots with a "country estate" kind of appeal, and sparked an interest in potential landowners. A *Spokane Falls Review* article dated September 28, 1887 (11) enticed buyers with a description of the area:

> *"...a new tract of land which in many ways is superior to anything that has yet been offered...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 19, 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 (10). As an accomplished civil engineer familiar with Spokane contractors and building trades, John Ralston designed and built his own home. 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 J. Osborn and attorney Rachael D. Paschal purchased the property in 1999.

Historical Significance--Catagory B
The Ralston House is historically significant for its association with John C. Ralston, especially during the home's period of significance that begins in 1900 when Ralston designed the house and ends at his death in 1928.

John C. Ralston

John Chester Ralston was born in 1864 in Kincardine, Ontario, Canada, and was educated as a mining and civil engineer. He went to Missouri and worked there from 1882 to 1886, then in Washington, DC 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 where they resided in the Spokane Hotel in 1898. By 1899, the Ralstons had moved to a house at 2014 West Riverside Avenue and began planning the design and construction of their new home to be built in 1900 at 2421 West Mission Avenue. From 1897 to 1906, Ralston was the chief engineer for the Republic Mines.

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 of Historic Places Nomination, "Historic Bridges and Tunnels in Washington State" (7) 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."

Spokane's "Golden Era of Bridge Building," an era defined by the erection of Spokane's first concrete arched bridges, began in 1907 with the construction of the Washington Street Bridge and ended with the construction of the Post Street Bridge in 1917 (3). A total of nine bridges were built, six of which were designed and engineered by John Ralston (3, 4, 7, 12). 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 and is described in the following excerpt:

> *"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. 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" (7).*

The Monroe Street Bridge was Ralston's most monumental undertaking in Spokane. At the time it was completed in 1911, the Monroe Street Bridge was recognized as the largest reinforced concrete arch bridge in the United States and the third longest in the world (3). The National Register of Historic Places Nomination, "Historic Bridges and Tunnels in Washington State" (7), 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."*

A circa-1926 *Spokesman-Review* newspaper article written by Spokane Park Board president Aubrey White praises John Ralston's work in Spokane and recounts a story about the Monroe Street Bridge (12):

> *"Few Spokane people know that one of the most noted engineers of France, seeing an illustrated article showing the Monroe Street structure, wrote its designer, Mr. Ralston, a request for the plans. They were sent and, I understand, used and are now filed in the great Sorbonne library [in Paris, France]. Some honor for our fellow townsman!"*

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.

Architectural Significance--Catagory C

The Queen Anne and Stick Styles

As interpreted through the eyes of its designer, engineer John Ralston, the Ralston House is an example of Queen Anne-style architecture with Stick-style influence and is one of the best-preserved homes in Nettleton's Second Addition. Architectural historian 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" (1). 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 (6). The style is characterized by an eclectic mix of previous 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 Stick-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 Stick style.

Stick-style elements are prevalent on the Ralston House and are found in the decorative wood false half-timbering, horizontal bands, vertical corner boards, and window and door surrounds accented with floral cutouts. The decorative applied wood ornamentation is

called "stickwork" and is reminiscent of the half-timbered cottages of Normandy and Tudor England. The Stick style was developed in the United States beginning in 1860, but was eventually replaced and absorbed in the 1890s by the more influential and widespread Queen Anne style in America.

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 (9).

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 (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 the Queen Anne and Stick styles. The false half-timbering ornamentation on the Smith and Sherwood homes is larger and heavier in scale than the delicate stickwork 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, but located in Browne's Addition rather than Nettleton's Second Addition.

The Ralston House shares another architectural feature found on at least three other homes in Spokane. Like the Ralston House, the three homes, designed by Spokane architect William J. Carpenter, have similar scroll-sawn brackets embellished with circular-shaped floral cutouts. The three homes designed by Carpenter are the

Loewenberg-Roberts House (1923 West First Avenue), the Currie House (908 West Frederick Avenue), and the Van Houten House (176 South Chestnut Street). All three houses were built around 1889, and feature similar, smaller scroll-sawn porch and/or eave brackets like the massive, extended porch brackets on the Ralston House. In addition, the floral cutout design is pictured in Rachel Carley's book, *The Visual Dictionary of American Domestic Architecture*, in the pictorial descriptions of the American Stick style.

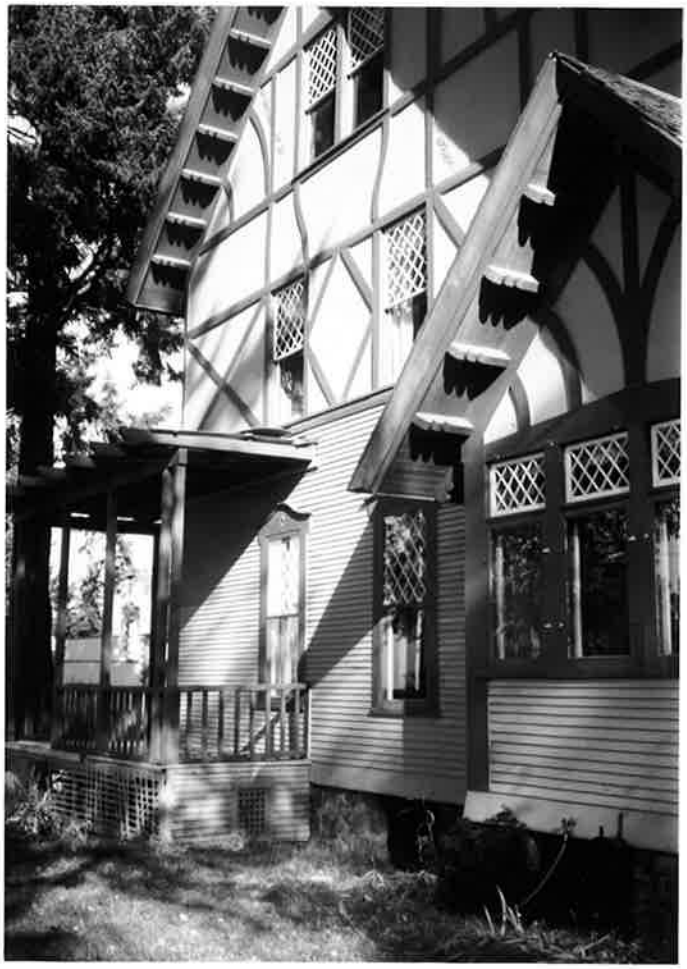
Bibliography

1. Carley, Rachel. *The Visual Dictionary of American Domestic Architecture,* Henry Holt Company: New York, 1994.
2. Compau, Nancy, historian Northwest Room, Spokane Public Library, interview with Linda Yeomans, 2001.
3. Eastern Washington State Historical Society, "Arches & Spans: Bridge Building in Spokane, 1881 to 1917."
4. Garrett, Patsy, National Register of Historic Places nomination, "Monroe Street Bridge," 1976.
5. Johnson, Sydne, personal interview with Linda Yeomans, 2001.
6. McAlester, Virginia and Lee. *A Field Guide to American Houses,* Alfred A. Knopf: New York, 1989.
7. National Register of Historic Places nomination, "Historic Bridges and Tunnels in Washington State," 1980.
8. Polk, R. L. *Spokane City Directory,* 1886-2001.
9. Sanborn Fire Insurance maps, 1902, 1910, 1927, 1952.
10. Spokane building permits, warranty deeds, bridge engineer's archives, and tax assessor's records, 1900-2002.
11. *Spokane Falls Review*, 28 September 1887.
12. *Spokesman-Review,* 24 August 1909, 1926, 16 July 1928, 17 July 1928.

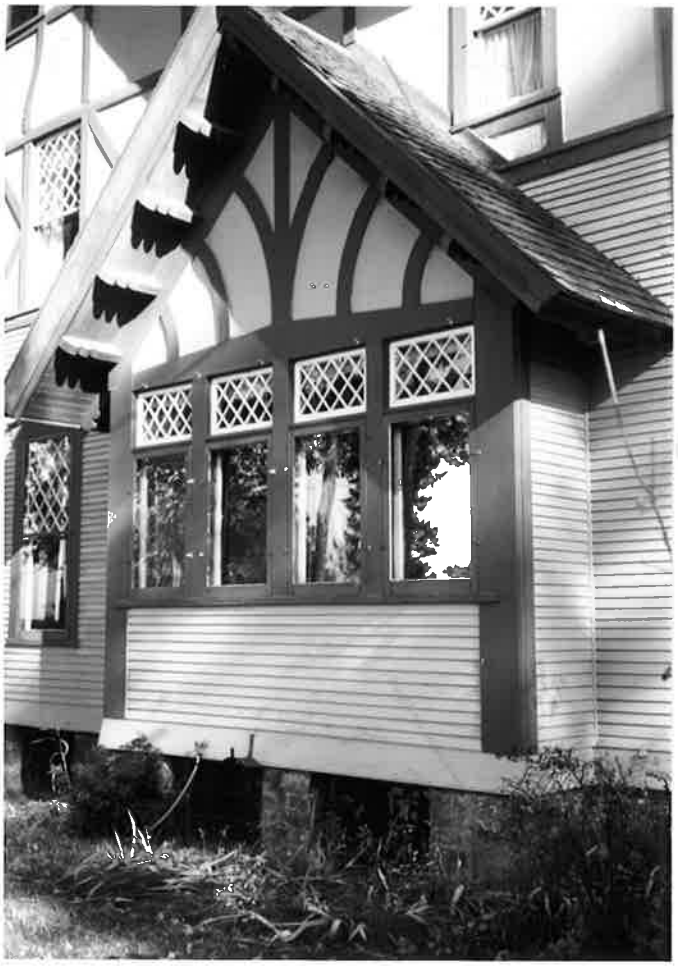
Photos 1 and 2: North facade of Ralston House.

Photos 3 and 4: North facade of Ralston House; front entry detail.

Photos 5 and 6: West elevation of Ralston House.



Photos 7 and 8: West elevation of Ralston House; window detail.



Photos 9 and 10: South and east elevation of house.

Photos 11 and 12: First floor; living room looking east.

Photos 13, 14, 15: LR fireplace, view from LR to DR, and DR built-in.