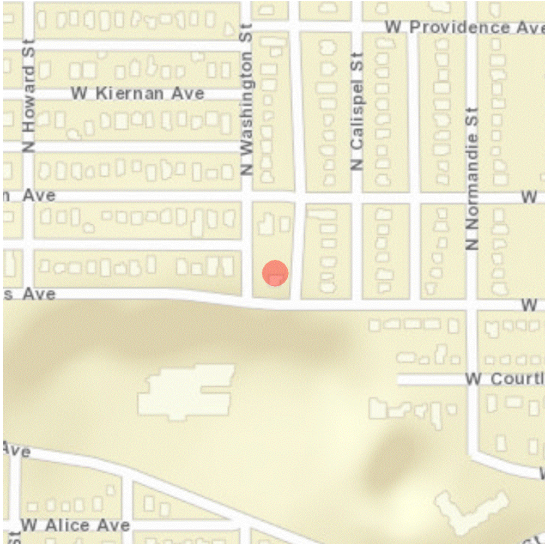


# Historic Property Report

Resource Name: Ogle, Larry A and Ursula P, House

Property ID: 174927

## Location



**Address:** 326 W GLASS AVE, SPOKANE, WA 99205  
**Tax No/Parcel No:** 35064.2202  
**Plat/Block/Lot:** PINE GROVE TER L4TO6B22  
**Geographic Areas:** Spokane County, SPOKANE NW Quadrangle, T25R43E06

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1954	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
Builder	H L Ring Building Service

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### Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-06-00089, , Assessors Data Project: Spokane Residential 1	7/4/2011	Not Determined	
2016-12-08751, , Spokane Mid-20th Century Modern Survey 2016	4/15/2017		

### Photos



South (front) facade



South (front) facade



South and east facades, west side



South (front) facade



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South (front) facade, west side



North (rear) facade



North and west facades



North and west facades, lower level



West facade



West and south (front) facades



## Historic Property Report

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West and south (front) facades



Garage



Rear yard, northwest corner



West side yard



Front (south) facade



# Historic Property Report

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## Inventory Details - 4/15/2017

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**Common name:** Ogle house  
**Date recorded:** 4/15/2017  
**Field Recorder:** Diana Painter  
**Field Site number:**  
**SHPO Determination**

## Detail Information

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### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Butterfly
Roof Material	Asphalt/Composition - Built Up
Cladding	Wood - Board & Batten
Structural System	Wood - Platform Frame
Plan	L-Shape

## Surveyor Opinion

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

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

**Property potentially contributes to a historic district (National and/or local):** No

**Significance narrative:** History. The house at 326 W Glass Avenue was constructed in 1954. Building permits and Sanborn Fire Insurance maps show that this is the third house over time that has been located on this .39-acre, quarter block. In 1910, a house was located in the northeast corner of the lot that was oriented toward Washington Street (a note on the map states that this portion of Washington Street was impassable for teams at the time). It had a half-width front porch and a long kitchen porch on the south side of the rear of the house. Sometime between 1910 and 1950, a concrete block house was built at about the center of the parcel, oriented toward W Glass Avenue. The siting of this earlier house and a visual inspection of the present house indicates that some of the foundation for the earlier house may have been incorporated into the Ogle house.

In 1907, permission was granted to a Mr. Robert L. Dalke to make a connection from the house at 326 Glass to the city water main. Between at least 1917 and 1937, L. E. and Bernice Woods lived in the residence. The 1920 census shows that Loren E. Woods was a conductor for the railroad, and that he and his wife Bernice had six children at home. The first residents in the present house appear to have been Larry A. Ogle, whose name is on the 1954 building permit, and his wife Ursula. Mr. Ogle worked for B & B Manufacturing. Subsequently, the house went through a series of owners. Lewis B. Culler lived there in 1959, and Fred and Grayce Bartlett lived there in 1960 through at least 1968. The

## Historic Property Report

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Bartletts added 219 square feet to the house for a dining room extension and den that year. The present owners bought the house in 2011.

**Architectural Context.** The house at 326 W Glass is relatively simple, but very stylish. It is distinguished by its slight butterfly roof, which is tapered, with the “v” of the fascia being deeper in the center than either end. The broad chimney accentuates the house with a vertical element, and the mix of vertically and horizontally oriented materials also provide contrast, while delineating the different planes of the house. The Ogle house, named after its first owners, is designed in what was often called the “Contemporary” style in the 1950s and 1960s. A Contemporary style or simply Modern house offered few traditional stylistic features or details, relying on overall form and simple modern details to convey its style. Materials also could play an important role, as seen here, adding color and texture to complement the building’s design. Although not the case with this house, Contemporary houses were often designed by architects and were considered “high style,” in contrast to the more common Ranch style home of the era. Common features include slightly sloped or flat roofs; overall asymmetry; expansive window walls; and the use of clerestory windows under the eaves where privacy was important. Other features of the Contemporary house were shared by the Ranch-style house, including an open floor plan, an orientation toward the rear, rather than front yard or street, and use of windows, courtyards, and other devices to “bring the outdoors in.” While the Ogle house does not feature the large window walls typical of many Contemporary houses, particularly post-and-beam houses, it is clearly oriented toward the outdoors, with its large, landscaped lot, patios, and extensive gardens. Its butterfly roof is unusual and the mix of materials on this simple house enhances its efficient form and function.

**Builder H. L. Ring.** The house at 326 W Glass Avenue was built by the H. L. Ring Building Service according to permit data. In 1947, this company was called Ring & Bakley Door Company. In 1952, the company was called H. L. Ring Company, according to directory information. The company placed advertisements in American Builder and American Lumberman & Building Products Merchandising in 1953, just before building the Ogle house. In 1954, Harvey L. Ring referred to himself as vice president of the H. L. Ring Building Service, Inc., which included Guy A. Pitts as president; H. L. Ring as vice-president; and Jean Lammers, Secretary-Treasurer. The company dealt in Pre-Cut Homes and Garages, Morrison Steel Roley Doors, Howell Sectional Doors, Electric Door Operators, Tropical Awnings and “All Types of Building Materials,” and was located on N Monroe Street. It also dealt in fiberglass pools. In 1956, the company was called Ring & Pitts Building Service. According to the 1959-1960 city directories, Ring & Pitts Building Service was in business in Spokane, and Harvey L. Ring and his wife Bernice, who was the office secretary, lived at N 5720 C Street in Spokane.

### Physical description:

**Location and setting.** The house at 326 W Glass Avenue is located along the bluff overlooking downtown Spokane to the south. Below, facing onto W Cora Avenue, is the Faith Bible Church, surrounded by vacant land. Farther east is a Brutalist-style, four-story apartment building. Beyond that are several commercial businesses along the north-south arterial of N Division Street. Surrounding the house to the west, north and east is a residential neighborhood. A few blocks to the northwest is the Garland neighborhood commercial area. The house is located on the north side of W Glass Avenue, at the corner of Glass and N Washington Street. It occupies the southwest quarter of the block bounded by W Glass Avenue to the south; N Calispell Street to the east; W Gordon Avenue to the north; and N Washington Street to the west. W Glass Avenue is a two-lane street with on-street parking, as are most of the streets in the area. A sidewalk is located along the north side of Glass Avenue. On the south side is a metal traffic barrier, a planting strip, a sidewalk, and a chain link fence at the top of the bluff. Benches are

## Historic Property Report

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placed along the planting strip to enjoy the view.

**Materials.** The wood-frame Ogle residence is sided in board-and-batten (plywood with narrow battens) and wide clapboard siding. The foundation and some lower level walls are poured concrete, and the roof has a built-up finish.

**Massing and design.** The one-story Ogle house has an irregular footprint, a shallow butterfly roof that is oriented east-west, moderate eaves on the north and south elevations, and no eaves on the east and west elevations. The first floor is 1574 square feet in size, and the basement is 1292 square feet. The main body of the house is located on the west side. To the east is an extension with a flat roof that covers a walkway to the garage. To the north, at about the center of the house, is an addition constructed in 1968 that extended the dining room and added a den, according to permit records. To the east is a double-car garage that is attached to the house with a breezeway. A large endwall chimney finished in stone that appears to be painted slate is located on the east side of the main body of the house. The house is located at about the center of its large, .39-acre parcel, but is surrounded on the west and north sides by garden, with a lawn area at the front, on the south side. The Contemporary style house was constructed in 1954.

**Front (south) façade.** The front façade of the house projects forward on the left or west side. This area is clad in board-and-batten and covered by a moderate eave. The foundation is set back here, with the result that this portion of the façade appears to float above the ground slightly. Centered on this façade is a horizontally oriented, two-part sliding window in what appears to be an anodized aluminum frame. The right or east part of the façade on the main body of the house is set back and covered by a deep eave. The flush front entry door is located in the apex of the “L” here. It is accessed by two concrete steps. To the right of the front door is the large focal window for the house, which is composed of three-over-three lights in a wood frame, with tall upper lights and small lower lights. In front of this window is a planting bed faced with stone that looks like painted slate. This face of the building is clad in wide clapboard, with the exception that each end enclosing this porch/planter area is clad in board-and-batten. Visible here is the large endwall chimney on the east façade. To the right of the main body of the building is a wing that is set back and covered by a deep overhang. The façade here features a large, three-part window with vertically oriented lights. This window fronts onto the kitchen. To the left, on the east face of the building, is a door that opens onto the concrete patio that fronts on this wing. The overhang continues to the left or east, forming a breezeway to the garage that is supported at the corner with a metal post.

**East side façade.** The east façade of the main portion of the house is clad in board-and-batten. Located on this façade is the endwall chimney, with its stone finish, and a door to the patio and breezeway behind it. No other features are located on this façade.

**Rear (north) façade.** The rear façade of the building is made up of the easterly wing that projects into the rear yard, and the main body of the house. The easterly wing is clad in board-and-batten. Here a centered door with a single light in the upper portion is accessed via two concrete steps with a small concrete pad in front. To the left of the door is a two-part light with a single fixed light and casement window in an anodized aluminum frame. To the right is a fixed single light in a wood frame. This area is sheltered by a deep overhang. The main body of the house here has two narrow, horizontally oriented, two-light sliding sash. These windows are also covered by an overhang. The basement entrance here is made possible by a concrete wall that retains the rear yard. It



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is accessed via a concrete walkway parallel to the face of the house, which has a door on the left or east side with a single light in the upper portion. To the right of the door is a two-part sliding window in anodized aluminum. This lower level is clad in clapboard and is pulled back slightly from the west façade.

West side façade. Visible on the west façade is the “v” of the butterfly roof of the house. There are no eaves on this side of the house. On the upper level is a small, horizontally oriented, fixed-light window. The lower level is pulled back from the upper level, supported by two large wood posts. This allows for a concrete walkway to a second rear door, which has a light in the upper portion. To the left or north on this façade is a two-light window. To its right is a fixed light. To the right of the door, within the raised foundation of the house, is a two-part sliding window in a vinyl frame. This concrete wall continues south to the front of the lot, retaining the west side yard, which is at the lower level grade in the northwest corner of the yard, and rises to street grade to the south, west and north. The upper level of the house here is clad in board-and-batten and the lower level is finished in clapboard and concrete. Another two-part sliding window is visible here on the southerly projecting wing of the house.

Garage. The detached garage is located northeast of the house, on the alley. It is connected to the house with a short covered breezeway. It is 440 square feet in size and has a square footprint and flat roof with no eaves. The garage is finished in board-and-batten and has a concrete foundation and built-up roof. An overhead door is located on the south façade and a two-part sliding window is located on the north façade. The garage is accessed from W Glass Avenue via a concrete driveway that is adjacent to the alley.

Changes over time. It appears that the window glass on the house may have been updated. The sash may have been changed out as well, from aluminum to anodized aluminum. The addition constructed in 1968 has become historic in its own right. No other known changes have taken place to the building, although it's possible that the materials have been updated. The house appears to have good integrity and is in very good condition.

Landscape and site design. The Ogle house is surrounded by open space on three sides. To the immediate east, adjacent to the garage, is the north-south alley that divides the block. To the north, northwest and west is garden and lawn. To the south is the front yard, which is planted in lawn but not otherwise landscaped. A concrete sidewalk leads directly from the sidewalk to the front door and a planter is located in front of the main focal window. A small planting bed separates the front patio, which is located in the apex of the main body of the house and the setback wing to the east, from the main lawn area. The front yard is otherwise not landscaped. A retaining wall running north-south separates the west yard area from the front yard. The remainder of the yard and garden is also separated from the street and alley by a horizontal board fence made up of two wide boards separated by a narrow board. The entire west edge of the yard, along Washington Street, is formally landscaped and also contains two mature trees in the planting strip. The northeast corner of the yard, along the rear and east property line, is also formally landscaped. Occupying the northwest quadrant of the yard is a formal garden, which includes a seating area, plantings, and raised planting beds along the back (north) fence. The raised beds are located in a field of gravel and encircled by square concrete pavers. The garden appears to be planted in xeriscape plant materials.





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### Bibliography:

City of Spokane, Pre-1993 Permit Archive, <https://my.spokanecity.org/permits/archive/>, accessed April 2017.

"Family History Books and Directories," HeritageQuest Online, <http://www.ancestryheritagequest.com/HQA/CityDirectories>, accessed April 2017.

Sanborn Fire Insurance maps, <http://sanborn.umi.com.ezproxy.spl.org:2048/>, accessed April 2017.

Spokane County Assessor, <https://www.spokanecounty.org/219/Assessor>, accessed April 2017.

US Census Records, HeritageQuest Online, <https://www.ancestryheritagequest.com/HQA>, accessed April 2017.

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### Inventory Details - 7/4/2011

Common name:

Date recorded: 7/4/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 35064.2202

SHPO Determination

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### Detail Information

#### Characteristics:

Category	Item
Foundation	Concrete - Poured
Roof Type	Butterfly
Roof Material	Asphalt/Composition - Built Up
Form Type	Single Dwelling
Cladding	Wood - Board & Batten
Structural System	Wood - Platform Frame
Plan	L-Shape



## Historic Property Report

Resource Name: Ogle, Larry A and Ursula P, House

Property ID: 174927

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Currently survey and inventory projects at the local level produce a field form for each property surveyed and include digital photographs. Volunteers doing the survey track down and manually enter all the owner, parcel, and legal data manually. Manual data entry diminishes accuracy and quantity of resources volunteers can survey. Recognizing this, DAHP uploaded building data for each Certified Local Government (CLG) on properties that were built in or before 1969 to provide an accurate and comprehensive baseline dataset. Volunteers doing survey work need only to verify data, add in photographs and extent of alterations and architectural style data, as well as expand upon the physical description and significance statement as new data is collected. For planning purposes, the attrition rate of properties built in or before 1969 can start to be measured to guide stewardship priorities.

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously

inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic

Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 326 W Glass Avenue, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1954 and is a single family dwelling. The 1-story building has a shed roof clad in built-up asphalt. The single-family form sits on a poured concrete foundation containing a three-quarter basement.