

SPOKANE REGISTER OF HISTORIC PLACES

Nomination Form

City/County Historic Landmarks Commission
Sixth Floor - City Hall
Spokane, Washington 99201-3333

Type all entries--complete applicable sections

1. Name

historic Wilbur -Hahn House
and/or common Same

2. Location

street & number East 2525 Nineteenth Avenue
city/town Spokane vicinity of _____
state Washington county Spokane

3. Classification

<u>district</u>	<u>public</u>	<input checked="" type="checkbox"/> <u>occupied</u>	<u>agriculture</u> <u>museum</u>
<input checked="" type="checkbox"/> <u>building(s)</u>	<input checked="" type="checkbox"/> <u>private</u>	<u>unoccupied</u>	<u>commercial</u> <u>park</u>
<u>structure</u>	<u>both</u>	<u>work in progress</u>	<u>educational</u> <input checked="" type="checkbox"/> <u>private residence</u>
<u>site</u>			<u>entertainment</u> <u>religious</u>
<u>object</u>	Public Acquisition	Accessible	<u>government</u> <u>scientific</u>
	<u>in process</u>	<input checked="" type="checkbox"/> <u>yes:restricted</u>	<u>industrial</u> <u>transportation</u>
	<u>being considered</u>	<u>yes:unrestricted</u>	<u>military</u> <u>other:</u>
		<u>no</u>	

4. Owner of Property

name Frank F. and Stephanie S. Ditto
street & number East 2525 Nineteenth Avenue
city,town Spokane vicinity of _____ state WA 99223

5. Location of Legal Description

courthouse,registry of deeds,etc Spokane County Courthouse
street & number West 1116 Broadway
city,town Spokane state WA 99201

6. Representation in Existing Surveys

title None
date _____
_____ federal state county local
depository for survey records _____
city,town _____ state _____

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7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date 1916

Describe the present and original (if known) physical appearance

The Wilbur-Hahn House is situated on just over three acres of South Hill property. It is bordered on the south by Lincoln Park and on the north by 17th Avenue. Cook Street marks the westernmost boundary of the property and Mt. Vernon on the east provides access to the 19th Avenue driveway. The home was designed and built in 1916 by Spokane architects G.A. Pehrson and K.K. Cutter. The house is built of fieldstone and cedar. The roof lines and porch construction establish this house as Craftsman. Interior and exterior detailing support this view.

The home is built into the side of the hill with a north-south orientation. It is a two and one-half story building. The lower two levels are of fieldstone built upon natural stone. The upper story is sided with cedar. The large two-car garage is located south of the home and is built totally of fieldstone. The guest cottage over the garage is a one-story structure also built of fieldstone and cedar similar to the main house.

The cross-gabled roof has wide unenclosed eave overhangs. The roof rafters are exposed and the perimeter rafter tails have decorative ends. The gables are decorated with narrow overlapping stickwork. The roof line has multiple planes, all of which are treated in a similar fashion.

The full-width porch is located on the north side of the home. The porch is supported by five fieldstone columns that extend from the ground floor to the second story. Stone arches extend from column to column, and the entire structure extends upward to support a second story porch. On the second story, stone arches again connect the columns and frame the view of the city. On the western side of the deck a curving stone stair provides access to the lower porch and front yard.

The grounds immediately surrounding the home are notable for the stone work. The first level of the front lawn has two boulders. To the west an arched stone bridge extends to a 5'x 10' reflecting pond. To the east a small Japanese meditation garden was built. There are four stone stairways leading down from the front lawn to the terrace, which consists of a raised rock retaining wall. The area below the terrace is a wide expanse of field with a few fruit trees. The border of the property on 17th Avenue is demarcated with a rock fence with two gate openings. Each gate opening is flanked with a square

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pillar. On the east border a raised stone driveway extends from 17th Avenue up to the home on 19th Avenue. On the south and west aspects of the property native pine and fir trees remain. There are multiple stone benches at various viewpoints on the estate.

The interior woodwork reflects the Craftsman influence. Windows on the main floor are framed in wood. The window catches are of two types, cast brass or cast nickel with a decorative swirl. The flooring in the living room, library and entry hall is of narrow-plank, quarter-sawn oak. The entry hall has raised quarter-sawn oak paneling and decorative crown molding that is formed of plaster. The same paneling extends down a stairway from the main floor entry to the ground floor entry and off into a study. The billiard room on the lower level is floored with red fir and two walls are heavily windowed. A set of French doors allows access to the rear of the home.

On the main floor, the ceilings in the living room and library are vaulted with open beam supports. There are two fireplaces in the home, one in the living room and one in the library. Each fireplace is built of stone and flanked with built-in bookcases. The stairway to the second floor is a free floating stair built from a mixture of oak and hickory. The original heating system has been retained and consists of steam radiators. The original radiator covers were retained and across the front of the house function as window seats.

The tile in the main floor bathrooms is original to the home and consists of a white herringbone pattern on the floor and white enameled brick on the walls. Large pedestal sinks are in both bathrooms. The two other bathrooms in the home were renovated to resemble the original two as closely as possible.

The three doorways off the living room are framed with carvings depicting a vine-and-flower pattern. They are painted with gold leaf and were made in Canton in 1914, according to the label on the back of one of the carvings. Judging by the structure of the paneling framing these carvings they appear to be original to the home. The living room also has four large Chinese brass lanterns, all of the same intricate pattern of clouds and sea-waves.

During the current renovation, structural changes were kept to a minimum and for the most part were undertaken to return the house to its original floor plan. The oak stairway in the main

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entry was moved back to its original site and a wall and paneling replaced in that entry. The hallway off the main floor bedroom was returned to its original function of a closet. The sheetrock was removed from the stairway to the second floor to reveal the original floating stair, and the original trim (as discovered on silhouette) was replaced.

A tunnel connects the main house to the garage. Over the garage is a large patio with the guest house on the west side. The guest house has a kitchen/dining room area that opens on to the sitting room/bedroom area and a bathroom. It is detailed in a manner similar to the main house.

8. Significance

Period	Areas of Significance-Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> economics	<input type="checkbox"/> military
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> education	<input type="checkbox"/> music
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> engineering	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> industry	<input type="checkbox"/> religion
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> invention	<input type="checkbox"/> science
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> sculpture
	<input type="checkbox"/> community planning	<input type="checkbox"/> law	<input type="checkbox"/> social/humanitarian
	<input type="checkbox"/> conservation	<input type="checkbox"/> literature	<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other(specify)

Specific dates 1916

Builder/Architect K.K. Cutter/ G.A. Pehrson

Statement of Significance (In one paragraph)

The etiology of the historical significance of this home arises from both the architects involved in its design and the subsequent homeowners. The house was built in 1916 after the impetuous marriage of Sarah E. Smith and Ralston "Jack" Wilbur in September of that year. Sarah E. Smith was the widow of the president and controlling stockholder of the Hecla Mining Company. Her income from the mine was rumored to be quite extensive, equaled only by her real estate and investment income. Mrs. Wilbur related the story of her impetuous marriage in a Spokesman-Review interview the next day:

"Our marriage at this time was quite unpremeditated on my part. It was my intention to leave for Chicago as soon as the railroad situation was settled, with the object of closing up my business affairs there and returning to Spokane to get married and make my home here. Mr. Wilbur would not consent to this program and insisted, since he could not get away from his business, that we be married today. I really did not have anything to say about it. He just rushed me over to the courthouse and secured a license. The wedding followed in such quick order that the hotel people do not even now know we have been married."

The man who swept her off her feet was Ralston Wilbur. He came to Spokane in 1906 as the northwestern superintendent of the Thompson-Starrett Company and as such directed the construction of the Old National Bank Building. Subsequently, he joined the Hallide Machinery Company as partner and salesman. It was while selling machinery to the Hecla mine that Ralston Wilbur met Sarah Smith.

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Mr. Wilbur was the son of one of the largest land and cattle owners in California. In his youth he was a noted right tackle for Yale and a world champion hammer thrower. At the outbreak of the Boxer Rebellion he was involved in mining near Peking and joined the Ninth Infantry as an engineer; he was given a temporary rank of Captain. This was a second marriage for the both of them and lasted until 1919.

While involved with building the Old National Bank, Mr. Wilbur met and became friends with architect G. A. Pehrson. He had previously had Mr. Pehrson design a small cottage for him on the grounds, but following his marriage he asked Mr. Pehrson to design lavish additions to the home. Kirtland K. Cutter was also reported to have been involved in the design of this home. While many of the design features of the home are strongly suggestive of Cutter's work, the actual design was probably a collaborative work between Pehrson and Cutter as Pehrson was employed in Cutter's office at this time.

After the divorce of the Wilburs, the home was sold to William T. Whitlock, a Spokane druggist. Mr. Whitlock, in turn sold the home to Rudolph Hahn in 1924. It was during the tenure of Rudolph Hahn that the house achieved its greatest reputation as a site for lavish entertaining. During the 1926 National Air Derby that was held locally, Mr. Hahn hosted several flying teams. Most noted of his guests was Lt. Jimmie Doolittle who went on to lead the first bombing raid on Japan and later, as Lt. General, command the Eight Air Force in England. General Doolittle was a favored guest of Mr. Hahn's as he used to dive his plane toward the house for the entertainment of his host.

Rudolph Hahn owned the home from 1924 to 1945. He was an eccentric, brilliant man who lived life intensely. He first broke into the Spokane newspapers in 1929 when some of his neighbors took him to court complaining that he was playing his radio too loudly. He was hard of hearing and had installed a loudspeaker on the grounds that would enable him to hear the radio from any spot on the 3.5 acres. Despite this fact, the jury acquitted him and sent him home. For the next twenty years the newspaper reflects a lifestyle of fast cars, fast horses and lavish entertaining. In 1940, his wife, Sylvia, committed suicide in the home. A well-publicized inquest into the manner of her death concluded that it was indeed suicide. In 1945 Hahn sold the home, stating he "could no longer live there with pleasure". In that same year he was charged with manslaughter

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and three counts of abortion. He was found guilty on two counts, but at age 81 and in poor health, he was fined and placed on probation. Rudolph Hahn was found murdered on August 6, 1946, in his apartment in the New Madison Hotel.

Although Hahn had a penchant for extravagant living, he was also reported to have spent \$50,000 in renovations to the home, much of the money going into landscaping. He had an elevated driveway installed to run from Seventeenth up to Nineteenth Avenue. This driveway was hand laid by one man, who came every day with a horse drawn wagon load of stone. The swimming pool and fountain to the rear of the home (which was later filled in) were built during this time. Ornate statues, pastoral walkways and stone terraces were also added during this renovation.

From the late 1940's to the present date, the home has been owned by multiple people and used as both a single family dwelling and as apartments. The current owners purchased the home in March of 1992 and are in the process of renovating the residence.

9. Major Bibliographical References

McAlester, L. & McAlester V. (1991). A Field Guide to American Houses.
New York: Knopf.
Spokane City Directories
(continued below)

10. Geographical Data

Acreege of nomlnated property 3.5 approximately

Verbal boundary description and Justiflcatlon

Parcel Number 35281.0331

list all states and counties for properties overlapping state or county boundaries

state N/A county

state county

11. Form Prepared By

name/title Stephanie S.Ditto

organization

date November 5, 1992

street & number East 2525 Nineteenth Avenue

telephone 535-7429

city/town Spokane

state WA 99223

MAJOR BIBLIOGRAPHIC REFERENCES:

Spokesman Review

September 3, 1916
July 10, 27, 29, 1929
March 3, 1940
May 6,7, 1940
May 25, 1945
May 29, 1945
June 23, 1945
August 7, 1946

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12. Signature of Owner(s)

✓ Stephanie Ditto

[Signature]

For Office Use Only:

Date Received: 11-20-92

Date Heard: 12-16-92

Commission Decision: Approved

Council/Board Action: Approved

Date: 1-4-93

Attest: Marilyn J. Montgomery
City Clerk

Approved as to Form:

[Signature]
Ass't City Attorney

We hereby certify that this property has been listed on the Spokane Register of Historic Places:

Sheri S. Barnard
MAYOR, City of Spokane or CHAIR, Spokane County Commissioners

[Signature]
CHAIR, Spokane City/County Historic Landmarks Commission

Katherine W. Fayett
City/County Historic Preservation Officer

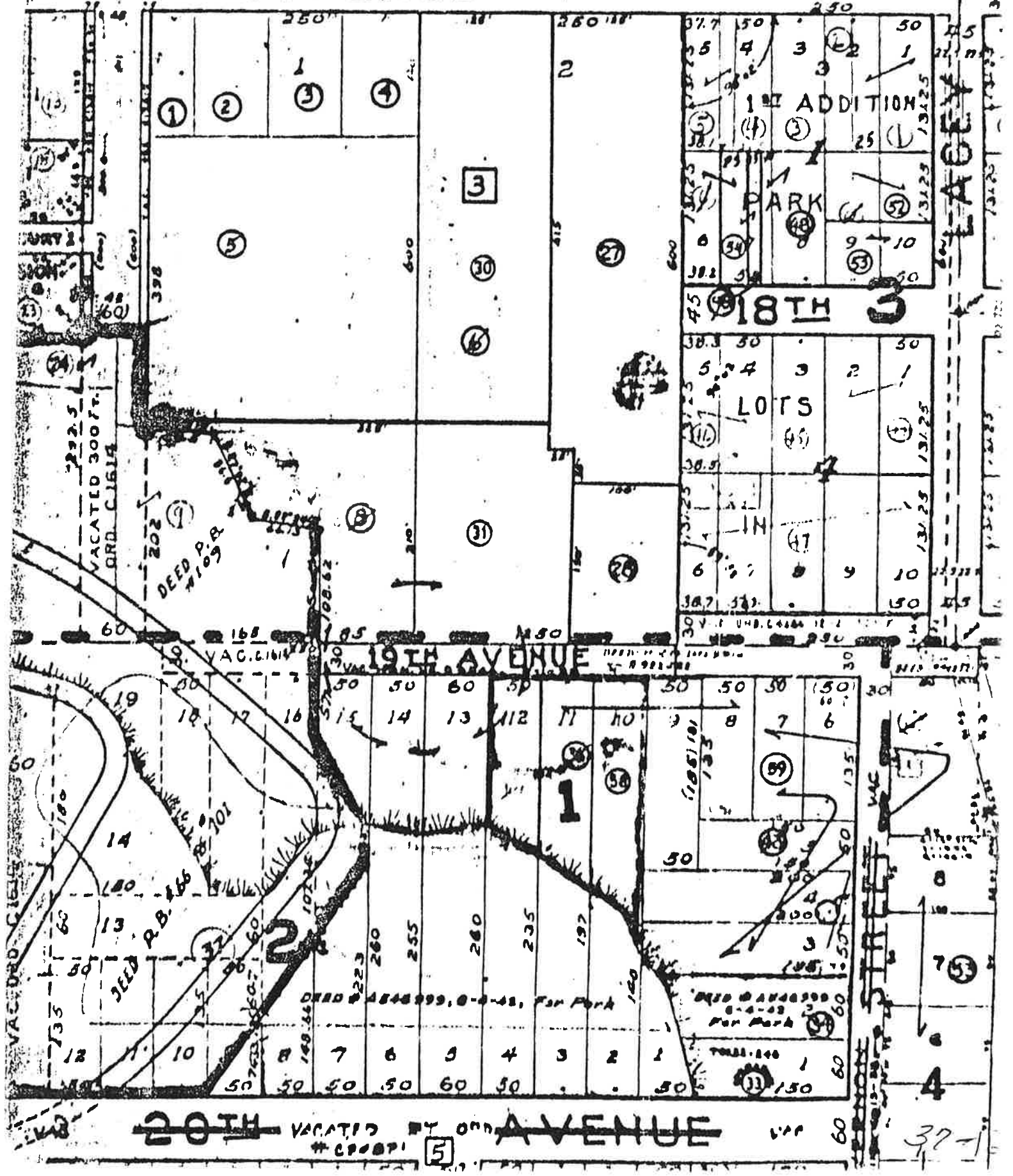
SCHEDULE "A"

The West half of the South 210 feet of Lot 2 and the West 25 feet of the South 185 feet of the East half of Lot 2 in Block 3 of RIVER VIEW as per plat thereof recorded in Volume "A" of Plats, page 26; TOGETHER WITH an easement over the West 16 feet of the North 415 feet of the East half of Lot 2, in Block 3 in RIVER VIEW, situate in the City and County of Spokane, State of Washington. ALSO that portion of Lot 1 in said Block 3 described as follows: Beginning at the SE corner of said Lot 1; thence North along the East line thereof 210 feet; thence West 200 feet; thence North 80 55' West 51.65 feet, more or less, to the West line of said Lot 1; (said pt being 382 feet South of the NW corner of said Lot); thence South 16 feet; thence South 84 51' East 63.5 feet; thence South 27 2' East 86.8 feet; thence South 82 24' East 66.13 feet; thence South to the South line of said Lot 1; thence East 85 feet to the pt. of beginning. ALSO, Lots 12 to 15 inclusive, in Block 1 of SPOKANE VIEW ADDITION, as per plat thereof recorded in Volume "E" of Plats, page 85, together with that portion of vacated street North of and adjacent to the North Line of said Lots lying between the extended West line of said Lot 15 and the East 100 feet of said portion of vacated street as described, AND EXCEPT that portion of said Lot 15 lying Southwesterly of a line drawn from the Southeast corner of said Lot 15 to a point in the West line thereof 57 feet South of the Northwest corner thereof;

TOGETHER WITH the West half of Lot 2, EXCEPT the South 210 feet thereof, Block 3, River View, according to plat recorded in Volume "A" of Plats, page 20; situate in the City and County of Spokane, State of Washington.

COO

AVENUE



20TH AVENUE

LAKEY

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