

ODELL HOUSE

2325 West First Avenue
Spokane, WA 99204

*Designed by Loren L. Rand, Architect
Built in 1901*



Photo taken in 1901. Odell House is second from left.

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 **ODELL HOUSE**

2. Location

Street & Number 2325 West First Avenue
City, State, Zip Code Spokane, WA 99204
Parcel Number 25242.0908

3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural <input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational <input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other

4. Owner of Property

Name Dale Bormann
Street & Number 2315 West First Avenue
City, State, Zip Code Spokane, WA 99204
Telephone Number/E-mail 838-9138, 879-4619, db8794619@aol.com

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99201
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

(enter categories from instructions)

Condition

☒ excellent
☐ good
☐ fair
☐ deteriorated
☐ ruins
☐ unexposed

Check One

☐ unaltered
☒ altered

Check One

☒ original site
☐ 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.
- ☐ 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 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 (1) acre.

Verbal Boundary Description Parcel number 25242.0908; Browne's Second Addition all Lots 13-14, Block 38, North 18 feet of Lots 15-16, Block 38.

Verbal Boundary Justification urban Nominated property includes entire parcel and legal description.

11. Form Prepared By

Name and Title Linda Yeomans, Consultant

Organization Historic Preservation Planning and Restoration

Telephone Number/E-mail 509-456-3828 or lyeomans@uswest.net

Street and Number 501 West 27th Avenue

City, State, Zip Code Spokane, WA 99203

Date 16 February 2000

12. Additional Documentation

Map Spokane City/County plat map, 1999

Photographs and Slides 13 black & white prints; 8 color prints; 10 slides

13. Signature of Owner(s)

Dr. Berman

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 29th day of June, 2000
Shelley M. Namick-Hengesh

14. For Official Use Only

Date Received: _____

Attest: _____

Date Heard: _____

City Clerk

Commission Decision: _____

Approved

as to Form: _____

Council/Board Action: Approved

Assistant City Attorney

Date: 10/30/00

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

John I. Albott
MAYOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

Jane S. Brown

OFFICER, City/County Historic Preservation Officer
City/County Historic Preservation Office
Sixth Floor - City Hall, Spokane, WA 99201

ODELL HOUSE**Narrative Description*****Summary Statement***

Built in 1899, the Odell House is a fine example of the Queen Anne architectural style executed in the Free Classic tradition, and is listed on the National Register of Historic Places as a contributing property in Spokane's Historic Browne's Addition. The home is located on one of the neighborhood's most celebrated intersections and dominates the southeast corner of West First Avenue and South Poplar Street. Character-defining features of the Odell House include a front-facing "horseshoe" gable, decorative-paned ocular windows, and a first-floor covered porch with classic Tuscan columns and an unusual cut-stone and wrought-iron balustrade that wraps around the building on three sides. Nearly a century old, the Odell House retains excellent exterior integrity.

Current Appearance in 2000***Site***

The Odell House is located on the southeast corner of West First Avenue and South Poplar Street on Lots 13-14 and part of Lots 15-16, Block 38 in Browne's Addition. Platted one-and-one-half miles west of Spokane's central business district, the neighborhood is distinguished by tree-lined streets and turn-of-the-century homes built mostly from the late 1880s to 1925 on single or multiple 50-foot-wide lots. Mature maple and sycamore trees tower over the home and shade the property. The Odell House is sited in the middle of platted lots that combine to measure 100 feet wide by 125 feet deep.

Exterior

The two-and-one-half story Odell House forms a rectangular footprint that measures approximately 35 feet wide by 55 feet deep with over 1900 square feet each on the first and second floors. The house features a gable-end form with a steeply pitched, composition-shingled, irregular roofline embellished with slightly flared, widely overhanging, enclosed eaves, and three lower cross gables that project from the sides and rear of the home. One brick chimney projects from the center of the roof. The house is clad in three-inch wide, horizontal clapboard siding distinguished by nine-inch wide, wood belt courses that separate the first and second stories and the first floor from the foundation. Cedar shingles clad the gable faces of the house. The windows illuminating the Odell House are asymmetrically placed, original, one-over-one, wood frame, double-hung and fixed-sash units. Two of the windows (north and east elevations) are embellished with diamond-paned, leaded-glass upper lights, and one east-elevation window retains excellent integrity with original, decorative stained-glass. Modern aluminum storm windows cover the original window units. The foundation of the house is constructed of basalt.

The primary facade of the Odell House faces north and is dominated by a steeply pitched, massive front-facing gable with an arched, recessed balcony sometimes called a "horseshoe gable." A classic Chippendale-style balustrade protects the balcony. Two windows and a door open from the balcony to a third-floor attic space. The north face of the Odell House is also distinguished by a full-width, first-floor, wrap-around porch and decorative, second-story

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fenestration. The wrap-around porch is covered by a shallow-pitched hip roof and is supported by raised Tuscan columns that rest on a sandstone and iron balustrade. The balustrade features a sandstone rail and coursed ashlar masonry porch piers joined by wrought-iron, filigree balusters. Designed to identify the front entrance of the house, a small pediment with cornice returns and scroll-sawn brackets projects slightly forward from the porch roof. Second-story fenestration is symmetrical with two, nearly identical, cut-away bay windows located at the east and west corners, and two, leaded-glass ocular windows located between the bay windows.

The focal points of the east elevation are a steeply pitched lower cross-gable that caps a first- and second-story vertical bay, and a continuation of the wrap-around porch that extends around the northeast corner of the house to the east elevation. A small, open pediment projects slightly from the porch roof and marks an east-elevation entrance. An additional first-floor porch that duplicates the design and building materials of the wrap-around porch extends from the southern edge of the vertical bay to the rear of the house along the east elevation of the home.

Like the east elevation, the west elevation of the Odell House is also dominated by a lower cross-gable and features an extension of the facade's wrap-around porch with a projecting pediment over the porch roof that marks a west-elevation entrance. A small, multipaned oriel window supported by decorative brackets embellishes the second floor above the porch pediment.

The rear, south elevation of the Odell House features a gable-end design with cornice returns and an enclosed balconet supported by decorative brackets. A shed roof forms a one-story porch at the east corner of the home's rear elevation.

Exterior and Interior of Garage

A one-and-one-half story, wood-frame garage built in 1912, is located at the southeast corner of the property behind the Odell House and measures 22 feet wide and 24 feet deep. The garage is covered with a widely overhanging, composition-shingled, pyramidal hip roof and features one gabled dormer each on the north, south, and west roof slopes. The building is embellished with decorative eave brackets, horizontal clapboard siding, corner boards, and multipaned casement windows. A double-wide, wood-paneled garage door with small fan lights is operated by an automatic garage door opener. The first-floor interior of the garage is not finished and reveals a floor of poured concrete. Stairs rise to an attic space finished with original bead-board. A brick chimney and wood-burning stove occupy the southeast corner of the room. A shed roof at the rear of the Odell House attaches to the northwest corner of the garage, forming a breezeway.

Interior

The interior of the Odell House has been altered and reveals three apartments on the first floor, two apartments on the second floor, and one apartment in the third-floor attic space. Ceilings measure nine feet high on the first floor, eight feet high on the second floor, and up to eight feet on the third floor where the ceiling forms a barrel-roll design under the gabled roof. Most of the woodwork throughout the house is painted, much of the floor is constructed of oak planks that

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have been covered in some areas with wall-to-wall carpet or tile/vinyl floor covering, and each apartment contains a bathroom and kitchen space. A finished-fir staircase leads from a first-floor, west entrance to the second floor, and narrower stairs designed for domestic use lead from the first floor to the third floor in the rear of the house along the south wall. A brick fireplace located on an interior wall in the first floor is the focal point in an apartment space on the east side of the house.

Original Appearance in 1899

Built in 1899, the Odell House was originally designed as a two-and-one-half story single-family residence. A photograph taken shortly after construction of the house was completed reveals a roof design on the Odell House that is different from the current design of the roof. The circa-1901 photograph pictures a wood shingled, hip roof with a lower, front-facing cross-gable on the home's facade. It also reveals full-height Tuscan columns supporting the one-story wrap-around porch and a plain, simply milled balustrade. In addition, the photograph pictures newly planted deciduous saplings along First Avenue and Poplar Street.

Sanborn Fire Insurance maps from 1902, and 1910, indicate the exterior footprint of the Odell House and reveal a large, first-floor, pentagonal bow window located on the northwest corner of the house. Supplying further historic documentation, a Spokane newspaper article from 1899, described the interior design plan for the house. Included in the plan description was a first-floor design that featured a large central hall (similar to a modern living room) that measured 13 feet wide and 18 feet deep. It was finished in oak, contained a stairway that rose to the second floor, and was illuminated by the large bow window indicated on the *Sanborn Fire Insurance* maps. Sliding pocket doors opened from the hall to a parlor, library, and den along the east wall, and to a dining room along the west wall. The library contained a brick fireplace, the dining room featured a built-in sideboard, and woodwork throughout the house was constructed of tamarack, oak, and pine. A kitchen, pantry, bathroom, and narrow stairs designed for domestic use were located at the rear of the house along the south wall. The second floor contained five bedrooms and one bathroom. One of the bedrooms, perhaps the room closest to the south-wall stairs, may have been designed as a bedroom for domestic help.

Alterations

The Odell House was unaltered until the porch was rebuilt sometime between 1901, and 1920. The porch's original, simply milled wood columns and balustrade were replaced with a current balustrade design that incorporates coursed ashlar masonry and wrought-iron, filigree grille-work. The original Tuscan columns were shortened and secured to the stone balustrade piers. In 1922, the interior of the Odell House was altered to accommodate multi-family apartment living. A wall was built between the living hall and northeast-corner parlor, perhaps encasing the original pocket doors. Another wall was built between the hall and dining room, part of the wrap-around porch on the west elevation was enclosed, and the large bow window on the first-floor was replaced with a smaller bay window. Ranges and plumbing fixtures were added to the

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first, second, and third floors. These interior alterations produced three apartment units on the first floor, two apartments on the second floor, and one apartment in the attic.

In 1926, a permit was issued by Spokane's Department of Public Works to "repair fire damage." The fire was extensive and severely damaged the roof at the front of the house. The roof was rebuilt, but with a design different from the original roof design. The new roof was constructed with a front-facing, "horseshoe" gable and recessed balcony that encloses an enlarged third-floor attic space. The attic was finished with an unusual barrel-roll ceiling resulting in a larger living space. In 1965, the roof was recovered with composition shingles, and in 1979, electrical upgrades were completed. In 1998-1999, the roof was repaired, the house was repainted to duplicate the original light green color, a new security system was installed, and aluminum storm windows were attached to the exterior window frames of the house. In 2000, the six apartments are in current use, and the Odell House continues to be maintained as a multi-family residence.

The Original Garage and Subsequent Alterations

Built in 1912, the garage was originally designed to house automobiles rather than horse-drawn carriages. The original design, materials, and workmanship of the garage have not been altered except for the roof and the garage door. The breezeway attached to the northwest corner of the garage and the southeast corner of the Odell House appears to have been constructed in the 1920s when the interior of the house was changed to accommodate the construction of apartments. The original roof of the garage was probably covered in wood shingles; these were replaced with composition shingles during the 1940s. The original garage doors were replaced in the 1940s with one, wood-paneled, accordion-fold door that is operated by an automatic garage door opener.

In summary, alterations to the Odell House and garage have occurred due to maintenance, repair, or replacement of damaged or deteriorated materials and to accommodate adaptive reuse of interior space (house only). The changes occurred more than 70 years ago and are now considered historic. Both the Odell House and the garage have been preserved and maintained since the described alterations were made, and both buildings retain excellent exterior architectural integrity.

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Areas of Significance	Architecture, Social History
Period of Significance	1899-1950
Significant Dates	1899, 1912
Architect, Designer, and/or Builder	Loren L. Rand, Odell House architect C. D. Wilbert, Odell House contractor Ballard Plannery, Odell garage architect C. A. Lansdowne, Odell garage builder

Statement of Significance***Summary Statement***

The Odell House was designed by noted Spokane architect Loren L. Rand and was built in 1899. An excellent example of Free Classic Queen Anne style architecture popular during the development of turn-of-the-century Browne's Addition, the design for the Odell House reflects the choices of many early Spokane homeowners for "modern" housing (*Spokane Spokesman-Review*, 1899). The garage, designed by the Ballard Plannery and built in 1912, was another modern convenience advanced to house the owner's automobiles. The Odell House was built for prominent real estate entrepreneur and civic benefactor George W. Odell and his wife Ada Odell, one of Spokane's most celebrated humanitarians. The Odell House was also home to Denis and Margaret Clark. A successful mining operator, Denis Clark was brother to Patrick (Patsy) and James Clark, and a member of Spokane's pioneer Clark family whose mining fame and fortune helped shape the Spokane community. In the context of Spokane's social history, the Odell House is historically significant for its association with the early settlement of Browne's Addition. The house and garage are also architecturally significant as the products of accomplished architects and builders. The Odell House is eligible for listing on the Spokane Register of Historic Places under Criteria A and C.

Historical Significance***Browne's Addition***

In 1878, early pioneers John J. Browne and Anthony M. Cannon arrived in the small Spokane townsite. Together, they purchased land from James N. Glover and developed Coeur d'Alene Park and Browne's Addition, Spokane's first and finest southwest neighborhood. Browne's newly platted neighborhood offered oversized lots, panoramic views, green space, and mature pine trees to prospective buyers. Schools were built, sewers and streets were laid, and streetcars carried passengers to and from downtown Spokane. The close proximity to Spokane's downtown business district, and the availability of platted and improved land appealed to Spokane's wealthy mining magnates, railroad and lumber barons, merchants and bankers. They bought lots in Browne's Addition and hired professional architects and builders to construct their lavish homes in a variety of styles including Craftsman bungalow, Tudor Revival, Neoclassical, and Queen Anne. Dominating the southeast corner of First Avenue and Poplar Street, the Odell House is one of these homes and reflects the tastes and desires of Spokane's early affluent elite.

ODELL HOUSE*George W. Odell and Ada Odell*

In 1883, George W. Odell moved from Illinois to Spokane where he opened a real estate office with his brother-in-law Isaac Kaufman. A 1923, *Spokane Spokesman-Review* article noted George Odell's business and civic accomplishments, and described Odell as a Spokane pioneer who "was prominently identified with early development of the city." In addition to a successful real estate business, George Odell was responsible for creating and developing the Ross Park Addition in the northeast portion of the city, and was later elected a city councilman to represent that neighborhood. He also established the first electric street car line that ran from downtown Spokane to the Ross Park neighborhood. Odell was instrumental in helping to organize the Exchange National Bank and initiated Spokane's first successful telephone system. A charitable benefactor, George Odell was praised for his generous philanthropic activities. He donated land in the Ross Park Addition and helped build a "rescue home" for the homeless in Spokane.

Ada Odell also achieved prominence as a civic benefactor. Known locally as one of the "Mothers of Spokane" (*Spokane Daily Chronicle*, 1938), Ada Odell served for over 40 years on the board of the Spokane's Children's Home. She was also an active member of the Hutton Settlement board and was responsible for completely furnishing the settlement's Cottage Number Two.

In 1897, George and Ada Odell bought Lots 13 and 14 in Browne's Addition for \$3200 from J. J. Browne. Prominently sited, the property was located across the street from four landmark estates owned by some of Spokane's wealthiest and most influential businessmen engaged in mining, railroads, lumber, and law: John A. Finch, Amasa B. Campbell, Robert Strahorn, and W. J. C. Wakefield. Two years later, an article appeared in the *Spokane Spokesman-Review* on February 18th, that described the soon-to-be-constructed home of George and Ada Odell. The article reported Odell "signed a contract for the erection of a \$5000 home on the south side of First Avenue opposite John A. Finch's residence" and that "work will start immediately on the structure." Construction of the Odell House was completed in 1899-1900. The *Spokane City Directory* lists the Odells living in their new home in 1900--one year *before* the Spokane County Tax Assessor's office began assessing taxes on the property.

Denis Clark

In 1902, the Odells sold their house for \$10,000 to Denis and Margaret Clark. Denis Clark was a wealthy miner and a brother of James and Patrick (Patsy) Clark. All three brothers lived in Browne's Addition, and with their wealth, influence, and mining expertise, the Clark brothers significantly impacted the development of early Spokane and area mining activities.

Robert Edward Stone

Denis Clark died in 1909, and the house was held in trust by the Union Trust Company until Robert Edward Stone bought the property for \$11,175 in 1911. Stone, a successful Spokane merchant, managed the S. E. Carr Company, a dry goods store located at 800-818 West Riverside Avenue that specialized in women's furnishings, cloaks, and suits. Stone began

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improving his new home on West First Avenue in as soon as he gained title to the property. He choose a design rendered by the Ballard Plannery, a Spokane architectural firm that designed and sold house plans and pattern books, and hired accomplished builder Charles A. Lansdowne to erect a two-car garage with an upstairs apartment. The garage cost Stone \$800, and was completed in 1912.

Sam Katzenstein and Apartment Living in the Odell House

After twelve years, Stone sold the house in 1921, to John and Pauline Lindahl. The Lindahls sold the house one year later for \$10,000, plus a \$6000 mortgage, to Sam Katzenstein, a salesman for Cohn Brothers Furniture. Katzenstein was the first owner of the Odell House to change its use from a single-family residence to use as a multi-family apartment house. He built walls, plumbed bathrooms, and installed ranges for a total of six apartments that utilized all three floors of the Odell House. The basement was the only space not leased to tenants.

The phenomena of residential down-sizing and construction of apartments in existing single-family homes gained popularity in Spokane after World War I. Elegant, turn-of-the-century home interiors were changed to meet the demands required by adaptive apartment plans. Realizing a financial gain, homeowners of large houses in Browne's Addition offset the cost of buying and maintaining their property by leasing apartments within their homes to short-term boarders as well as to long-term tenants. In addition to the Odell House, some of the earliest West First Avenue homes converted to multi-family living included the Strahorn Mansion (called the Strahorn Pines Apartments with ten apartment suites), the Wakefield House (Jorgensen's Apartments with seven suites), and the Finch House (Virginia Apartments with eight suites). Leased by people with middle to upper-incomes, apartments within private homes became fashionable in Browne's Addition. Apartment suites in the Odell House were an indicator of this new trend and were leased by men and women employed as a newspaper reporter, newspaper editor, oil company manager, pharmaceutical salesman, banker, accountant, teacher, nurse, and physician. In contrast to apartments located in downtown Spokane, apartment living in private homes located in Browne's Addition offered coveted neighborhood amenities including tree-lined avenues and pedestrian paths, multi-acred Coeur d'Alene Park and gardens, elegant suites in some of Spokane's finest older homes, and a slower, quieter, more peaceful pace of living found in residential neighborhood living.

The trend towards converting single-family homes for use as multi-family apartments continued in Browne's Addition and spread throughout other, older neighborhoods in Spokane. In Browne's Addition, most of the existing historic building stock was altered to accommodate apartment living. The Odell House was one of the first single-family homes converted to multi-family use in Browne's Addition and reflects social changes and the trend towards residential down-sizing that began in the neighborhood in the early 1920s.

Katzenstein sold the house in 1924, to real estate agent Charles Freese, who sold the home to Holley-Mason Hardware Company credit manager Henry Trabert and his wife Nellie. The

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Trabert family resided in the home for 13 years and continued to lease the apartment spaces created by former owner Sam Katzenstein. Machinist Henry Kyle Wolfe and his wife Elsie bought the house in 1938, letting apartments in the home for the next 40 years. In 1978, Ray and Eleanor Schorzman purchased the Odell House. As owner-managers, the Schorzmans resided in and leased apartments in the Odell House for 19 years until they sold it in 1997, to Dale Bormann.

Architectural Significance*Queen Anne Style, Free Classic Tradition*

The Odell House is a fine example of the Free Classic Queen Anne architectural style. Queen Anne was the dominant style for domestic buildings throughout America from 1880, to 1910, with free classic adaptation of the style becoming widespread at the beginning of the twentieth century. Defining features of the Queen Anne style are found in the design for the Odell House and include a steeply pitched roof of irregular shape, a front-facing gable, and an asymmetrical facade with a full-width porch that is one-story high and extends along both side walls of the house. Other features include vertical one-over-one windows; vertical bays and other devices that interrupt the monotony of exterior planar wall surfaces; oriel, bay and bow window designs; and a mixture of wall claddings such as clapboard, shingles, and masonry. The *free classic* adaptation is expressed in “about 35 percent of Queen Anne houses” (*McAlester*) and is characterized by the use of classical columns rather than delicate turned posts with spindlework details. The columns may be either the full height of the porch or raised on a pedestal to the level of the porch railing. In addition, the railings normally lack the delicate turned balusters of the spindlework-type of Queen Anne house. Cornice-line dentils, brackets, modillions, and other classical details are frequent. The Odell House and its garage incorporate these elements.

Loren L. Rand, Architect

An 1899, *Spokane Spokesman-Review* article announced the anticipated construction of the Odell House:

*“George W. Odell Will Build a Beautiful Home on First Avenue”
“...a modern structure with beautiful lines.”*

The article listed Loren Rand as the architect and C. D. Wilbert as the building contractor. Both architect Rand and builder Wilbert began working in Spokane shortly after the Fire of 1889 destroyed nearly all of the city’s central business district, spawning an unparalleled building boom. Accomplished professionals, Rand and Wilbert advertised their services in both the alphabetical section and the business index of the *Spokane City Directory* during the time the Odell House was designed and built.

Educated at the Massachusetts Institute of Technology, Loren Rand was a noted architect and was responsible for the designs of numerous buildings in Spokane that were demolished during the last century. Existing works attributed to Rand include the Main Street addition to the

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Crescent Department Store, the First Presbyterian Church, and most of Spokane's early schools including Lewis and Clark, Adams, Jefferson, McKinley, and Wilson. Rand also designed many homes in Spokane including houses for Judge Nash and E. I. Powell, and two Tudor Revival style examples at West 1118 and 1128 Ninth Avenue.

Built in 1912, the garage for the Odell House was designed by the Ballard Plannery of Spokane, an architectural firm responsible for publishing house plans and pattern books that were distributed throughout the Pacific Northwest. Many homes in Spokane represent designs from the Ballard Plannery including the Crane-Daniels House at 723 East 20th Avenue. The garage was built by Charles Lansdowne, one of Spokane's most prolific contractors. Numerous examples of his work can be seen in the Rockwood Historic District including the Dyar-Keisling House located at 526 East 12th Avenue and the A. Lindsay House at 532 East 12th Avenue.

The Odell House

The Odell House and its garage are architecturally significant to Browne's Addition and to Spokane because they embody distinctive characteristics of the Free Classic Queen Anne architectural style, and are two of the finest examples of their type in the area. Furthermore, both the Odell House and garage represent the work of architects and master craftsmen.

The Odell House can be compared to other Free Classic Queen Anne style houses in Browne's Addition that share similar design features. Two homes most like the Odell House include those located at 2319 and 2425 West Pacific Avenue. Like the Odell House, all three homes were architect-designed and were built at the beginning of the twentieth century. The three homes are excellent examples of the Free Classic Queen Anne tradition and include identifying features of the style. The feature most common to all three homes are their dominant, one-story, wrap-around porches. All three homes contain porches supported by classic Tuscan columns, and the house at 2425 West Pacific features a coursed ashlar porch foundation similar to the porch foundation and porch piers depicted on the Odell House. In contrast, the design for the porch of the Odell House stands alone as the only design that features a sandstone porch rail and porch piers embellished with wrought-iron, filigree balusters. In addition, the Odell House is the only home of the three that features a prominent, front-facing "horseshoe" gable, a popular architectural element of the Queen Anne style.

All three homes include historic carriage houses and/or garages. The wood frame building located behind the home at 2319 West Pacific Avenue appears to be the home's original, turn-of-the-century carriage house designed to house carriages, horses, and hay. Like the Odell House garage, the small wood frame building at the rear of the home at 2425 West Pacific Avenue appears to have been built to house an automobile rather than horse and carriage. All three buildings (including the Odell garage) have been altered to accommodate contemporary facade doors. In contrast to the two Pacific Avenue buildings, the Odell garage better reflects the Free Classic Queen Anne style, is well preserved, and retains a higher degree of architectural integrity.

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In conclusion, the Odell House reveals architect Loren Rand's unique design representing the Free Classic Queen Anne architectural style. In addition, the Odell garage is a fine example of work rendered by the Ballard Plannery. Built in 1901 and 1912, respectively, the Odell House and garage are some of the oldest and best preserved buildings in Browne's Addition. This is noteworthy due to the demolition of so many historic homes and numerous alterations to character-defining architectural features of much of the neighborhood's existing historic building stock. Socially, the Odell House is associated with the development and settlement of Browne's Addition. It reflects the tastes and desires of the neighborhood's original, wealthy, turn-of-the-century homeowners. In addition, the Odell House reflects the trend of subsequent neighborhood homeowners who, beginning after World War I, altered their homes to accommodate multi-family residential living. Furthermore, the Odell garage is associated with the emergence of the automobile and its popularity in early twentieth-century Spokane. Eligible for listing on the Spokane Register of Historic Places under Criteria A and C, the Odell House and garage retain both excellent historic and architectural integrity in their original location, setting, design, materials, workmanship, and association with early Spokane.

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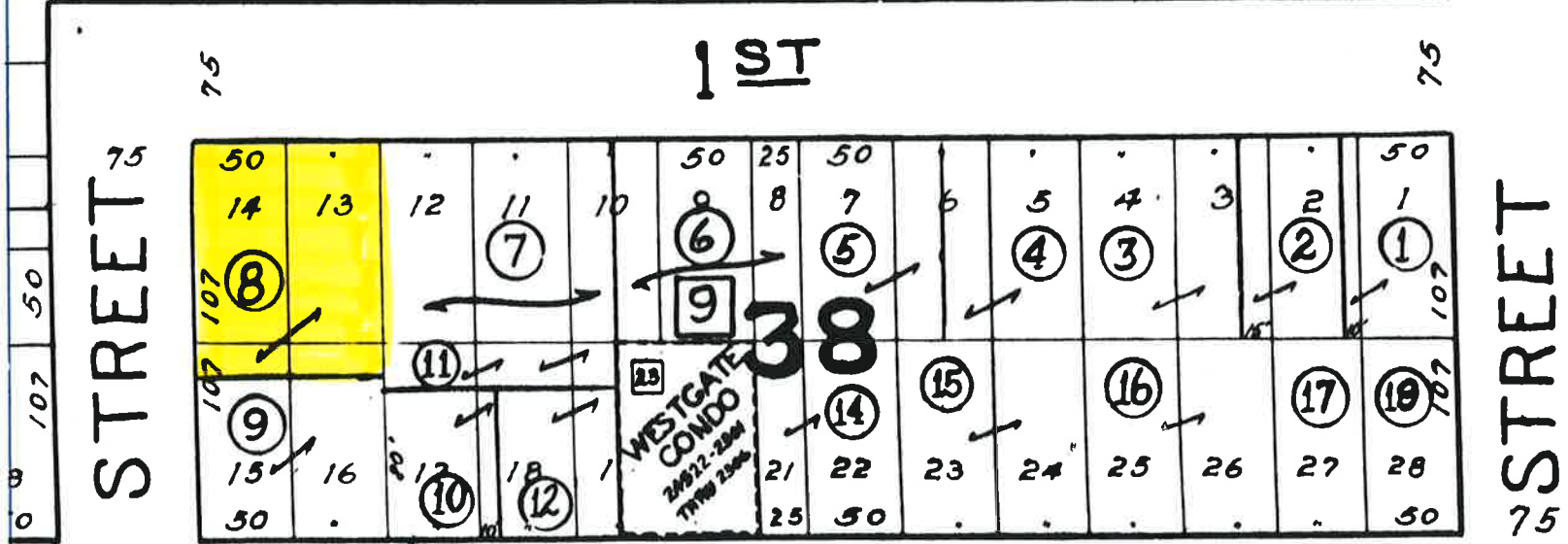
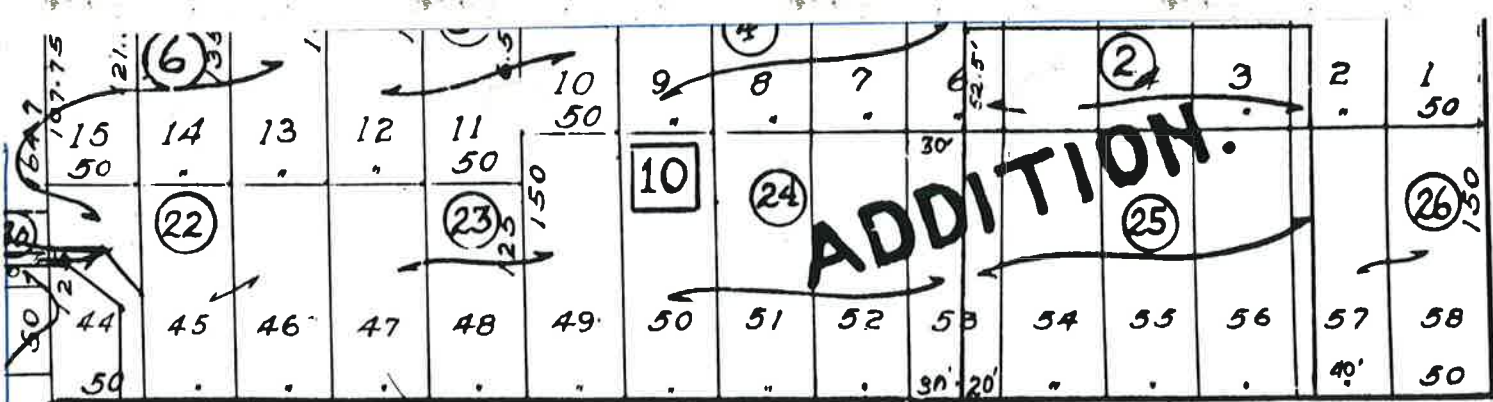
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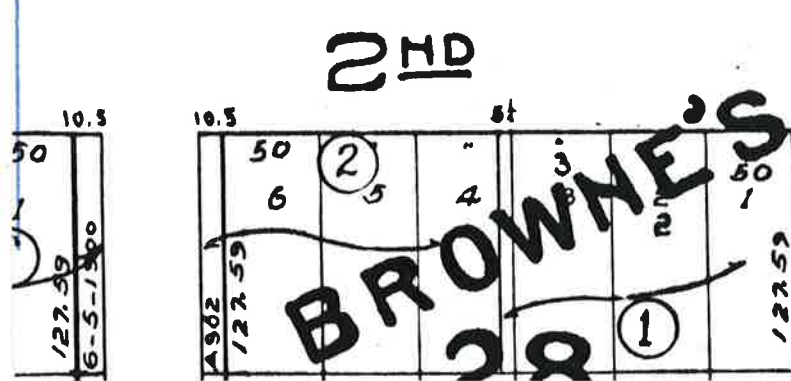
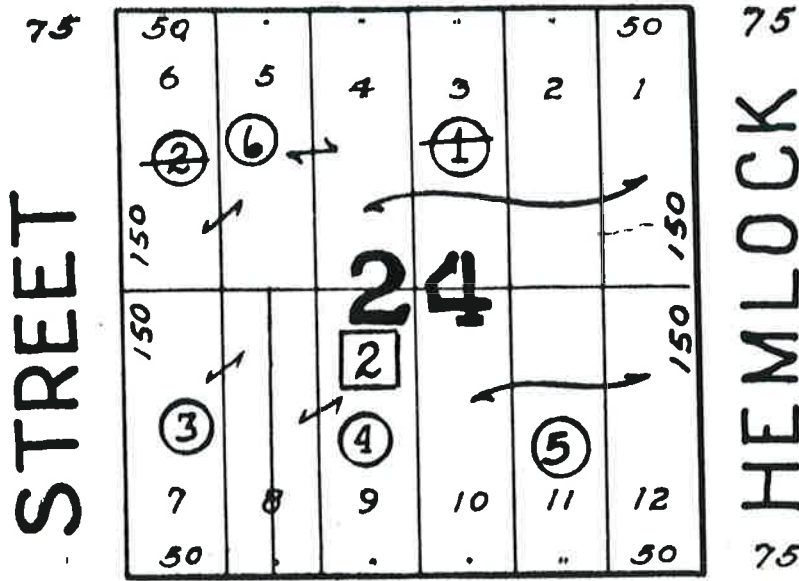
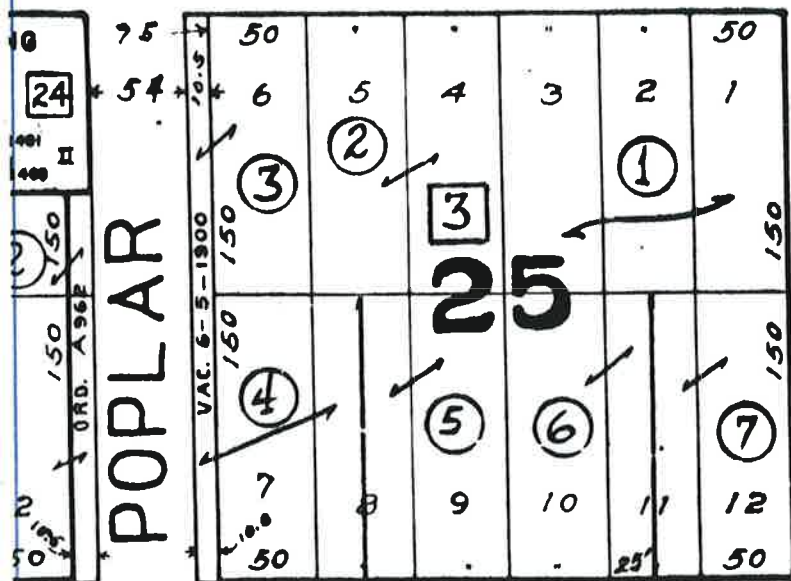
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1999
SPOKANE
PLAT
MAP

Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
ODELL HOUSE

Color photos 1 and 2:

North facade of house; photos taken in 2000.



Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
ODELL HOUSE

Color photos 3 and 4:

West elevation of house.



Spokane Register of Historic Places Nomination

Continuation Sheet

Item Number 12

ODELL HOUSE

Color photo 5:

West and south elevations of house.

Color photo 6:

North facade of carriage house.



Spokane Register of Historic Places Nomination

Continuation Sheet

Item Number 12

ODELL HOUSE

Color photos 7 and 8:

East elevation of house.



Spokane Register of Historic Places Nomination

Continuation Sheet

Item Number 12

ODELL HOUSE

Photos 1 and 2:

North facade of house; photos taken in 2000.



Spokane Register of Historic Places Nomination

Continuation Sheet

Item Number 12

ODELL HOUSE

Photos 3 and 4:

North facade of house showing porch detail.



Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
ODELL HOUSE

Photos 5 and 6:

West elevation of house.



Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
ODELL HOUSE

Photos 7 and 8:

South elevation of house with balcony detail.



Spokane Register of Historic Places Nomination

Continuation Sheet

Item Number 12

ODELL HOUSE

Photos 9 and 10:

East elevation of house with porch detail.



Spokane Register of Historic Places Nomination

Continuation Sheet

Item Number 12

ODELL HOUSE

Photos 11 and 12:

North facade of carriage house; dormer detail.

