

Spokane Register of Historic Places Nomination

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

1. Name of Property

Historic Name: Baum, Isaac and Tillie, House
And/Or Common Name: 1830 W. Pacific Avenue

2. Location

Street & Number: 1830 W. Pacific Avenue
City, State, Zip Code: Spokane, WA 99201
Parcel Number: 25241.0906

3. Classification

Category	Ownership	Status	Present Use
☒ building	☐ public ☐ both	☒ occupied	☐ agricultural ☐ museum
☐ site	☒ private	☐ work in progress	☐ commercial ☐ park
☐ structure			☐ educational ☒ residential
☐ object	Public Acquisition	Accessible	☐ entertainment ☐ religious
	☐ in process	☐ yes, restricted	☐ government ☐ scientific
	☐ being considered	☒ yes, unrestricted	☐ industrial ☐ transportation
		☐ no	☐ military ☐ other

4. Owner of Property

Name: Dustin Drout, Alec Haldeman
Street & Number: 1830 W. Pacific Avenue
City, State, Zip Code: Spokane, WA 99201
Telephone Number/E-mail: alec141297@gmail.com, 509-294-1785

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: Browne's Addition Historic District
Date: 1976, 2019 ☐ Federal ☐ State ☐ County ☒ Local
Depository for Survey Records: Spokane Historic Preservation Office

7. Description

Architectural Classification

Condition

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

Check One

- ☐ unaltered
- ☒ altered

Check One

- ☒ original site
- ☐ moved & date _____

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

8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places category: Mark "x" on one or more for the categories that qualify the property for the 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.
- ☐ E Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

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: < 1 acre
Verbal Boundary Description: BROWNES ADD ALL L7& W1/2 OF L8 B10
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title: Diana Painter, Owner and Principal Architectural Historian
Organization: Painter Preservation
Street, City, State, Zip Code: 3518 N C Street, Spokane, WA 99205
Telephone Number: 707-763-6500
E-mail Address: dianajpainter@gmail.com
Date Final Nomination Heard :

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)

14. For Official Use Only:

Date nomination application filed: _____

Date of Landmarks Commission Hearing: _____

Landmarks Commission decision: _____

Date of City Council/Board of County Commissioners' hearing: _____

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor – City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

SUMMARY STATEMENT

The Isaac and Tillie Baum House at 1830 W. Pacific Avenue is a two-and-one-half story building with a finished attic and full basement; the two-and-one-half stories total 4,260 square feet, while the basement is 1,620 square feet in size. The house is located at the northeast corner of W. Pacific Avenue and S. Elm Street on a 8,025 square foot corner lot and faces south, overlooking Pacific Avenue. A 924 square foot garage is located to the north of the house. The building is within Browne's Addition, Spokane's first National Register historic district, which is also a Spokane Register historic district. It is contributing to both districts.

The Baum House has a largely rectangular footprint and complex roof with a north-south ridgeline and multiple dormers with an enclosed gable on the front and clipped gable on the back. The wood-frame building is clad in relatively narrow clapboard siding with coursed and fishscale shingles within the gable front, a composition shingle roof, and a rubble stone foundation. Character-defining features include the narrow, closed eaves; one-over-one-light, double-hung windows with simple surrounds and a crown molding; and the use of applied vertical boards or stickwork which, in this case, further emphasizes the windows. Additional typical qualities of the Stick Style home include the steep roof pitches and the use of bay windows, in this case both canted and square bays. The Baum House was designed by prominent Spokane architect Herman Preusse and constructed in 1889.

DESCRIPTION OF PROPERTY

Exterior

Front (south) façade. The main entry to the house is slightly left (west) of center, within a broad, shallow, canted bay with a hip roof. The double entry doors are narrow with recessed panels. To the right of the entry is a tall, narrow window with leaded glass within the angled face of the bay. To the left is a door with a full-height window of leaded glass, similar in design to the window above, that faces west toward the side street. An enclosed, shingle-clad gable covers the three brick steps that lead to the front door, supported by two turned posts that are mounted on rusticated stone cheekwalls. The entry porch wraps around to the west, where it deadends in a solid wall. This shallow side porch is enclosed with an informal arrangement of rusticated stone. At the southwest corner, supporting the roof, is a turned post with a paneled base mounted on the porch rail.

To the right (east) on the front façade are tall, paired, double-hung, wood-frame windows with one-over-one-lights, simple surrounds, and crown molding, within a projecting two-story square bay. These windows are typical of those found throughout the house, although the windows on the ground floor are taller than those on the second floor and attic (third floor). Above these windows, at the second level, is a similar pair of windows

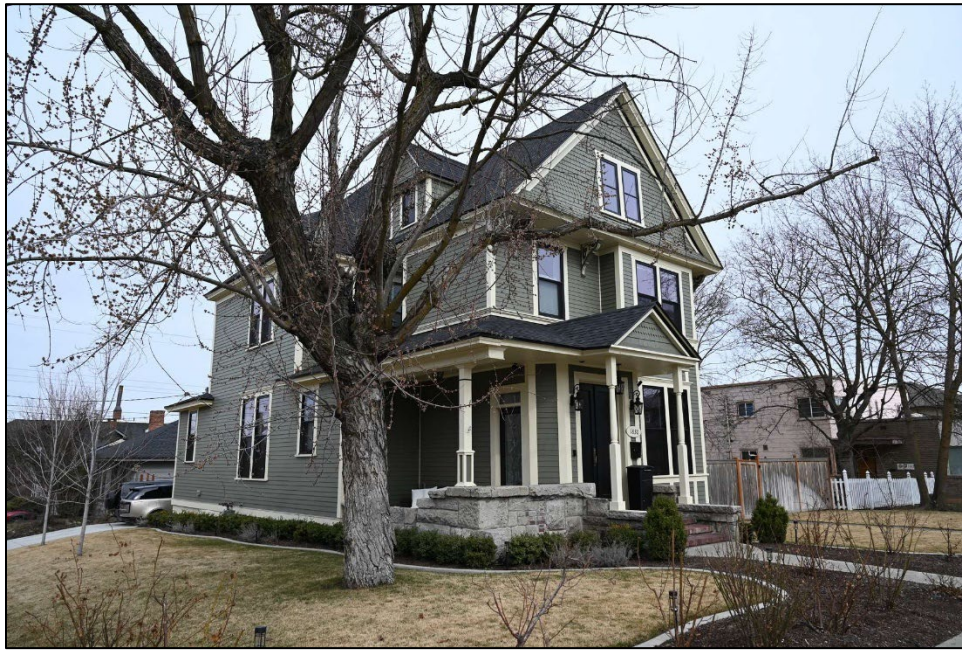


Front (south) and east side facades, looking northwest

gable to the within the projecting square bay, flanked by two curvilinear brackets. Above the porch to the left is a single, one-over-one-light, double-hung window. To the left, facing west, is a single, double-hung window on the main body of the house and to its left, facing south, is another single window lighting a second floor bedroom. Visible here on the roof is a west-facing dormer (see below). Centered under the gable end on the attic (third) floor are smaller, paired, one-over-one-light, double-hung windows.

East side façade. The east side façade, which faces onto a large side yard, features a broad, centered, canted bay window with a hip roof. Within this bay are four tall, paired, one-over-one-light windows. To the right of the bay on the ground floor, toward the back of the house, are two individually placed, double-hung windows on the ground floor. Directly above the bay, at the second floor, is another pair of double-hung windows and toward the back of the house, is another double-hung window and a smaller, single-light window. Above the bay window, at the attic level, is a steeply pitched, gabled dormer with a single, double-hung window. To its immediate left or south is a corbelled chimney. At the rear of the house is an east-facing porch accessed by eight steps with a metal balustrade. The porch roof is supported by simple, four-by-four posts and the rear door has one light above a single panel.

Rear (north) façade. The rear of the house, in contrast with the front façade, has a clipped gable roof with cornice returns. At the ground level, above the raised basement, is a one-



West side and front (south) facades, looking northeast

story projecting enclosure (west of the rear entry porch) with a centered, square, single-light window. At the second level is an individually placed, double-hung window and a smaller, single light window. Under the gable at the attic level is a paired, double-hung window of the same design as seen elsewhere on the building.

West side façade. On the west façade at the front of the house the solid stone balustrade on the wrap-around front porch is visible, which is stepped to be lower in the middle and higher in the southwest corner of the house. This façade is flush, with a small eyebrow dormer on the hip roof near the center. Within this large central hipped dormer are two paired, double-hung windows of the same design as seen elsewhere, one on the first floor and the other directly above at the second level. A smaller double-hung window is located toward the front of the house at the first floor to light the entry. An enclosed gabled dormer is located toward the front of the building which contains a double-hung window. A second smaller window is located within the one-story rear addition at the first floor, with another small, double-hung window above it.

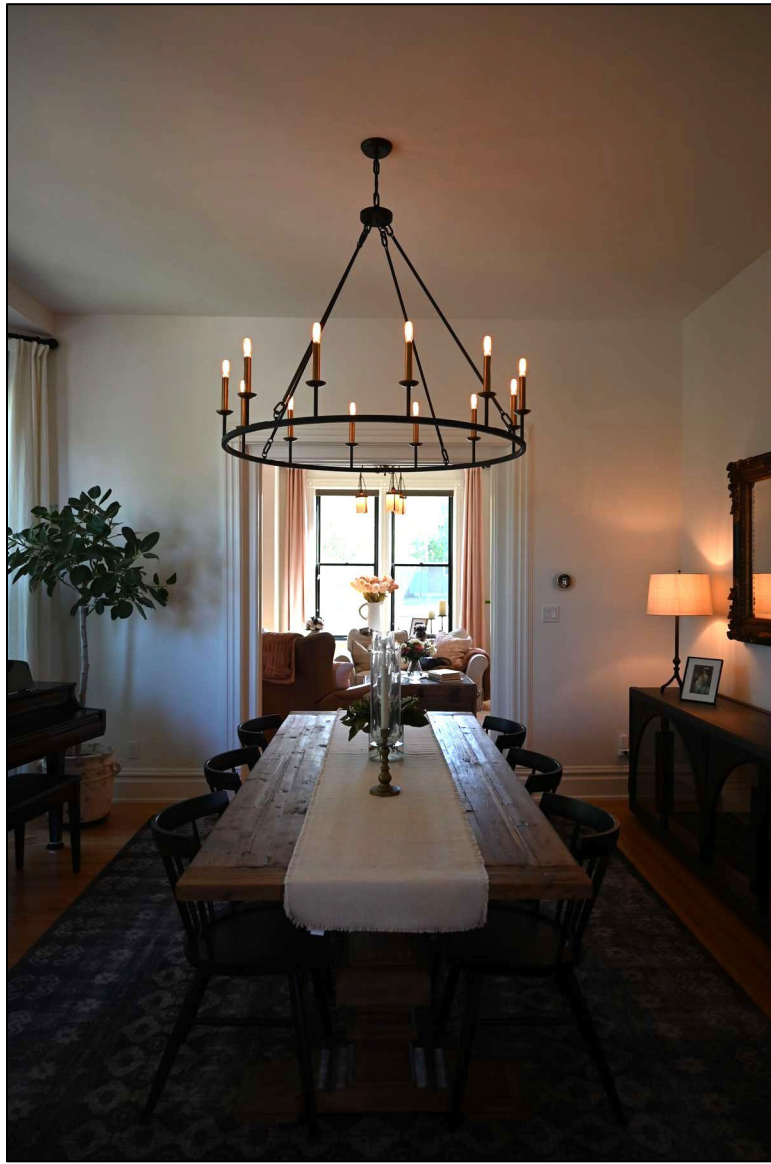


Main stairway, looking down into hall and living room

Interior

Ground floor. The main entry to the Baum House is in a canted bay that forms a small vestibule on the left (west) side of the entry. Straight ahead is the main stair, which curves at the top. To the right of the stair is a short hall with a shaped archway and a door to a sitting room on the central west side of the house.¹ Across the hall from the stair is a large opening leading to the living room, where a fireplace is visible on the east wall. To the south, overlooking the street, is a square bay with paired, one-over-one-light, double-hung windows, which are typical of the windows throughout the house. To the left (north), is another large opening which leads to the dining room. Here a shallow canted bay overlooks the east side yard, contributing to the ample light in this room. A second large opening that matches the first leads to an open breakfast room and the large kitchen in the northwest corner of the house. Also at this end of the house is a secondary stair and mud room, and support spaces. The walls here are sheetrock and the floors are hardwood, some with dark border strips. Windows are typically one-over-one-light, double-hung, wood-frame windows. Many banisters in the house are made of iron pipe. Others are modern and metal with a black finish.

¹ The balustrade for the stair and the shaped archway are added. The second floor of the entry was enclosed some time before 2021, according to owner Alec Haldeman. This space is now part of a second floor closet off one of the bedrooms.



Dining room, looking south into living room

Second floor. At the top of the stairs is an L-shaped hall that leads to three bedrooms. The middle bedroom at the central east side of the house has access to a laundry room and, in the northwest and northeast corners, two more bedrooms. At the back (north end) of this floor is the stair to the attic and another bedroom. Support spaces include closets, bathrooms, and water closets.

Third floor (attic). The rear stair, in the northeast corner of the house, leads to a finished attic. On reaching the attic level, a full bathroom is located straight ahead, in the northwest corner of the floor. An open hall to the left extends to the south, main room,

which is open. The final room, on the south side of the floor, serves as another bedroom. The attic is used primarily for an office. The walls are finished in sheet rock with wainscotting.

Basement. The basement is unfinished with rubble rock walls, some of which are parged, and brick and concrete walls, a concrete floor, and timber framing. It is divided essentially into three large spaces, the space in the northeast corner of the floor being largely enclosed, with thick walls. The rest of the basement is largely open with only one interior partition. The basement houses the furnace, work spaces, and storage spaces.

Changes over time. The major changes to the Baum House are its conversion to a group home (“nursing home”) in 1946 and its re-conversion to a single family house ca 1987.² In 1945 Frank Peterson, who owned the house and also lived there, installed fire escapes and fire doors, for the future nursing home. In 1948, permits were taken out to make some of the changes that are apparent in the house today, such as the addition to the kitchen and partial enclosure the main entry hall. The house initially had a full, U-shaped wrap-around porch. The enclosure of a portion of the porch on the west side and the east side porch, along with a new projection, was constructed sometime after 1950. At some



Kitchen, looking west

² Spokane County Assessor, [Property Information](#), accessed October 2025.

point an addition with an exterior stair was added to the rear of the building (after 1950). In 1960, a portion of the hallway was converted to a laundry room. At that time the house was called the “Peterson Nursing Home.” Peterson sold the building to another nursing home operator, Mrs. Loretta Vanderberg, in 1963, who in 1974 enclosed a portion of the living room and added two archways. At this time the home was licensed for 18 individuals.

In ca 1987, the Baum House was converted to a single-family residence.³ In 2021 it was remodeled in a way that more closely represented its original appearance by the Correia family, primarily within the existing building footprint. New windows and siding were added (both wood and both replacement in kind). Photos from 2019 show that two small exterior additions, in the southeast corner (first floor) and northwest corner (second floor) were removed. A second level deck above the bay window on the east bay window was also removed, as well as two windows and the kitchen (rear) chimney, and some minor changes (no date). Also removed was a west-facing eyebrow window and rear chimney. The interior was reconfigured to a degree. Other changes included new HVAC, electrical, and plumbing work, and a new roof.⁴



Garage, south and east side facades, looking northwest

³ City of Spokane, “Parcel Number 25241.0906,” *SCOUT*, <https://cp.spokanecounty.org/SCOUT/propertyinformation/Summary.aspx?PID=25241.0906>, accessed October 2025.

⁴ City of Spokane Development Services Center, Plan Check Approval, May 14, 2021.

Garage. The one-and-one-half story garage behind the house (north and slightly to the east) has a rectangular footprint and steeply pitched gable roof with narrow eaves and exposed rafter ends. The ridgeline is oriented north-south and the building has east- and west-facing gabled dormers, also with steeply pitched roofs. The frame building is clad in narrow, horizontal, vertical, and diagonal wood siding, with a slab foundation and composition shingle roof. Although it is a single car garage, a wide, two-car concrete driveway accesses the building from the west.

A Craftsman style pedestrian door is located on the east side of the south façade, facing the house. It is covered with a gabled roof with an open truss, mounted on curved brackets. The door itself has two panels in the lower portion and a single light above. Above, within the gable, is a tall, narrow, eight-light window. On the east side façade is another eight-light, fixed window. Above this window, in the dormer, is a nine-light window. Centered on the west side façade are double, hinged doors. To the left of the doors is a single, narrow, fixed-light window and above, in the gable, a six-light, fixed window.

Changes over time. Outbuildings serving the property have changed over time. In 1890, a small garage was located on Elm Street against the rear (north) property line of the lot. In 1891, the building on the street was designated as a storeroom, with a wood shed in back. In 1902, the storeroom was identified as an outhouse. By 1910 just the woodshed remained. This location (40' from the house) remained the same in 1950. The present garage has a north-south ridgeline located directly behind the north-south ridgeline of the house. The garage is listed in Assessor records as having a date of 1889, the same as the house, although it is in a different location than the earlier building and appears to be a different building, judging from the footprint.

Landscaping. The lot is formally landscaped. Rose gardens parallel the front entry walk and the public sidewalk in the front yard. In the rear, northeast corner of the lot is a chicken coop and a patio with brick pavers. The parking pad for the garage is located in the rear, northwest corner of the lot. Between the house and the garage, which is centered at the rear of the lot, is a brick patio. Several trees are located in the parking strips on the south and west sides of the house. A mature tree is centered within the southwest front yard.

Integrity

In order to be eligible for listing in the Spokane Register, a property must fulfill one or more of the categories under which it qualifies for listing and retain integrity. Integrity is a function of the property's location, design, materials, workmanship and association. The following outlines the ways in which the Baum House possesses these aspects.

Location is the place where the historic property was constructed or the place where the historic event occurred.

The house is in its original location.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The design of the house is largely intact. Changes that were made in the mid-1940s are over 50 years old and have the potential to be historic in themselves. However, in 2021 some of these changes were reversed (specifically, two small additions), returning the house to closer to its original appearance.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The materials for the house are intact. Windows and siding were replaced in kind in 2021.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The workmanship for the house is intact. Windows and siding were replaced in kind and in a way that reflects the building's original construction methods.

Association is the direct link between an important historic event or person and a historic property.

The association of the house is intact. The house was converted to a group home in the mid-1940s but was returned to single family use in 2021.

SUMMARY STATEMENT

The 1889 Isaac and Tillie Baum House at 1830 W. Pacific Avenue is significant and eligible for listing in the Spokane Register of Historic Places under Category A in the area of Ethnic Heritage, European, for its association with the first group of Jewish immigrants who settled in Spokane in the mid-1880s and whose roots were in Germany (Isaac Baum was from Germany, as was Tillie's family). Tillie Baum, the daughter of Solomon Oppenheimer and sister of Simon Oppenheimer, along with her sister Mrs. Ben Sheeline, are said to be the first Jewish women to settle in Spokane.⁵ The house is also significant under Category B, for its association with Tillie Oppenheimer Baum, a leader in the Jewish community who developed the luxurious 1909 Avenida Apartments, a 14-unit building designed by the highly regarded architect W.W. Hyslop, which is individually listed in the Spokane Register of Historic Places. Mrs. Baum was among the Jewish settlers who founded the Temple Emanu-El, Washington State's first Jewish synagogue, and served as president and vice president of Sorosis, the first women's club in Spokane. She was also active and served on the boards of several other civic organizations, including the Council of Jewish Women. The Baum House was designed by Herman Preusse, another German immigrant, who was the most prominent architect in Spokane in his day and designed the first Temple Emanu-El. The Baum House is contributing to the Browne's Addition National and Spokane Register of Historic Places historic districts.

HISTORIC CONTEXT

Browne's Addition

The Baum House at 1830 W. Pacific Avenue was constructed in the early days of the establishment of the Browne's Addition neighborhood. Browne's Addition, which is west of downtown Spokane, was Spokane's first residential neighborhood outside the central core of the city. It was also an exclusive neighborhood, where some of Spokane's most distinguished residents built homes, beginning in the 1890s. Construction continued into the early 1900s: "It was at this time [1898-1905] that the district came into its own as a fashionable address and, perhaps more significantly, came to epitomize the spirit of the city's cultural life."⁶ Today, in contrast, Browne's Addition is a very mixed and diverse neighborhood in every sense of the word, although it still displays a distinctive built environment. Browne's Addition was adopted as Spokane's first National Register of Historic Places historic district in 1976. In the history of the district, as described in the nomination, the author states, "No other district in the city compressed so many luxurious and prestigious residences in so small an area."⁷

⁵ Note that some sources mention Tillie Baum as being the first Jewish woman to settle in Spokane.

⁶ Douglas William Menzies and David Wang, "Browne's Addition: A Mirror of Spokane," in David Wang's *Sounding Spokane, Perspectives on the Built Environment of a Regional City*. Spokane, WA: Eastern Washington University Press, 2003:16.

⁷ Patsy M. Garrett and Elisabeth Walton Potter, *National Register of Historic Places Inventory – Nomination Form, Browne's Addition*, January 1976: Section 8, page 2.

The first plan for Browne's Addition, *The Browne's Addition Design Plan*, which borrowed from the 1976 National Register nomination, divided the history of the neighborhood into four initial periods to talk about the characteristics of its early growth.⁸ The first period, 1881-1889, represented Spokane's initial period of growth, coinciding with the arrival of the railroads and lasting until the Great Spokane Fire of 1889. The second period of growth, 1889-1896, the authors of "Browne's Addition: A Mirror of Spokane," described as embodying new, post-fire construction opportunities: "The city saw an influx of architects versed in current styles and ready to serve the clients who were making their money during the city's first economic boom."⁹ In the third category, 1898-1905, growth was sustained and Browne's Addition continued to be a desirable neighborhood: "It was at this time that the district came into its own as a fashionable address and, perhaps more significantly, came to epitomize the spirit of the city's cultural life."¹⁰ The fourth period, 1906-1926, is one in which the character of the district was changing, due to the founding generation passing, the presence of World War I, the proliferation of smaller houses, and the subdivision of large houses into apartments, a trend that was to continue into the Great Depression.

The two primary factors that drove Browne's Addition's initial settlement was its proximity to downtown Spokane and at the same time, its relative isolation from the city. This made it attractive to prospective residents. Two investments were made at that time that encouraged growth and enhanced the attractiveness of the neighborhood. One was the streetcar. Browne's Addition was served by the Spokane Street Railway, Spokane's first streetcar line, which arrived in Browne's Addition on April 15, 1888 and was horse-drawn until 1891.¹¹ It was intended to help sell lots. But it also served the neighborhood. In the 1920s, the new electric Spokane Street Railway trolleys came by every 20 minutes, connecting the whole neighborhood via a route along Pacific Avenue that extended as far as Coeur d'Alene Park, turning around at Spruce Street, and returning to the city.¹²

The second major investment was the development of Coeur d'Alene Park, Spokane's first city park. It was common in this era to create a park served by transit to make a neighborhood more attractive to prospective residents, as well as visitors. The park was delineated as early as 1883 in the original Browne's Addition and Cannon's Addition plats established by city founders John J. Browne and Anthony M. Cannon. It was formally accepted by the city in 1891. As described in the National Register of Historic District nomination for Coeur d'Alene Park:

⁸ Makers Architecture & Urban Design, *Historic Browne's Addition Neighborhood Design Plan*, 1984.

⁹ Op cit., Menzies and Wang, "Browne's Addition . . .," 15.

¹⁰ Op cit., Menzies and Wang, "Browne's Addition . . .," 16.

¹¹ Zachery Wnek, "Streetcars in Browne's Addition," *Spokane Historical*, <https://spokanehistorical.org/items/show/319m>, accessed July 2025.

¹² Chas V. Mutschler, Clyde I. Parent, and Wilmer H. Siegert, *Spokane's street railways: an illustrated history*. Spokane, WA: Inland Empire Railway Historical Society, 1987:overleaf.

The two men envisioned a beautiful residential neighborhood for Spokane elites just west of the downtown core. In order to attract wealthy families, the Browne's and Cannon's Additions offered well-designed, orderly neighborhood lots, 50 ft. wide by 170-50 ft. deep, which encouraged wealthy home builders to purchase double lots upon which to construct substantial homes. The tree-lined streets were 75 or 100 ft. wide, and electricity soon came to the neighborhood supplied by a hydroelectric power plant at Spokane Falls. Out of their plats, each carved two blocks on the border of each other's addition, a four-block square labeled Coeur d'Alene Park on the original plats.¹³

By the turn of the 20th century the park was surrounded by an increasing number of homes, both mansions and luxury apartment buildings, for “mining tycoons, land developers, railroad barons, industrialists, and their families . . .”¹⁴ When Coeur d'Alene Park was listed in the National Register of Historic Places in 2018, the park served the same purposes for the neighborhood of active and passive recreation as it did when conceived, around 1915.¹⁵

Beginning about 1910, many of the single-family residences in Browne's Addition were converted to multi-family residences. Large luxury apartment houses built in the early decades of the century such as the Avenida Apartments were joined by the subdivision of mansions into apartments.¹⁶ By mid-century, relatively straight forward, utilitarian apartments were built, mixed in with the single family residences, joined by some commercial establishments.

The 126-acre Browne's Addition neighborhood was listed in the National Register of Historic Places at the early date of 1976. The nomination noted that Browne's Addition ‘slumbered’ from 1919 until the 1970s. Its desirability as a neighborhood remained, however. In 2019 Browne's Addition was added to the Spokane Register of Historic Places as a historic district. This was accomplished with a historic overlay zone which requires changes to buildings in the district to be reviewed by Spokane's Historic Landmarks Commission.¹⁷ The Baum House at 1830 W. Pacific Avenue is contributing to the National and Spokane Registers of Historic Places.

The American Planning Association, a national organization, chose Browne's Addition as one of their “Great Neighborhoods” in their “Great Places in America” annual selection in 2009. They wrote of Browne's Addition:

¹³ Kathryn Burke-Hise and Natalie Perrin, et al, *National Register of Historic Places Registration Form, Coeur d'Alene Park*, March 14, 2018:12.

¹⁴ Ibid., 14.

¹⁵ Ibid., 19.

¹⁶ Patsy M. Garrett and Elisabeth Walton Potter, *National Register of Historic Places Inventory – Nomination Form, Browne's Addition*, January 1976: Section 8, page 3.

¹⁷ New construction and demolitions also require review by the Spokane Landmarks Commission.

*The most culturally diverse neighborhood in Spokane, Browne's Addition is a mosaic of past and present. Stately mansions are juxtaposed with low-rise apartment buildings and condominiums. Residents appreciate the neighborhood's proximity to downtown and its recreational opportunities and physical beauty. An increasingly vibrant pedestrian realm has created a strong sense of community and provides opportunities for neighbors to mix and mingle."*¹⁸

The Jewish Community in Spokane

Isaac Baum and Tillie Oppenheimer were among the first Jewish settlers in Spokane. The first Jewish settler in Spokane that is mentioned in H.W. Durham's 1912 *History of the City of Spokane and Spokane County Washington* is Simon Berg, who established a general merchandise store in downtown Spokane at the corner of Howard and Main Streets. The first group of Jewish settlers, who arrived in the mid-1880s according to Durham, included Simon Auerbach, Jacob Barman, Isaac Baum, Albert Heller, S.J. Holland, Ben Lowenberg, Eugene Michael, Moses Oppenheimer, Simon Oppenheimer, Solomon Oppenheimer, Joseph Rosenhaupt, Simon Rosenhaupt, Ben Scheeline, and Emanuel Schwartz.¹⁹ A second group of about 35 arrived between 1886 and August 1889, the date of the Great Spokane Fire.²⁰ Rabbi David Levine, writing in 1912, notes that Miss Tillie Oppenheimer (Mrs. Isaac Baum) and her sister Mrs. Ben Sheeline were the first Jewesses in Spokane, arriving in the fall of 1883.²¹ He goes on to say that, "Their brother, Simon Oppenheimer, was most prominently identified with the development of the city."²²

In Moses N. Janton's 1926 history of the Jewish community in Spokane he stated that, "Although their number is very small, not more than about 400 families, they are identified among the leaders in every line of enterprise, commerce, and trade. They are also well represented in the field of the various professions."²³ Durham also lists the businesses with which the early Jewish community was associated as follows (note that many of them had an association with wholesale and/or retail sales in the respective businesses): crockery, toys, bakeries, cigars, post cards, liquors, men's clothing and furnishing goods, banks, cloaks and suits, millinery, ladies tailoring establishments,

¹⁸ "Browne's Addition," *Shaping Spokane*.

<https://static.spokanecity.org/documents/shapingspokane/neighborhood-profiles/brownes-addition-neighborhood-profile.pdf>, p., 2, accessed August 2025.

¹⁹ The first Jewish settlers in Spokane, Washington mentioned in the online exhibit, "The Early Years of the Jewish Community of Spokane, Washington," were the Loewenbergs, the Biros, B. Scheeline, Simon Berg, and Isaac Baum. *Jewish Museum of the American West*, <https://www.jmaw.org/jewish-spokane-washington/>, accessed September 2025.

²⁰ Durham, *History of the City of Spokane* ..., 579.

²¹ Note that other sources list only Tillie Oppenheimer. This note is in Durham's *History of the City of Spokane and Spokane County Washington from its Earliest Settlement to the Present Time, Volume II*.

²² Durham, op cit.

²³ Moses H. Janton, *The History of the Jews in Spokane, Washington*. Spokane, WA: M.N. Janton, 1926:1.



Temple Emanu-El, 1892

department stores, real estate, insurance, theatres, shows, drugs, jewelry, hides and junk, furs, furniture and other household furnishings, groceries and optical goods.²⁴

The Jewish community established a congregation, which was a Reform congregation, and built a temple, the first in the state of Washington, soon after their arrival in Spokane.²⁵ A meeting in Spokane was held on September 28, 1890 to organize the congregation, which was incorporated on September 16, 1891. The synagogue was dedicated on September 11, 1892.²⁶ The Baum and Oppenheimer families were active participants in this process. Both Isaac Baum and Simon Oppenheimer were on the board

²⁴ Durham, *History of the City of Spokane* ..., 581.

²⁵ Jim Kershner, "The first synagogue in the state, Spokane's Temple Emanu-El, is dedicated on September 14, 1892," *HistoryLink.org*, May 2, 2008. <https://www.historylink.org/File/8608>, accessed August 2025. The second temple was completed in Seattle just four days later. When built the temple was actually the only one in Washington and Idaho. "A Hebrew Temple," *The Spokane Chronicle*, October 5, 1891:8.

²⁶ Note that an Orthodox congregation was organized in 1902.

of the planning committee for the building and both were also members of the committee charged with raising the money. Money was raised mostly by donations, but also by holding fundraising events, toward the budget of \$15,000.

The architect of the new temple was Herman Preusse, the same architect who designed the building in which Mr. Baum had his business and who designed the Baum House. The wood-frame building with a stone foundation was about 40 feet by 70 feet in size and cost about \$3,500.00 to build. It was constructed at 3rd Avenue and Madison Street (W. 3rd and S. Madison today). The temple was replaced in 1928 with a larger brick temple of Roman classical design, located at 8th Avenue and Walnut. This building, now occupied by the Plymouth Congregational Church, served as the Emanu-El's synagogue for four decades.²⁷ When the Keneseth Israel temple was found to be in the path of the planned Interstate 90, the two congregations got together and planned a new temple they could both use, named Temple Beth Shalom and completed in 1969 near 30th and Perry on South Hill.

The Baums and the Oppenheimers

The house at 1830 W. Pacific Avenue was constructed for the Isaac and Tillie (nee Oppenheimer) Baum family in 1899. The Baums were important members of Spokane's early Jewish community, as were the Oppenheimers, both arriving in the first wave of Jewish settlers in the 1880s. Both families were involved in commerce and the Jewish community. They lived close to one another at 1830 W. Pacific Avenue (Isaac and Tillie Oppenheimer Baum); 107 N. Elm Street (Solomon and Harriett Oppenheimer²⁸); and 2207 W. Pacific Avenue (Simon and Amy Oppenheimer) in Browne's Addition at the time when these residences were constructed and their lives first became intertwined through marriage, investments, their church, and other factors.²⁹

Isaac Baum (1860-1944). Isaac Baum was born in June 1860 in Germany. He immigrated to the US in 1882 and soon thereafter owned a large paint company in Colville, Washington. On February 2, 1887, however, the *Spokane Falls Review* announced that Baum would be closing his business in Colville in order to seek new opportunities in Spokane Falls.³⁰ Articles of incorporation were filed by five individuals in March, 1890 to form Baum & Co. in Spokane, which included Isaac Baum and Simon Oppenheimer, his future brother-in-law. The newspaper stated, "The object of the corporation is to manufacture dry and mixed paints, white lead, putty, lubricating and paint oils, glass and

²⁷ Jim, Kershner, "The first synagogue in the state, Spokane's Temple Emanu-El, is dedicated on September 14, 1892," *Historylink.org*, May 2, 2008.

²⁸ They later lived two blocks away at 1610 W. Pacific Avenue.

²⁹ Simon and Amy Oppenheimer also lived in two other residences in this time frame, the Glover Mansion at 321 W. 8th Avenue, which Simon bought from J.N. Glover and a house at 1601 W. Pacific Avenue, where Jennie Oppenheimer married Sam Hanauer in December 1890. *Spokane Falls Review*, December 2, 1890:3.

³⁰ *Spokane Falls Review*, February 2, 1887:4.

E. J. BRICKELL, Pres. ISAAC BAUM, Vice Pres. and Mgr. A. F. LEVY Sec

BAUM & CO.,

INCORPORATED.

Office and Salesrooms 113 Howard st. Warehouse opp. N. P. depot
Wholesale and Retail Dealers in

Paints, Oils, Glass, Wall Paper and Artists' Materials.

Agents for French and Belgian Plate Glass, Leaded
Stained, Cut and Mosaic Glass.

Manufacturers of the Celebrated Diamond B Paint.

Sole Agents for Platt & Washburn Refining Co.'s

LUBRICATING OILS.

Sole Agents for Berry Bros. VARNISHES. Estimates given on all
Kinds of glasswork.

BAUM & CO., Howard st.

Baum & Co. advertisement for their location in downtown Spokane

general merchandise of all descriptions. The capital stock of the corporation is fixed at \$100,000, divided into 1,000 shares of the par value of \$100 each.”³¹ Baum also became heavily involved in the businesses of his brother-in-law Simon Oppenheimer (see below) and various real estate ventures.³²

On April 24, 1887 the *Spokane Falls Review* announced that Baum (of Colville) was engaged to Miss Tillie Oppenheimer of San Jose, a sister of Mr. Simon Oppenheimer of Spokane.³³ Baum married Tillie Oppenheimer, who was also the daughter of his neighbor Solomon Oppenheimer, in 1887. Isaac and Tillie had one child, Irma Jane Baum. Tillie died in 1920. Baum retired in 1934 and moved to Los Angeles, where he lived with his daughter Irma. He died in 1944.³⁴

Tillie Elizabeth Oppenheimer Baum (1865-1920). Tillie Oppenheimer was one of five children born to Solomon Oppenheimer. She was born in Harrisburg, Pennsylvania, where her father was a merchant. Her family moved to Spokane in the mid-1880s and Solomon bought a house which would, in the future, be behind (north of) Isaac and Tillie’s house at 1830 W. Pacific Street. She married Isaac Baum in 1887. Both Isaac and Tillie were actively involved in the Jewish community in Spokane and in developing the Temple Emanu-El, the first Jewish synagogue in Washington State. Tillie was also very active in Sorosis, the first women’s club in Spokane, where she served as president and, at the time of her death, vice president. She was noted as the oldest active member of the organization in 1920, having been a member for 26 years.³⁵ She was also active in the Council of Jewish Women and many other community organizations. A memorial to her was placed in the community center at the Jewish temple on her death.³⁶ Among the many tributes paid to Mrs. Baum at her funeral was this one by Rabbi Julius A. Lebert: “Mrs. Baum was a woman of great culture. She was always a great devotee of the drama, art, literature, and all matters tending toward moral uplift. She was a great help to the Jewish women and a truly great woman.”³⁷

³¹ *Spokane Falls Review*, March 15, 1890:5.

³² In 1903 the *Spokesman-Review* announced that Baum made a voluntary assignment due to indebtedness to have M.M. Cowley help him manage his creditors: “Baum & Co. Assign,” *The Spokesman-Review*, June 16, 1903:12. The *Spokane Chronicle* announced shortly thereafter that he was running a cigar stand out of his former second hand store and “doing fairly well:” “Don’t Like the Wages,” *Spokane Chronicle*, July 3, 1903:5.

³³ *Spokane Falls Review*, April 24, 1887:7.

³⁴ “Isaac Baum,” *The Spokesman-Review*, January 29, 1944:6.

³⁵ *Spokane Chronicle*, January 23, 1920:10. It is not known whether she was involved in the development of the Baum’s house at 1830 W. Pacific Street. However, it does appear that Tillie Baum owned the house, as she was charged with paying a sewer assessment for it in 1898. *The Spokesman-Review*, February 10, 1898:6.

³⁶ “Jewish Women Plan Memorial for Mrs. Baum,” *Spokane Chronicle*, July 22, 1920:6.

³⁷ “Throat Trouble Causes Death,” *The Spokesman-Review*, July 12, 1920:8.



Tillie Baum in the *Spokane Chronicle*, January 23, 1920

Mrs. Oppenheimer developed the Avenida Apartments at 2009 W. Pacific Avenue, which is one block west of the Baum House.³⁸ Mrs. Baum purchased the land for \$6,500.00 in 1909. The three story, 14-unit building was said to have cost \$45,000 to build.³⁹ She hired architect W.W. Hyslop for the project, who attended Columbia University and was highly regarded in Spokane, where he formed a practice in 1901. He was particularly well known for his residences and apartment buildings. His Avenida (1909) and Marlboro (1908) Apartments were developed for the Jewish families of Baum and Joseph Kellner respectively and are listed in the National and Spokane Register of Historic Places.⁴⁰ The Avenida Apartment was described in the newspaper in great detail, which noted its many luxurious touches and modern conveniences. Full plans for the building were published in the August 8, 1909 issue of *The Spokesman-Review*.⁴¹ In an article in the February 20, 1910 issue of *The Spokesman-Review* it was referred to as “one of the most imposing of similar structures built in Spokane in several years.”⁴² Tillie sold the house at 1830 W. Pacific Avenue to cattleman Robert H. Jones of Grangeville for \$10,000 in 1911 and the family moved to the Avenida Apartments.⁴³



The 1909 Avenida Apartments

³⁸ Note that Isaac Baum is credited with developing the building but other accounts directly credit Mrs. Baum with both financing and building the apartment building. Mrs. Baum may also have owned the Baum House, as she was charged with paying the sewer assessment. *The Spokesman-Review*, February 10, 1898:6.

³⁹ “To Building Flats on Pacific Avenue,” *The Spokesman-Review*, June 27, 1909:9.

⁴⁰ Nancy Gale Compau, *Spokane Register of Historic Places Nomination Form, The Avenida and the Marlboro Apartments*, August 18, 1989.

⁴¹ “New Flats Have Spacious Porches,” *The Spokesman-Review*, August 8, 1909:31.

⁴² “Finishing Touches on New Avenida,” *The Spokesman-Review*, February 20, 1910:34.

⁴³ *The Spokesman-Review*, April 25, 1928:4.

Tillie had three children, of which only Irma lived to adulthood. Mervyn (1888-1896) and Clarence (1890-1896) died of diphtheria. Daughter Irma died at age 65 in Los Angeles (see below). Tillie died suddenly in 1920 due to streptococcus toxemia.⁴⁴

Irma Jeanette Baum Brown (1897-1965). The Baum's daughter Irma Baum was born on March 24th, 1897. She attended the prestigious private school at Brunot Hall in Browne's Addition and was awarded a scholarship in 1914 to attend Stanford University.⁴⁵ She married Edwin Alexander Jacob of San Francisco, a salesman, on December 5th, 1917 at the Davenport Hotel, on August 27, 1922. Irma later married Harry Brown, who with his brothers owned a store in San Pedro in southern California.⁴⁶ Irma Baum Brown died in Los Angeles in 1965.

Solomon Oppenheimer (1819-1892). Solomon Oppenheimer, who was from Germany, moved to Spokane in 1885. He emigrated to the US in 1842 and settled in Pennsylvania, then relocated to San Jose in 1879. Once he moved to Spokane in 1886, he – along with E.J. Brickell, Spokane's first millionaire and Solomon's business partner - became involved in the Spokane Water Power Company, among other enterprises.⁴⁷ He was known as a scholar and for being particularly devout. Oppenheimer, who lived at 107 S. Elm Street (adjacent to 1830 W. Pacific Avenue), had five children.⁴⁸ He had son Jonas David (1849-1852) with wife Amanda C. (nee Hoffman) in Halifax, Pennsylvania. With wife Harriet (nee Wolf) (1838-1904), whom he married in 1852 and first lived with in Harrisburg, Pennsylvania, he had four more children. Two girls were followed by Simon (1859-1926), and Tillie (1865-1920).⁴⁹ Oppenheimer died at age 73 at his home on Elm Street in Spokane. Mrs. Harriet Oppenheimer, Solomon Oppenheimer's widow, died at the home of her daughter Tillie at 1830 W. Pacific Avenue, with whom she had been living since her husband's death.⁵⁰

Simon Oppenheimer (1859-1956). Simon Oppenheimer was Solomon's only son that lived to adulthood. He moved to Spokane with his family about 1885 and continued to

⁴⁴ "Mrs. Isaac Baum Dies Suddenly," *The Spokesman-Review*, July 12, 1920:1. "Death Certificate, Tillie Baum," *Spokane Health Department and Bureau of Vital Statistics*, July 10, 1920.

⁴⁵ Brunot Hall was a private Episcopal School that was located at 2209 W. Pacific, just two blocks from the Avenida Apartments at 2009 W. Pacific, "Miss Irma Baum is Honored," *The Spokesman-Review*, July 6, 1914:17. Brunot Hall was developed by constructing an addition to the original ca 1892 Simon and Amy Oppenheimer House.

⁴⁶ "Isaac Baum," *The Spokesman-Review*, January 29, 1944:6.

⁴⁷ Solomon Oppenheimer's business partner E.J. Brickell was also involved in the organization.

⁴⁸ He and his wife later lived at 1610 Pacific Avenue (no longer extant).

⁴⁹ Additional children that are mentioned in the census and newspaper articles include Ellen, Sarah, Jennie, Clara, and Matilda. Sarah R. Scheeling and Clara Levy are named as part of the Oppenheimer family, including Harriet and Tillie, in the lawsuit brought against Spokane Falls Water Power Company in 1905. "Revive a Famous Old Water Power Company," *Spokane Chronicle*, February 4, 1905:3.

newspaper articles include Jennie . . . These may be alternative names for the children noted above. 1870

⁵⁰ "Death of Mrs. Oppenheimer," *The Spokesman-Review*, April 25, 1904:10.

live there until he left Spokane and eventually the country about 1895.⁵¹ In his lifetime he went from being one of Spokane's most highly regarded and wealthiest businessmen to living in exile in Mexico at the end of his life. Nonetheless, he died with a \$1,500,000 fortune (worth approximately \$30,000,000 today) that both of his wives sued over (he never divorced his first wife, Amy Oppenheimer). He is discussed in detail here due to his continued entanglement in the financial affairs of his sister Tillie E. (Oppenheimer) Baum and her husband Isaac Baum.⁵²

Oppenheimer and his wife Amy (nee Laysea) were socially active and held in esteem in the community. They were benefactors of Jewish organizations and among the founders of the Temple Emanu-El. They also entertained "lavishly" at their home at 2217 W. Pacific Avenue, said to be one of the largest in the city, just three blocks west of his father Solomon's and his sister Tillie and brother-in-law Isaac's homes at Pacific and Elm.⁵³

In Spokane Simon Oppenheimer was best known for his affiliation with Spokane Falls Water Power Company and the Spokane Mill Company, of which he was Secretary and General Manager. After the Spokane Mill Company sawmill on the south side of the Spokane River burned in 1892, he made plans to rebuild it "larger and better."⁵⁴ At the same time, he made plans to construct a large new flour mill on the north side of the river west of Howard Street.⁵⁵ He also had plans to develop an electric light plant, which would become known as the Consumers' Light & Power Co., to compete with Washington Water Power.⁵⁶ Oppenheimer took part in establishing two banks in Spokane and personally, "amassed substantial investment portfolios in railroad and mining properties."⁵⁷

⁵¹ Rabbi David Levine, PhD, "Spokane's Jewish Community," in "Nelson Wayne Durham's *History of the City of Spokane and Spokane County Washington from its Earliest Settlement to the Present Time, Volume II*. Spokane, WA: S.J. Clarke Publishing Company, 1912:579.

⁵² As an example, Isaac Baum sued his brother-in-law Simon for \$4,720 in 1896. (*Spokesman-Review*, August 8, 1896:5). In a second example, the courts rendered a judgment against Simon and Amy Oppenheimer on behalf of Isaac Baum in the amount of \$7,607, also in 1896 (*Spokesman-Review*, December 25, 1896:7). See also, "Not A Nice Charge," *Spokane Chronicle*, March 14, 1896:13.

⁵³ Simon Oppenheimer also bought the J.N. Glover mansion. "Bought the Glover Place," *The Spokesman-Review*, May 26, 1895:7.

⁵⁴ The mill, the largest employer in Spokane, was founded by E.R. Brickell, Solomon Oppenheimer's business partner, who died in 1891. "The Mill is On Fire!," *Spokane Falls Gazette*, <http://fallsgazette.com/featured-story/2480>.

⁵⁵ This mill is still extant and is listed in the Spokane Register and the National Register of Historic Places as the Spokane Flour Mill. Patsy M. Garrett, *National Register of Historic Places Inventory – Nomination Form, Spokane Flour Mill*, January 1977. Stephen S. Glass, *Spokane Register of Historic Places Nomination Form, Spokane Flour Mill*, April 3, 1986. It was converted to a shopping center for Expo '74.

⁵⁶ Tony and Suzanne Bamonte, *Spokane, Our Early History, Under All Is The Land*. Spokane, WA: Tornado Creek Publications and Spokane Association of Realtors Centennial, 2011:107.

⁵⁷ "Simon 'aka John Osborne Simmon' Oppenheimer," *Find A Grave*, [Simon "a.k.a. John Osborne Simmons" Oppenheimer \(1859-1926\) - Find a Grave Memorial](#), April 17, 2023, accessed August 2023.

Oppenheimer sought backing for his planned projects just as the country was sliding into a deep recession⁵⁸ and as a result, was unsuccessful in finding financial resources in New York or Boston.⁵⁹ He was successful, however, in obtaining \$300,000 in funding in Holland from the Amsterdamsche Trustees Kantoor (a "Pool of Trustees").⁶⁰ He returned to Spokane and formed the Northwest Milling and Power Company, which absorbed the Spokane Falls Water Power Company and the Spokane Mill Company, to carry out his plans.⁶¹

After losing his first mill to fire in 1892 and obtaining funding, Oppenheimer developed a new sawmill on the south bank of the Spokane River that he called the Phoenix Mill, which was in operation by September 1895. He also developed a flour mill on the north side of the river with the funding he obtained. This was constructed in 1895 and called the Spokane Flour Mill.⁶² His Northwest Milling and Power Company also obtained 27 acres of land along the river in the heart of the city, water rights, and the pre-existing buildings on the land.⁶³ The power plant, which held a 50-year franchise on the electricity that the river generated, was called the Consumers' Light and Power Company. By this time, it was estimated that \$425,000 had been spent.⁶⁴

Oppenheimer left town about 1895, ostensibly in an attempt to find funds to pay these resultant debts. His supporters testified that he would return: "Director Morse denies that the president of the Northwest Milling and Power Company of Spokane has absconded"⁶⁵ Nonetheless, over time it became clear that he was gone, as was the money from the Amsterdamsche Trustees Kantoor and other sources in Spokane, including the two banks and the City of Spokane. As expressed in Tony and Suzanne Bamonte's history of Spokane:

. . . as the reports from the bankruptcy proceedings began to unveil financial dealings and records, it was revealed that Mr. Oppenheimer had left the company

⁵⁸ This is often referred to as the Panic of 1893.

⁵⁹ There was every hope that financiers would be found in New York or Boston: "Letters from Simon Oppenheimer relative to the impending sale of the Spokane Water Power company to New York and Boston capitalists indicate that everything is progressing satisfactorily. Those interested in the transfer here think the sale is practically consummate" (*Spokesman-Review*, September 5, 1914:4).

⁶⁰ Projects in Spokane had been financed by the Dutch before and was known to them.

⁶¹ The city and certain stockholders were not participants in the decision to transfer the assets of these companies to the Northwest Milling and Power Company, the source of numerous lawsuits in future years. "One More Barrier," *The Spokesman-Review*, November 10, 1897:6.

⁶² This business did not go into operation however until 1905, due to Oppenheimer abandoning his businesses and leaving town. The building is still extant however and was listed in the Spokane Register of Historic Places in 1975.

⁶³ Bamonte, *Spokane, Our Early History* . . . , 108.

⁶⁴ "Skipped from Spokane," *The San Francisco Morning Call*, Vol. 79, No. 107, March 16, 1896.

⁶⁵ "City News in Brief," *The San Francisco Call Bulletin*, March 26, 1896:7. "There is a difference of opinion as to whether Mr. Oppenheimer took much money with him or not. Some of his friends claim that he sunk all the money that came into his hands in improving the property, while others claim that this is absurd, and that there is between \$40,000 and \$60,000 unaccounted for. Receiver Glover found only \$20 on hand when he took charge." "Glover Tells All," *The Spokesman-Review*, April 19, 1896:1.

*in a deplorable state. The financial statements had been 'balanced,' but assets were overinflated and ledger entries and transfers so convoluted that little sense could be made of them. The entire \$300,000 from the Amstermamsch Trustee's Kantoor was gone, as well as the proceeds from loans with various banks and the city's rather sizable stock investment. However, Oppenheimer's personal bank account was suspiciously flush.*⁶⁶

After leaving Spokane, Simon Oppenheimer first traveled to New York. Reports later found him in Liverpool, England.⁶⁷ He then went to Buenos Aires, Argentina. Eventually relocating to Mexico City, Oppenheimer changed his name to Juan O. Simmons⁶⁸ and was somehow given a position by the Mexican government to manage three of their lotteries. In the meantime, the Amstermamsch Trustees Kantoor had foreclosed on the property. Oppenheimer's company and properties were seized and the Northwest Milling and Power Company went into receivership, an effort that was led by J.N. Glover on



The Spokane Flour Mill (center) and the Phoenix sawmill (right)

⁶⁶ Bamonte, *Spokane, Our Early History* . . . 109. "There is a difference of opinion as to whether Mr. Oppenheimer took much money with him or not. Some of his friends claim that he sunk all the money that came into his hands in improving the property, while others claim that this is absurd, and that there is between \$40,000 and \$60,000 unaccounted for. Receiver Glover found only \$20 on hand when he took charge." "Glover Tells All," *The Spokesman-Review*, April 19, 1896:1.

⁶⁷ "Arrival of the Holland Agent," *The Spokesman-Review*, April 16, 1896:7.

⁶⁸ Amy Oppenheimer also changed her name to Simmons. Simon Oppenheimer was also known as John or Juan Osborne Simmons at this point.

behalf of the Exchange Bank, which also had a stake in the lawsuit and which held the money that the city had in the venture.⁶⁹

In 1905, the Spokane Falls Water Power Company brought a case against the parties claiming an interest in the properties along the river in the vicinity of the Phoenix Mill.⁷⁰ The suit named as defendants the trustees of the Spokane Mill Company, as well as the following entities, as associated individuals: Traders' National Bank; the estate of A.M. Cannon (executors of this estate were Harriett and Simon Oppenheimer); the estate of Solomon Oppenheimer (Harriett and Simon Oppenheimer were also executors of this estate); trustees of the estate of E.R. Brickell; and Harriet Oppenheimer, Sarah R. Scheeling, Clara Levy, and Tillie E. Baum, the mother and three sisters of Simon Oppenheimer.⁷¹ Altogether, 25 people were named in the lawsuit. The motivation was that the Spokane Falls Water Power Company, now owned by the Dutch, believed that the company could resume business if regained title to the water rights in the upper river.⁷²

The lawsuits dragged on for five years, in part because of the international nature of the exchanges. They were eventually settled in favor of the Dutch Amsterdamsche Trustees Kantoor, which in turn first sought to sell the assets to "eastern syndicates."⁷³ The assets were eventually sold to Washington Water Power.⁷⁴

Simon Oppenheimer died in Texas in 1926 at age 64.⁷⁵ While in Mexico he had married a Katie DeWitt Jones of Texas (note that he had never divorced Amy Oppenheimer) and had a son, Branch Simmons. After his death, both of his widows sued his \$1,500,000 estate, a story that made the national press.⁷⁶ Named in the contest were Mrs. Amy Oppenheimer of San Francisco, who sued for one-third of the estate, and Mrs. Catalina DeWitt De Simmons of Morelia, Texas (near San Antonio). In her defense, Mrs. Amy Oppenheimer stated that Simon Oppenheimer had letters written to her by her husband during their 16-year separation.

Many people in Spokane, including Tillie Oppenheimer Baum, were impacted by Simon Oppenheimer's business losses, which can be seen in the defendants listed in the 1905

⁶⁹ *San Francisco Call*, March 26, 1896. The City invested \$83,000 in stock in the Spokane Falls Water Power Company, "Waste of Sympathy," *Spokesman-Review*, October 29, 1897:4. "Given to the City," *Spokesman-Review*, November 19, 1897:6.

⁷⁰ "Revive a Famous Old Power Company," *Spokane Chronicle*, February 4, 1905:3.

⁷¹ Ibid.

⁷² John Fahey, "When the Dutch Owned Spokane," in David H. Stratton's *Spokane & the Inland Empire*. Pullman, WA: Washington State University Press, 1991:187.

⁷³ "They Want Power," *Spokesman-Review*, December 25, 1896:1.

⁷⁴ Fahey, Op. Cit.,

⁷⁵ Simon and Amy Oppenheimer had one daughter, Gladys Amy Simmons Kelly (1902-1933).⁷⁵

⁷⁶ Oppenheimer's estate is referred to as that of Juan O. Simmons. He is also referred to as an Englishman, which is stated in his death certificate, as is the "fact" that both of his parents were English, although both were German. "2 Widows' Fight for Huge Estate," *Jackson Citizen Patriot* (Jackson, Michigan), May 30, 1930:1.

lawsuit. While personal impacts to Tillie and Isaac Baum were not reported per se, *The Spokesman-Review* reported news from New York in 1909 that that Mrs. Amy Simmons, ‘formerly a wealthy Spokane resident,’ was now a “charity patient” and being assisted by the millionaire mining king, Kaufman.⁷⁷ This same year, however, Tillie Baum bought the property for and developed the Avenida Apartments, which appears to have been a costly undertaking. Research did not reveal the source of funds for this undertaking, or whether any of the Baums’ social standing was affected by Simon Oppenheimer’s ruinous activities.

*The Oppenheimer Houses.*⁷⁸ There were two houses associated with Simon and Amy Oppenheimer in the period in which they lived in Spokane, between their marriage and when Simon left the city. Oppenheimer built a grand house at 2209 Pacific Avenue (2217 W. Pacific Avenue today) in which he married Amy Loryea in 1892.⁷⁹ He purchased the land for this house in 1888, which was said to be one of the largest in Spokane. The house was seized when Oppenheimer’s company and personal assets were taken and in 1895 he was listed as living in the Hotel Spokane.⁸⁰ The property was purchased by the Episcopal Diocese of Spokane, was expanded, and became known as Mary’s Hall. It was later named Brunot Hall after a benefactor and operated as a prestigious private boarding and day school for girls (Irma attended the school).⁸¹ After World War I the building was converted to apartments and a theater. It was destroyed by fire in 1975 and was replaced by the Pacific Terrace apartments.⁸²

In June of 1895 Oppenheimer bought the 1889 Glover Mansion at 8th and Washington (321 W. Eighth Avenue today), assuming a mortgage of \$30,000 and paying an additional \$1,200.⁸³ The newspaper reported that the house had been built in 1889 at a cost of about \$70,000.⁸⁴ Although the family held an event there no further information was found on the length of time Oppenheimer held the building. It is likely he lost it about 1895, when he lost his other business and personal assets.

ARCHITECTURAL CONTEXT

The Stick Style

The Baum House at 1830 W. Pacific Avenue is designed in the Stick Style, a Victorian-era style that shares some characteristics with the Queen Anne style, which followed it

⁷⁷ “Rich Man Aids Amy Simmons,” *The Spokesman-Review*, June 10, 1909:14.

⁷⁸ In addition to the two houses mentioned here, Simon Oppenheimer also reportedly owned a house at 1601 W. Pacific in 1901. Hanauer-Oppenheimer,” *The Spokesman-Review*, November 30, 1890:7.

⁷⁹ “Oppenheimer-Loryea,” *The Spokesman-Review*, February 2, 1892:4.

⁸⁰ Bamonte, *Spokane, The Early Years . . .*, 109. R.L. Polk & Co. *Directories*, 1895.

⁸¹ Wnek, Zachary, “Brunot Hall, Browne’s Addition Tour,” *Spokane Historical*, <https://spokanehistorical.org/items/show/311>, accessed September 2025.

⁸² Mitchell, Edward H., “File” Brunot Hall, Protestant School for Girls, Spokane, Washington, jpg,” Wikipedia Commons, accessed September 2025.

⁸³ “Two Large Sales,” *The Spokesman-Review*, June 1, 1895:1.

⁸⁴ “Bought the Glover Place,” *The Spokesman-Review*, May 26, 1895:7.

and gained greater popularity.⁸⁵ In general, there are typically fewer Stick Style houses in communities or neighborhoods that developed during this period, both in Spokane and elsewhere. For example, the 2019 Browne's Addition Spokane Register of Historic Places nomination identified four Stick Style houses, including the Baum House, out of the 80 single-family residences that were included in the nomination.⁸⁶



The Dwight House, a Stick Style house in Browne's Addition by Herman Preusse

Stick Style houses are typically wood-frame houses with steeply pitched, front gable roofs, sometimes with trusses in the gable end; that display asymmetry in plan and section; and feature relatively open porches and box bays.⁸⁷ A distinctive feature, seen in the Browne's Addition Stick Style houses as well as elsewhere, is that selected areas of cladding, made up of panels of horizontal, vertical, or diagonal boards, are defined by "stickwork" of simple boards that are laid on the wall surface to delineate specific

⁸⁵ The 2001 survey of the Baum House actually identified the house as being designed in the Queen Anne style, but the 2021 survey for the local historic district identified it as being a Stick Style house.

⁸⁶ Holly Borth, MS and Betsy H. Bradley, PhD, *Spokane Register of Historic Places Nomination, Browne's Addition Historic District*, 2019, Section 7, page 3. An additional house in the district at 1905 W. Pacific Avenue has been identified as a Stick Style house in other documents, including the Washington State Department of Archaeology and Historic Preservation webpage on architectural styles (accessed September 2025). Stick style houses that are mentioned are 1910 W. 1st Avenue, 1890; 2014 W 1st Avenue, 1889; 1631 S 1st Avenue, 1887; and 1830 W. Pacific Avenue, 1889 (subject house).

⁸⁷ Canted bays may also be present, as seen in the Baum House.

features or provide emphasis.⁸⁸ As described in *A Field Guide to American Houses*, “the rectangular areas above and below the windows are also filled with ornament (such as panels), and the box-bay window ensemble thus forms a continuous decorative element from window base to cornice line.” This can be seen in the Baum House in the window bays below the enclosed gable.⁸⁹ Windows are usually tall, narrow, double-hung sash placed individually or in pairs; stained glass may also be used for accent windows. Repetitive details such as cut-outs and/or knobs that enliven surfaces or elaborate trusses or brackets may also be present, but residences in Browne’s Addition are typically relatively plain and do not feature this level of embellishment.

There is some confusion about Stick Style and Queen Anne house styles, which can be seen in the surveys and nominations that have been prepared for Browne’s Addition in the past. The Baum House (1889) is a Stick Style house, evidenced by the qualities identified above. The Dwight House (1887), which is across the intersection from the Baum House at 1905 W. Pacific Avenue, also designed by Herman Preusse, is a good example of a Stick Style house in Browne’s Addition as well and is used to illustrate the style on the Washington State Department of Archaeology and Historic Preservation website.⁹⁰ The Dwight House is individually listed in the Spokane Register of Historic Places as a Queen Anne style residence. It is also a contributing property in the Browne’s Addition 1976 National Register of Historic Places historic district nomination, where it is described as follows: “Classic Queen Anne; two and one-half stories with centrally located brick chimneys, clapboard and shingle siding, and bayed east corner; one of the least altered houses in Browne’s Addition, even the landscaping is intact; owned by the Dwight family since construction.”⁹¹ The Dwight House is listed as in the Queen Anne style in the 2019 Spokane Register historic district nomination for Browne’s Addition and the Baum House, which is quite similar in its original form, is listed as a Stick Style house.

For clarity, the 1898 Loewenberg-Roberts House at 1923 W. 1st Avenue is an excellent example of a Queen Anne style house. It displays the characteristics described for the style in the Browne’s Addition National Register nomination as follows: “These are multi-storied residences of frame construction with asymmetrical massing, pitched gable roofs, and angular bays and projections. Jig-sawed and spool-turned surface decoration related to the “Stick Style” and the Eastlake Style is occasionally seen, but far more typical are the variegated shingle siding, lunettes, Palladian windows, and leaded multi-paned windows which are hallmarks of the Queen Anne Revival.”⁹² This house is

⁸⁸ Virginia Savage McAlester, *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 2013 (1984):334.

⁸⁹ Ibid.

⁹⁰ “Stick Style 1870-1895,” Department of Archaeology and Historic Preservation, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/stick-style>, accessed September 2025.

⁹¹ Patsy M. Garrett and Elisabeth Walton Potter, *National Register of Historic Places Inventory – Nomination Form, Browne’s Addition*, January 1976:Section 7, page 23. The Baum House is also called out as a Queen Anne style house in this nomination. Section 7, page 23.

⁹² Garrett and Potter, *National Register nomination, Browne’s Addition*, Section 7, page 3.

individually listed in the Spokane Register of Historic Places and is contributing to the National and Spokane Registers of Historic Places.

Regardless of the stylistic features of the styles, both house styles complement the other historical styles and forms present in Browne's Addition that make up its compatible mix of historic single-family and historic and modern multi-family residences.

Architect Herman Preusse (1847-1926)⁹³

Herman Preusse, the first professional architect to practice in Spokane, was the designer of the Isaac and Tillie Baum residence.⁹⁴ Preusse was born in 1847 in Hanover, Germany. After his early education, when he studied engineering, he gained architectural experience working for his stepfather, a well-known architect Wilhelm Mehl in Germany, for three years. He then began his architecture studies at the College for Applied Science and Art in Holzminden, Germany, Germany's first school of architecture.⁹⁵

Preusse's university recommended him for his first professional project, to supervise the construction of the Bessemer steel works at Osnabruck, Germany.⁹⁶ After completing this project he immigrated to New York at the age of 23, arriving in June 1870. He then traveled to Chicago, where he worked for the North Chicago Rolling Mills, which served the railroad industry in the 1870s and 1880s, at about the time they installed a Bessemer furnace.⁹⁷ He left Chicago in 1871 for health reasons, after the Great Fire of 1871, AND worked for a period of time in San Bernadino, California. And after making stops in San Francisco, Sterling, Kansas, and Kansas City, Missouri, Preusse ventured to Spokane in 1882 to further his career.⁹⁸

In 1883, when the Northern Pacific Railroad successfully constructed a line that connected Spokane with Chicago and beyond, Spokane's officials sought an architect to assist with the design of new downtown commercial buildings that would boost its image as 'a progressive and prospering city.'⁹⁹ Fortuitously, they found assistance in achieving their goals in Herman Preusse.

⁹³ Adapted from Diana J. Painter, *Spokane Register of Historic Places Nomination Form, Union Block*, August 2025.

⁹⁴ Lisa Kalhar Melton, "Herman Preusse, Spokane's First Architect: His Commercial and Public Buildings," M.A. Thesis, University of Oregon, June 2001:2.

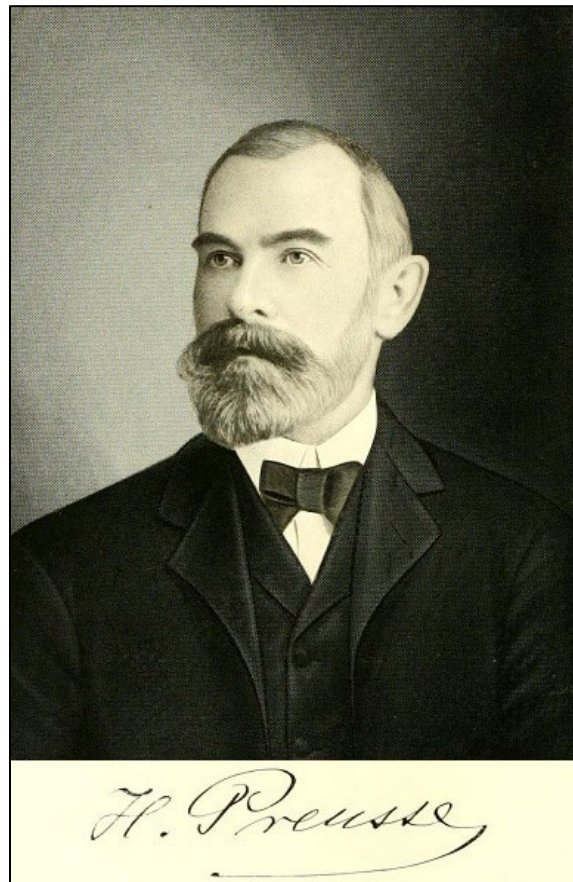
⁹⁵ Herman Preusse (Architect), Pacific Coast Architecture Database, <https://pcad.lib.washington.edu/person/3448/>, accessed July 2025.

⁹⁶ "Herman Preusse," *Spokane and the Spokane Country Pictorial and Biographical De Luxe Supplement*, Vol 1. Spokane, WA: The S.J. Clarke Publishing Company, 1912:261.

⁹⁷ Herman Preusse (Architect), Pacific Coast Architecture Database, <https://pcad.lib.washington.edu/person/3448/>, accessed July 2025.

⁹⁸ "Herman Preusse," *Spokane and the Spokane Country* . . . 261.

⁹⁹ Stefanie Pettit, "Landmarks: Spokane's first architect left mark on city," *The Spokesman-Review*, June 5, 2014. See also Lisa Kalhar Melton, "Herman Preusse, Spokane's First Architect: His Commercial and Public Buildings," M.A. thesis, University of Oregon, June 2001:2.7.



Architect Herman Preusse

Preusse had a successful career in Spokane before the Great Spokane Fire. He was credited in the 1912 *History of the City of Spokane and Spokane County Washington* as ‘contributing perhaps more largely to the upbuilding of Spokane in his line of business than any other one man.’¹⁰⁰ When a fire destroyed 32 blocks of downtown Spokane in 1889, Preusse further enhanced his professional reputation by taking an important role in rebuilding the city. At the time, the newspaper said of him, “He has supintended [sic] the construction of some of our finest blocks, which stand as evidence to his proficiency.”¹⁰¹

Despite the setback of the fire, he went on to hold the distinction of undertaking more contracts for building in the years directly after the fire of 1889 than any other architect in the city.¹⁰² Preusse entered into a partnership with Julius Zittell in 1893. From this point on, Preusse continued to design buildings on his own and with Zittell, who also served as the Washington State Architect in this time frame. It is from this post-fire era of his

¹⁰⁰ “Herman Preusse,” *Spokane and the Spokane Country Pictorial and Biographical De Luxe Supplement*, Vol 1. Spokane, WA: The S.J. Clarke Publishing Company, 1912:261.

¹⁰¹ [H. Preuss], *The Spokesman-Review*, March 8, 1884:3.

¹⁰² Linda Yeomans, *Spokane Register of Historic Places Nomination, Bennett Block*, January 21, 2015:18, quoting EWSHS, *Seattle Skyline* . . . 42.

career and his partnership with Zittel that we know the most about his architectural production.

Naturally Preusse's works that were constructed after the 1889 fire are the most available for study, as his own work and his and his partner Julius Zittel's buildings from this era are more likely to have survived. There are quite a few resources available that discuss Preusse or Preusse and Zittel's commercial, educational and religious works. Early accounts are in his 1926 obituary and in the 1912 profile of Preusse in *Spokane and the Spokane Country Pictorial and Biographical De Luxe Supplement*, where buildings by Preusse are noted as the Auditorium building, the Jamison block, the Blalock building, the Fernwell block, the Granite building, the Ziegler building, and the Victoria and Pacific hotels, among others.¹⁰³ This is just a handful of the numerous significant buildings attributed to Preusse or Preusse and Zittel.¹⁰⁴ Others include buildings on the Gonzaga campus, for which he was the official architect, including the St. Aloysius Church; Holy Names Academy; the Cathedral of Our Lady of Lourdes, Riverside Historic District; Temple Emanu-El (no longer extant); the Chamber of Commerce Building (Riverside Historic District); and the Carnegie Library (Riverside Historic District).

Less is known and/or published about Preusse's residential structures. They include:

- the Judge L. F. Nash House, (PCAD, no address), 1886;¹⁰⁵
- the Herman and Rosa Preusse House, 1219 W. 11th Avenue, 1890;
- the Mary E. Dwight House, 1905 W. Pacific, 1890;
- the Heutter House, Gonzaga campus (moved), 1897;
- the Mrs. Theresa Perlinger House (PCAD, no address), 1900;
- the S. Haas House (PCAD, no address), 1900;
- the James Monaghan House, Gonzaga Campus, 1902;
- the Dorman House, 903 W. 8th Avenue, 1911; and
- the Dr. A.P. Tilmont House (PCAD, no address) 1911.

A second Preusse House is noted as 1807 W. 6th. A permit date of 1907 associates the house with Abe Levitz and a permit date of 1912 associates it with Herman Preusse.

Preusse's work in Spokane that is associated with the Jewish community include the Temple Emanu-El (no longer extant) designed by Preusse in 1892, which was the first Jewish synagogue built in the State of Washington, beating Seattle's Ohaveth Sholom by

¹⁰³ Note that works that are listed in his 1926 obituary or in the 1912 *Spokane and the Spokane Country* . . . history or may no longer be extant or may be known by other names now. Herman Preusse, Architect, Dies," *The Spokesman-Review*, December 11, 1926:1. Durham, *Spokane and the Spokane Country* . . . 262.

¹⁰⁴ Later resources on Preusse and Zittle include Lisa Kalhar Melton's M.A. thesis from the University of Oregon entitled, "Herman Preusse, Spokane's First Architect: His Commercial and Public Buildings;" Sally Woodbridge and Roger Montgomey's *A Guide to Architecture in Washington State*; and the Pacific Coast Architecture Database (PCAD).

¹⁰⁵ In a 1986 article on the building, the house is noted as designed by Judge Nash's wife.

just days.¹⁰⁶ A wood-frame building, it was used until a new temple was built in the 1920s. Another building that is significant in Spokane's Jewish history is today's Peyton Building, which was designed by Preusse as the Great Eastern Building and constructed in 1890, shortly after the Great Fire of 1889. The structure was built by Nathan Toklas, who was the manager and a partner in the Great Eastern Company and a prominent member of Spokane's Jewish community. In 1898 the building burned, leaving only its exterior walls and some charred interior columns. It was purchased by Colonel Isaac N. Peyton in 1898 with the intention of rebuilding it. Today's Peyton Building retains the building's 1898 exterior façade, which actually dates back to the 1890 Great Eastern Building, as it was rebuilt reusing the original walls of the early building by Preusse.¹⁰⁷ The Peyton Building and Annex are listed in the National and Spokane Registers of Historic Places. The Dwight House (1887) on Pacific Avenue is individually listed in the Spokane Register of Historic Places, as well as being contributing to the National and Spokane Register of Historic Places historic districts (as is the Baum House).

Herman Preusse was Spokane's first professional architect and its longest practicing architect at the end of his career. He made his name in the city before the Great Fire of 1889 and again after the fire, helping to rebuild the city along with his partner Julius Zittell. Although some of his buildings have been lost over time, many of his most important structures remain and many are listed in the National and Spokane Registers of Historic Resources. Additional documentation and nominations of his residences will augment the record on this significant architect.

STATEMENT OF SIGNIFICANCE

The 1889 Isaac and Tillie Baum House at 1830 W. Pacific Avenue is significant and eligible for listing in the Spokane Register of Historic Places under Category A in the area of Ethnic Heritage, European, for its association with the first group of Jewish immigrants who settled in Spokane in the mid-1880s and whose roots were in Germany (Isaac Baum was from Germany, as was Tillie's family). Tillie Baum and a sister, Mrs. Ben Sheeline, are said to be the first Jewish women to have settled in Spokane.¹⁰⁸ The house is also significant under Category B, for its association with Tillie Oppenheimer Baum, a leader in the Jewish community who developed the luxurious 1909 Avenida Apartments, a 14-unit building designed by the highly regarded architect W.W. Hyslop, which is individually listed in the Spokane Register of Historic Places. Mrs. Baum and her husband Isaac were among the Jewish settlers who founded the Temple Emanu-El, Washington State's first Jewish synagogue. She also served as president and vice president of Sorosis, the first women's club in Spokane, of which she was a member for 26 years. She was also active and served on the boards of several other civic

¹⁰⁶ Jim Kershner, "The first synagogue in the state, Spokane's Temple Emanu-El, is dedicated on September 14, 1892," *Historylink.org*, May 2, 2008.

¹⁰⁷ The building exterior was rebuilt and the interior redesigned by the firm of Cutter & Malmgren.

¹⁰⁸ Some sources just mention Tillie Baum as the first Jewish woman, while Rabbi David Levine, writing in 1912, mentions Tillie Baum and her sister (p. 579), as does a subsequent chronicler from the congregation, Moses Janton, in 1926.

organizations, including the Council of Jewish Women. The Baum House was designed by Herman Preusse, another German immigrant, who was the most prominent architect in Spokane in his day and also designed the first Temple Emanu-El and the downtown commercial building in which Isaac Baum had his business. The Period of Significance for the house is 1889, the date of construction, to 1920, the date of Mrs. Baum's death, when she and her husband were living in the apartment building that she developed. This encompasses the period of time in which Mrs. Baum was active in the arts, philanthropy, development, the Jewish community, and civic activities in Spokane. The Baum House is contributing to the Browne's Addition National and Spokane Register of Historic Places historic districts.

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Photo 1 of 15: Front (south) and east side façade, looking northwest



Photo 2 of 15: East side and rear (north) façade, looking southwest



Photo 3 of 15: West side and front (south) façade, looking northeast

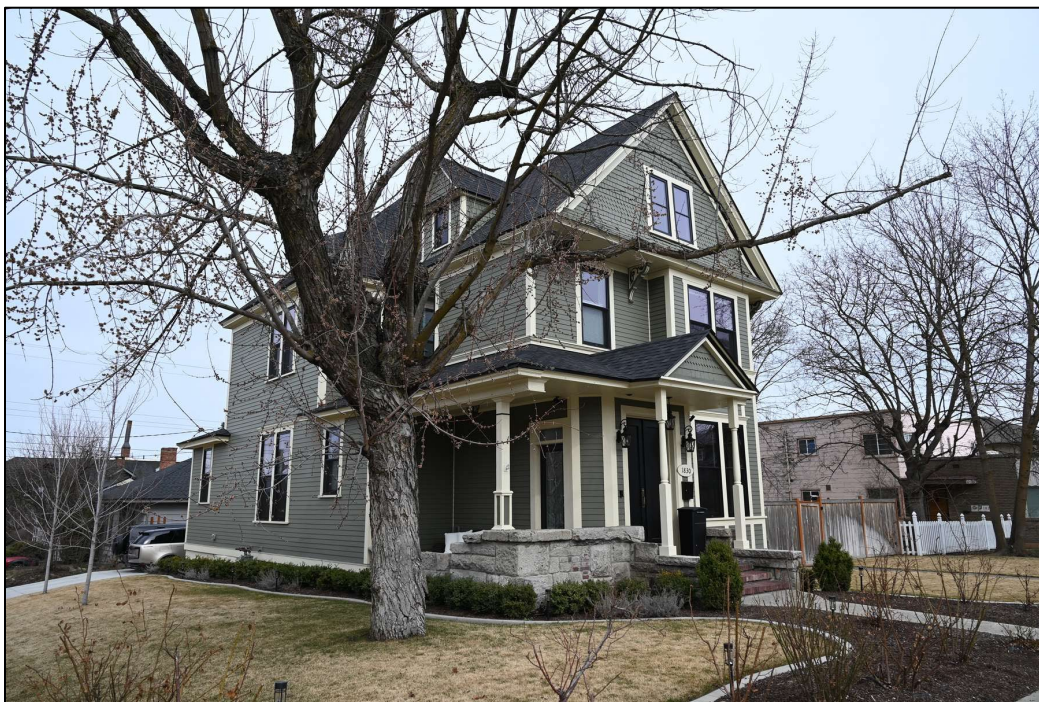


Photo 4 of 15: Main stairway, looking down into hall and living room

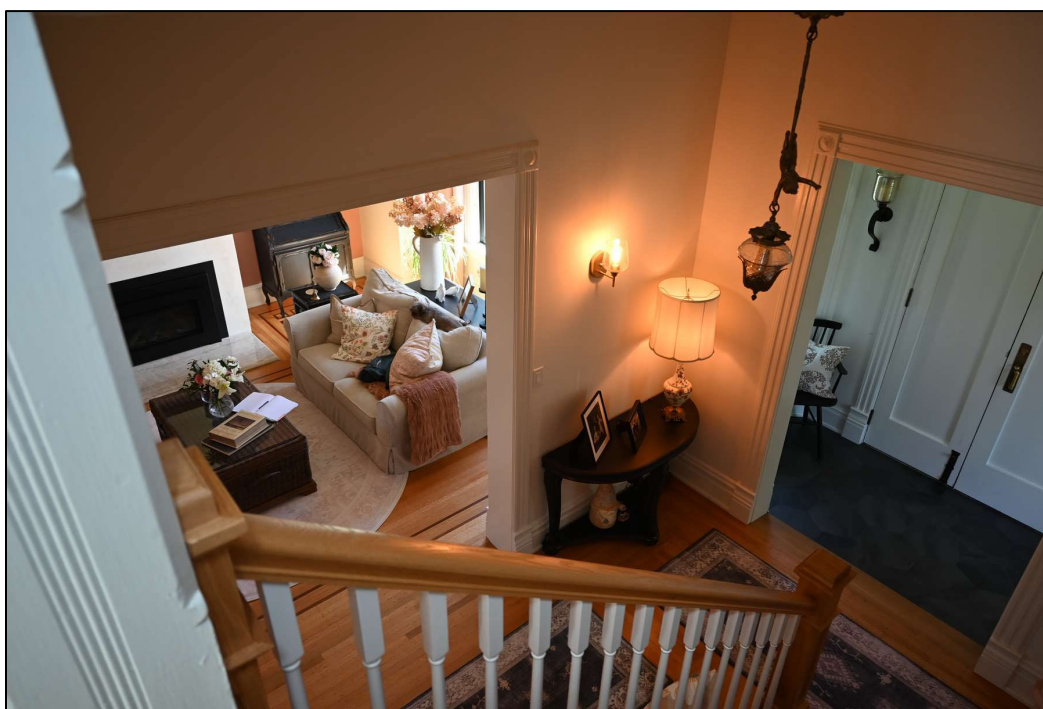


Photo 5 of 15: Entryway hall, looking north into sitting room



Photo 6 of 15: Looking northwest into dining room from living room, note bay window



Photo 7 of 15: Dining room, looking south into living room

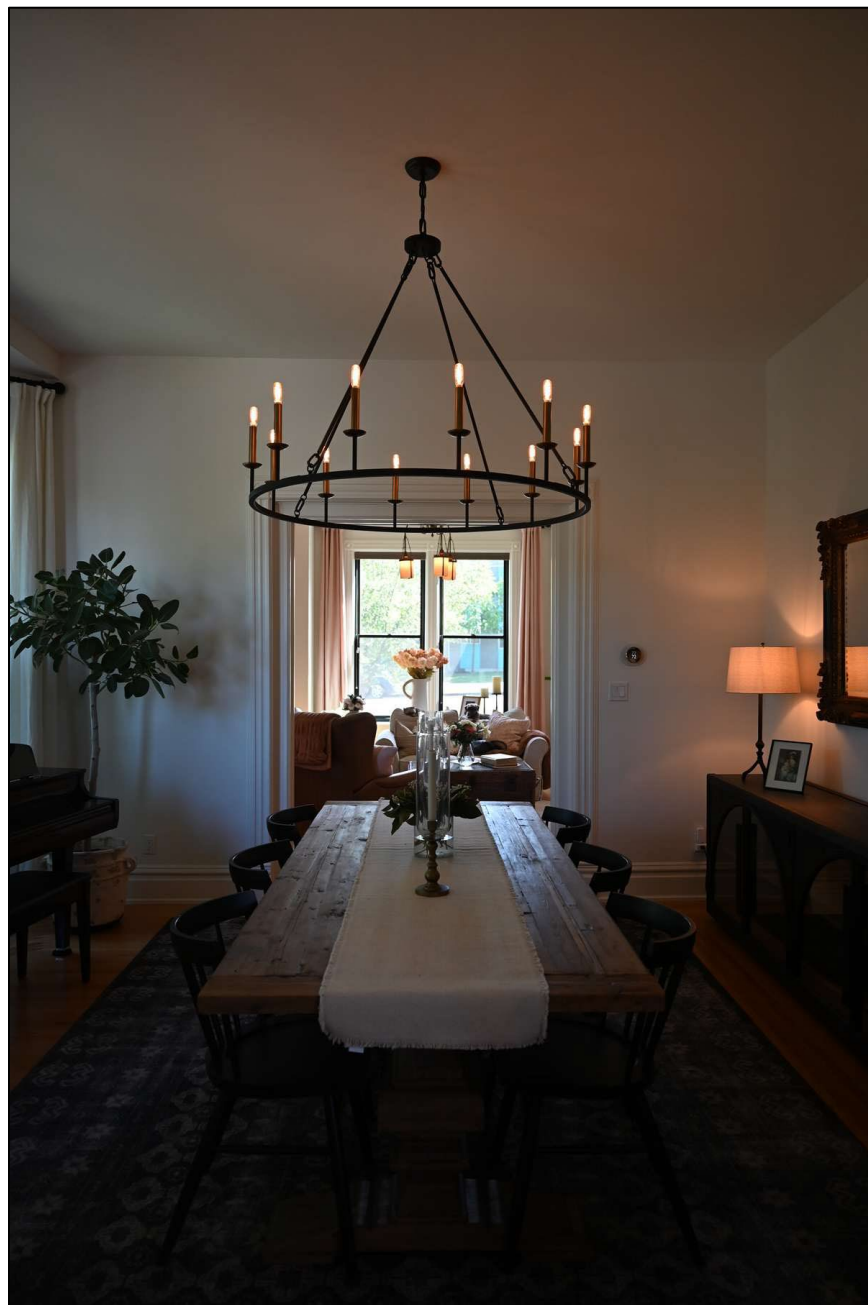


Photo 8 of 15: Breakfast nook, looking west into kitchen



Photo 9 of 15: Kitchen, looking west



Photo 10 of 15: View down front stairs to entry hall, looking south

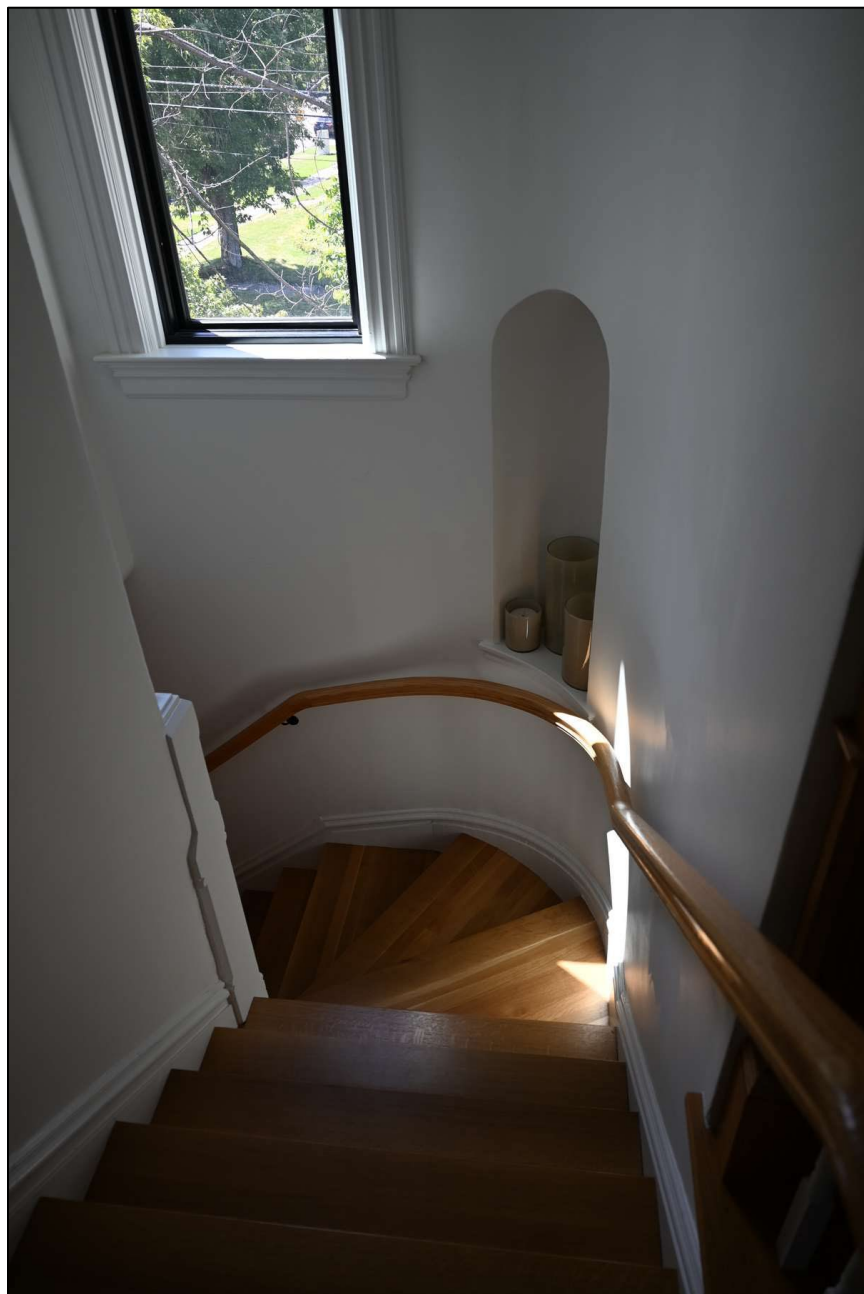


Photo 11 of 15: Master bedroom, looking east, windows typical



Photo 12 of 15: Attic office, looking north



Photo 13 of 15: Garage, south and east side façades, looking northwest



Figure 14 of 15: Chicken coop in northeast corner of east side yard



Figure 15 of 15: Looking south from east side yard

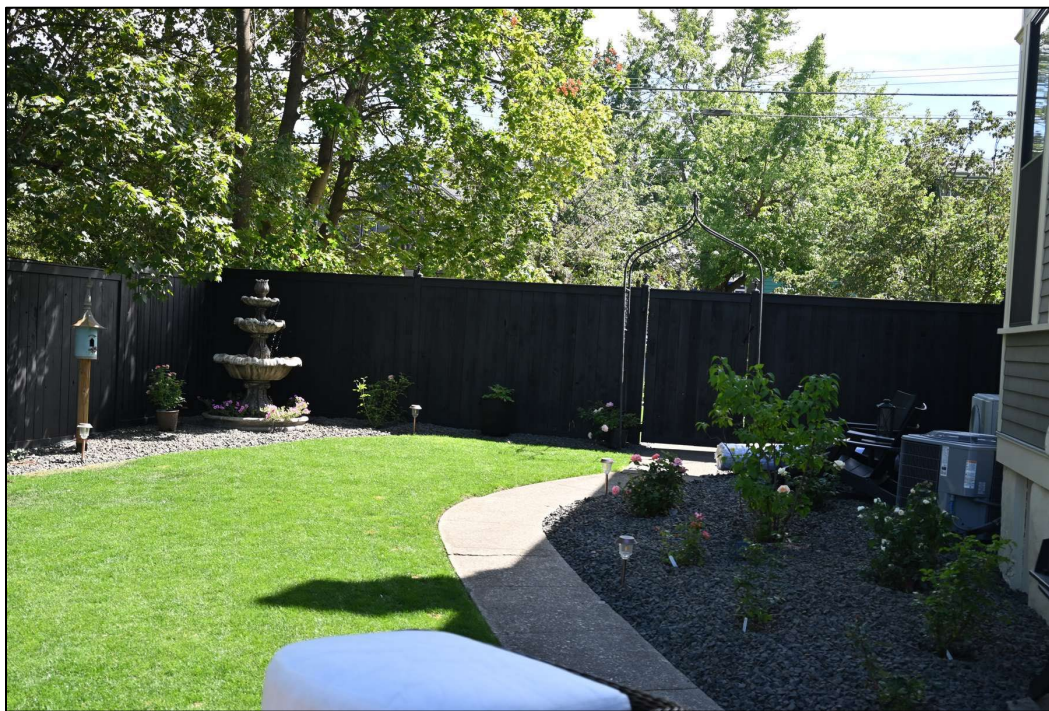


Figure 1: Site location map, Spokane NW 7.5 minute quadrangle

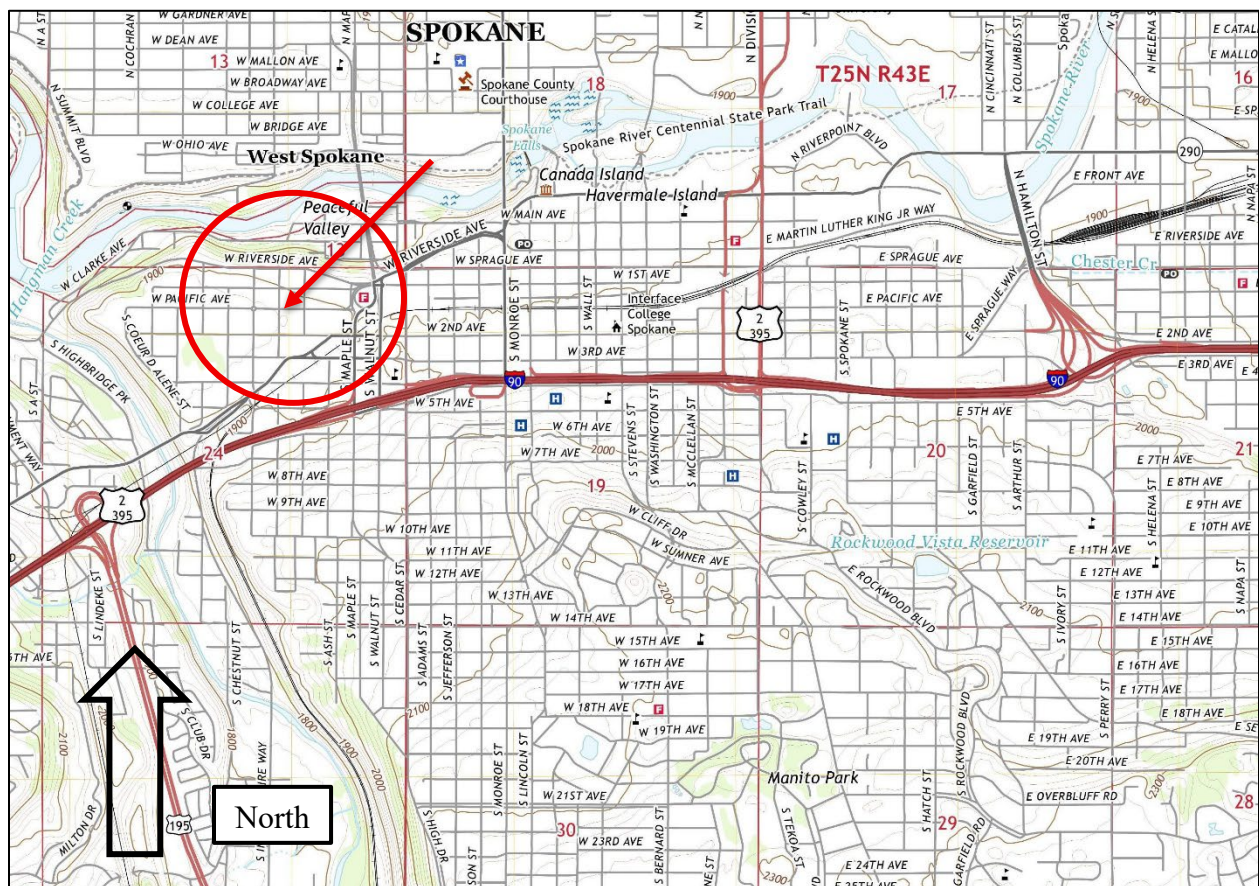
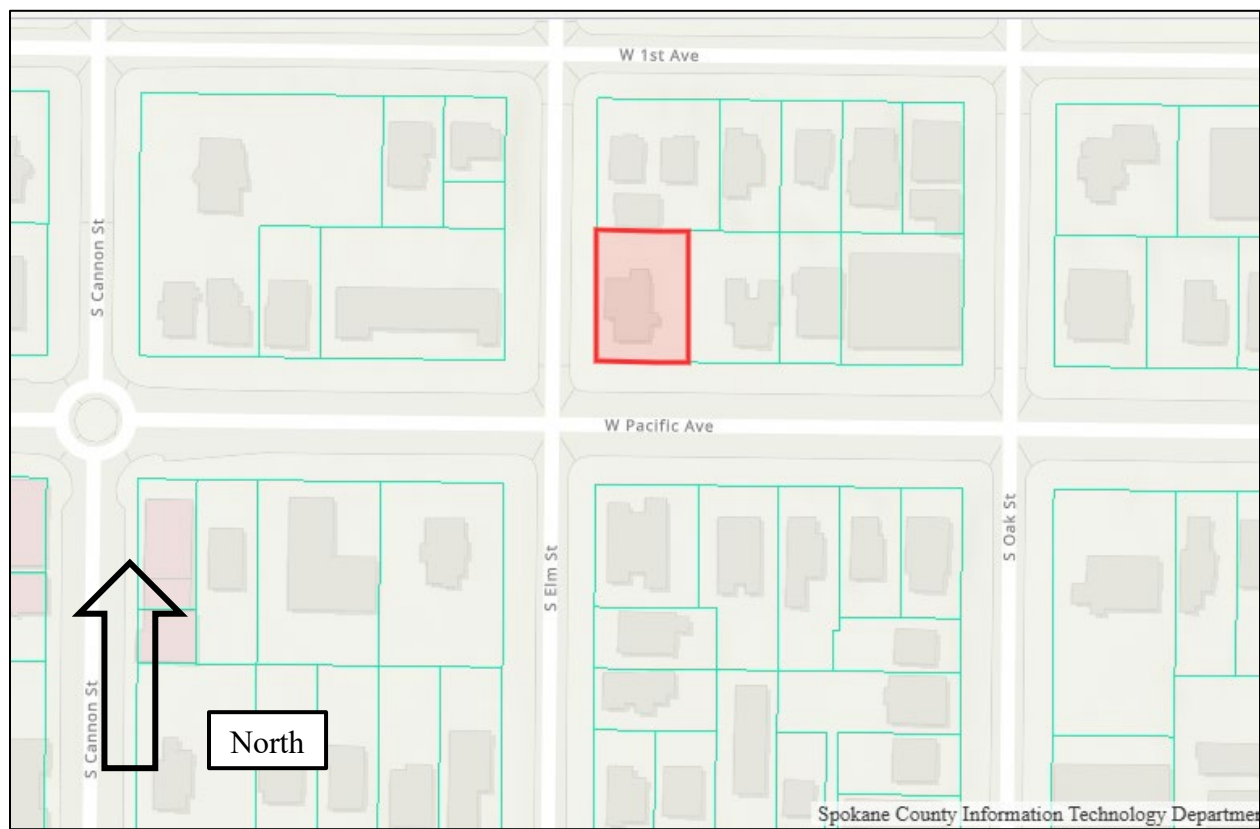
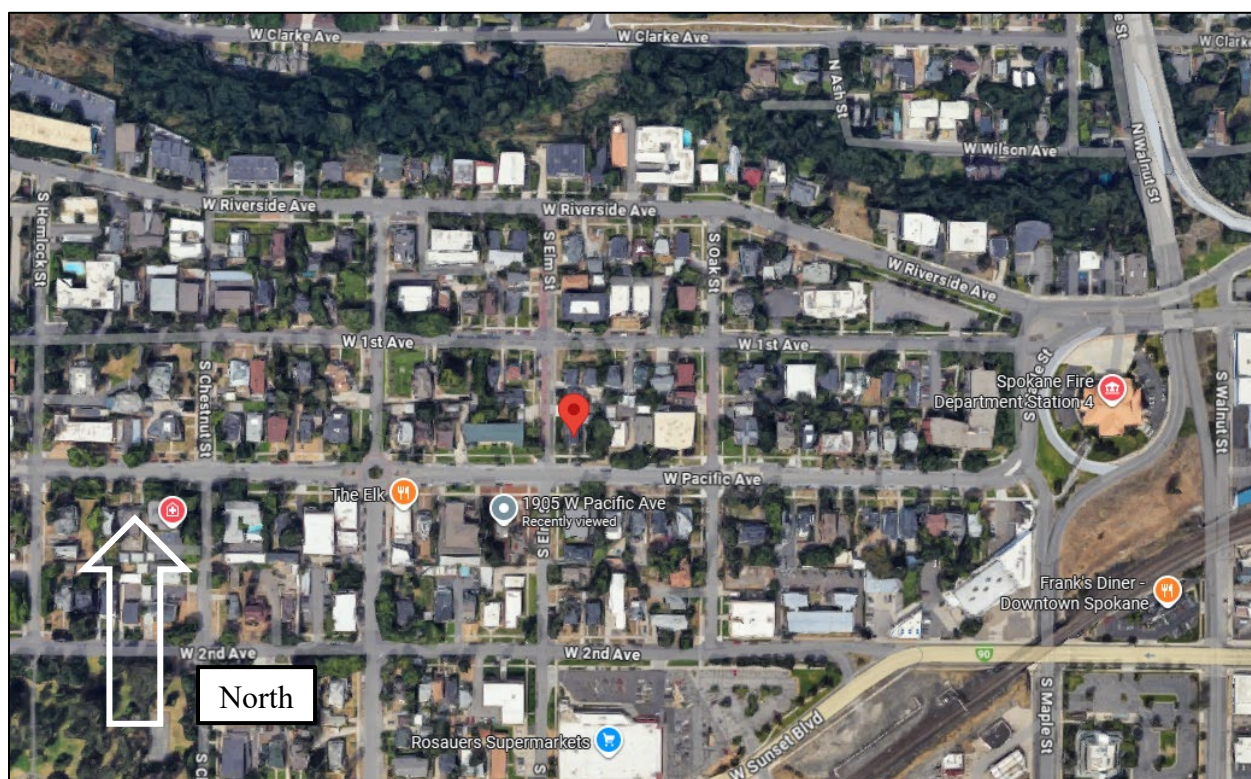


Figure 2: Site parcel map



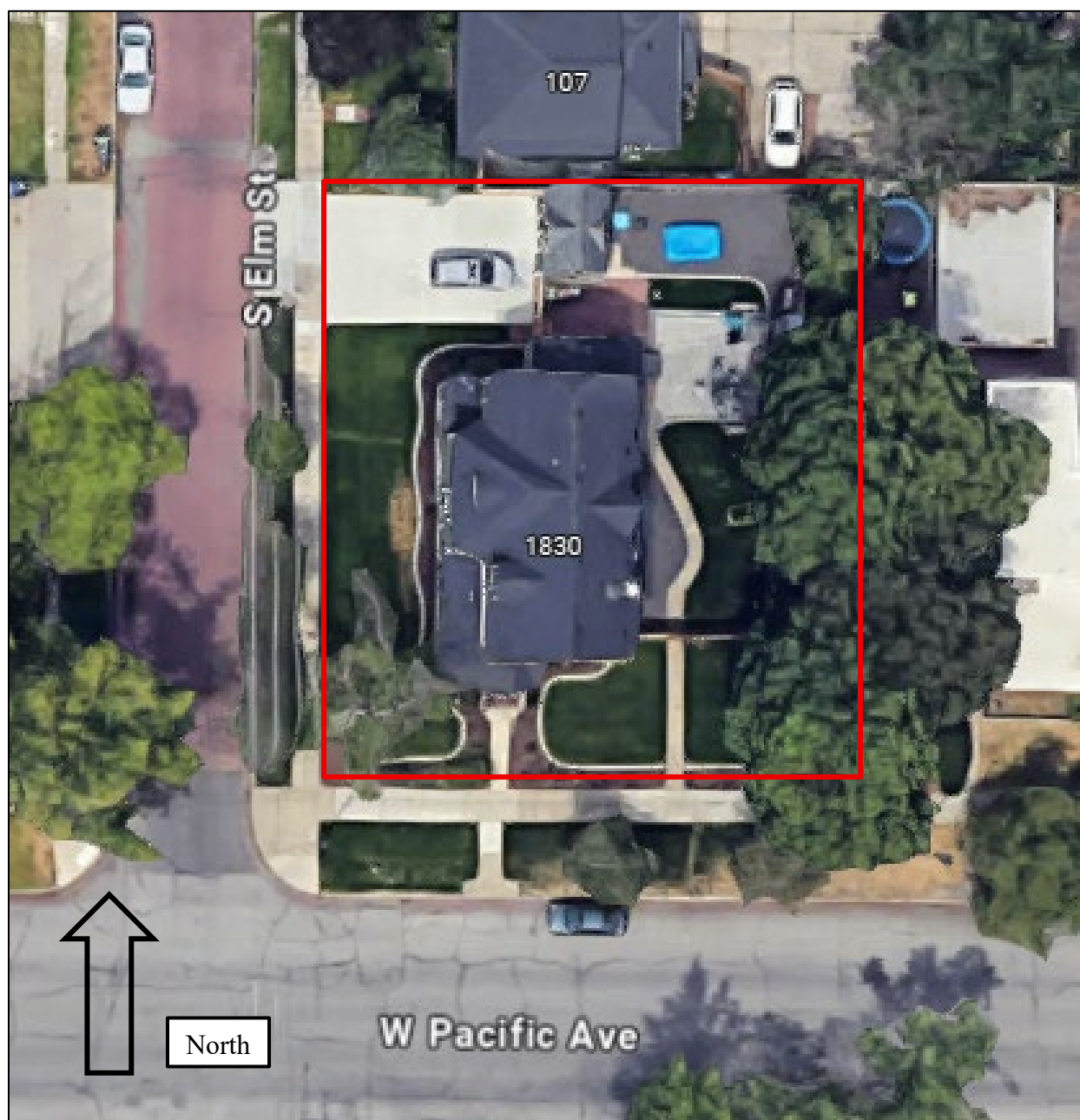
Source: Spokane County Assessor

Figure 3: Neighborhood context



Source: Google Maps

Figure 4: Aerial site plan



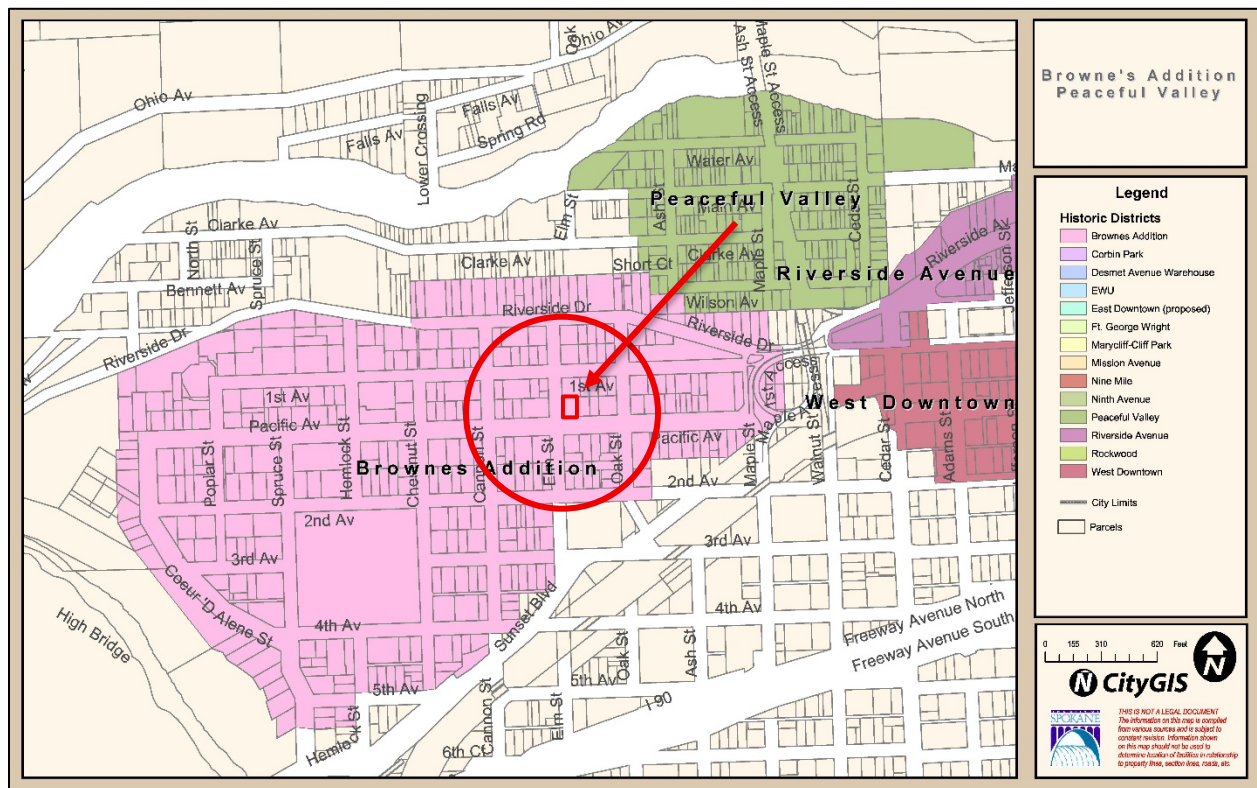
Source: Google Maps

Figure 5: Proposed floor plans in 2021



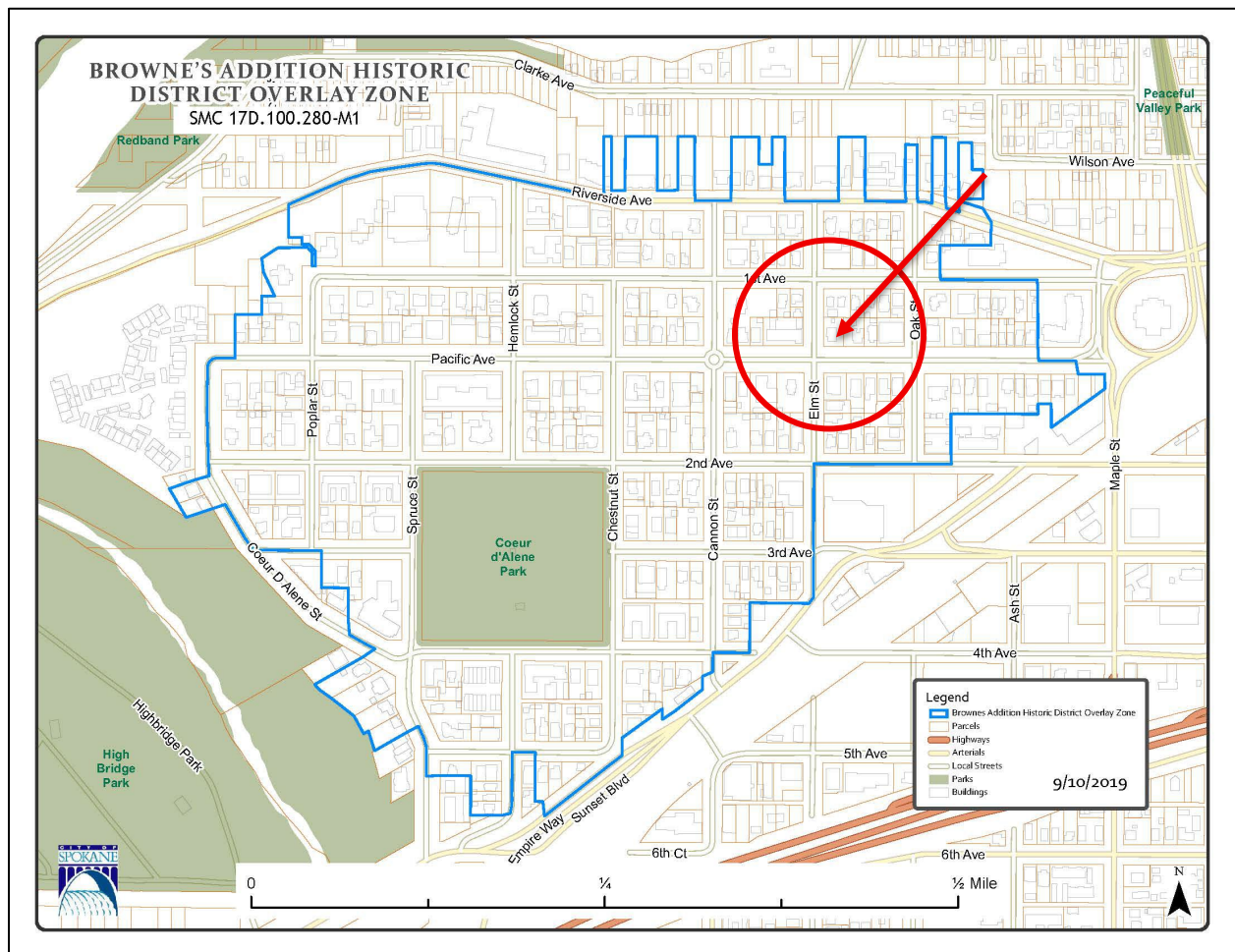
Source: Property owner Alec Haldeman

Figure 6: Property location in Browne's Addition National Register Historic District



Source: Spokane City/County Historic Preservation Office

Figure 7: Property location in Browne's Addition Spokane Register Historic District



Source: Spokane City/County Historic Preservation Office

Figure 8: Baum & Co. advertisement, 1890

E. J. BRICKELL, Pres. ISAAC BAUM, Vice Pres. and Mgr. A. F. LEVY Sec

BAUM & CO.,

INCORPORATED.

Office and Salesrooms 113 Howard st. Warehouse opp. N. P. depot
Wholesale and Retail Dealers in

Paints, Oils, Glass, Wall Paper and Artists' Materials.

Agents for French and Belgian Plate Glass, Leaded
Stained, Cut and Mosaic Glass.

Manufacturers of the Celebrated Diamond B Paint.

Sole Agents for Platt & Washburn Refining Co.'s

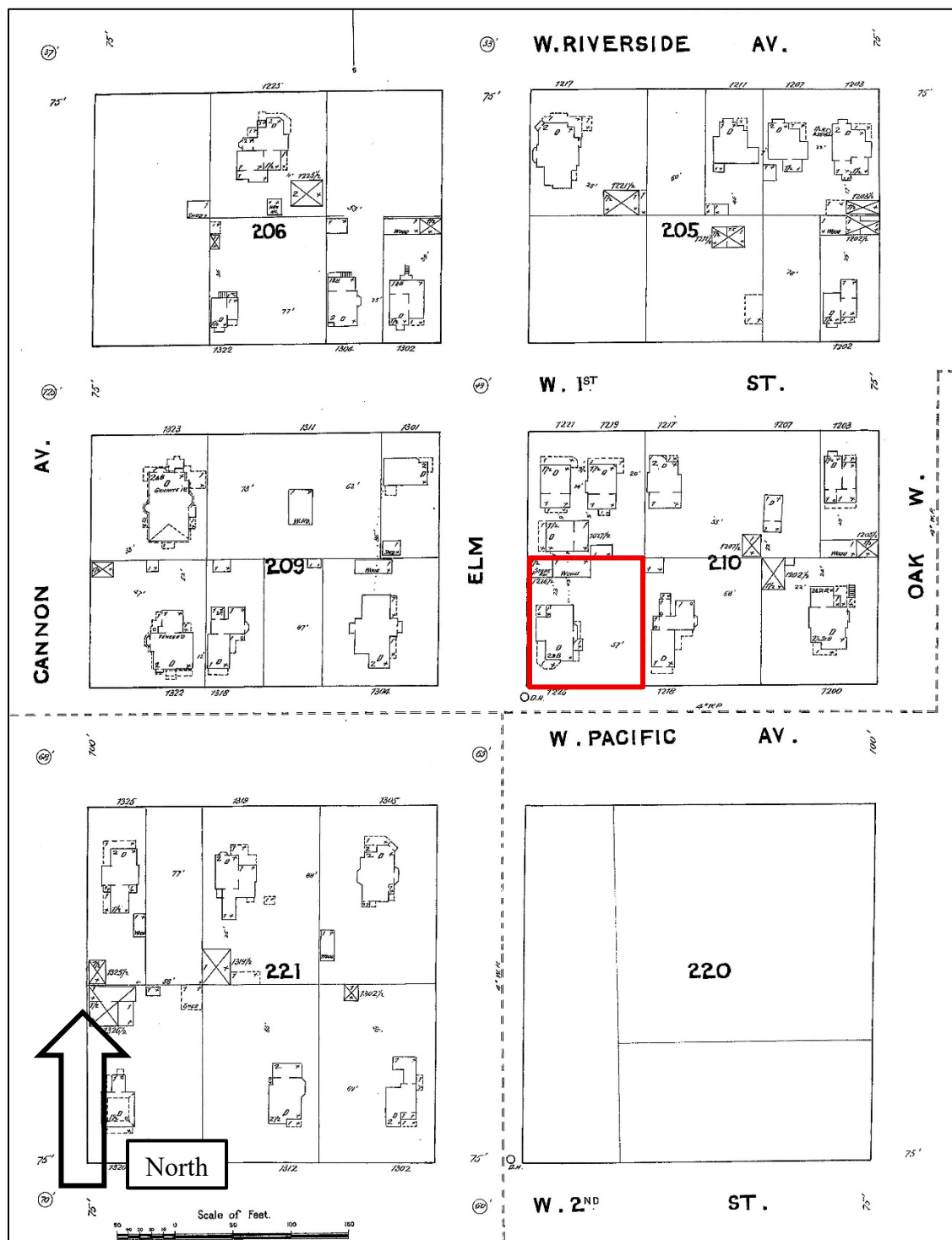
LUBRICATING OILS.

Sole Agents for Berry Bros. VARNISHES. Estimates given on all
Kinds of glasswork.

BAUM & CO., Howard st.

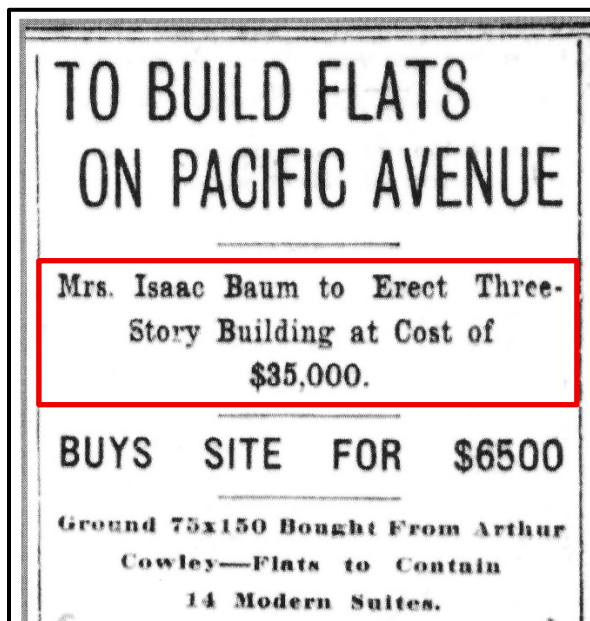
Source: Spokane Falls Review

Figure 9: Sanborn Fire Insurance map, 1891, showing new Baum House

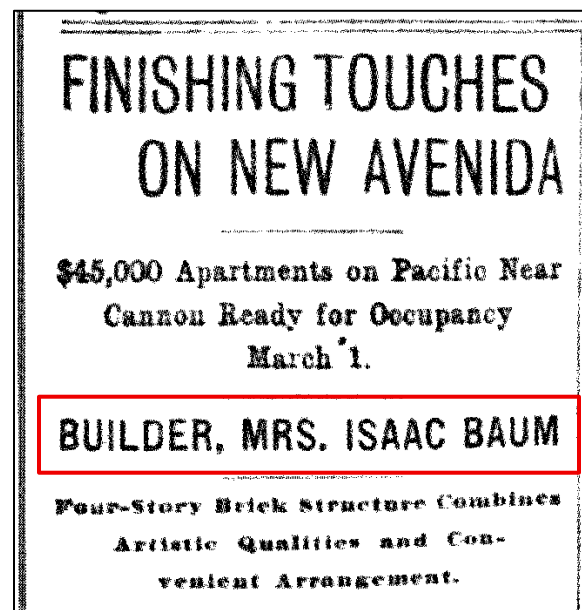


Source: Sanborn Fire Insurance maps

Figure 10: Articles on the construction of the Avenida Apartments by Mrs. Baum

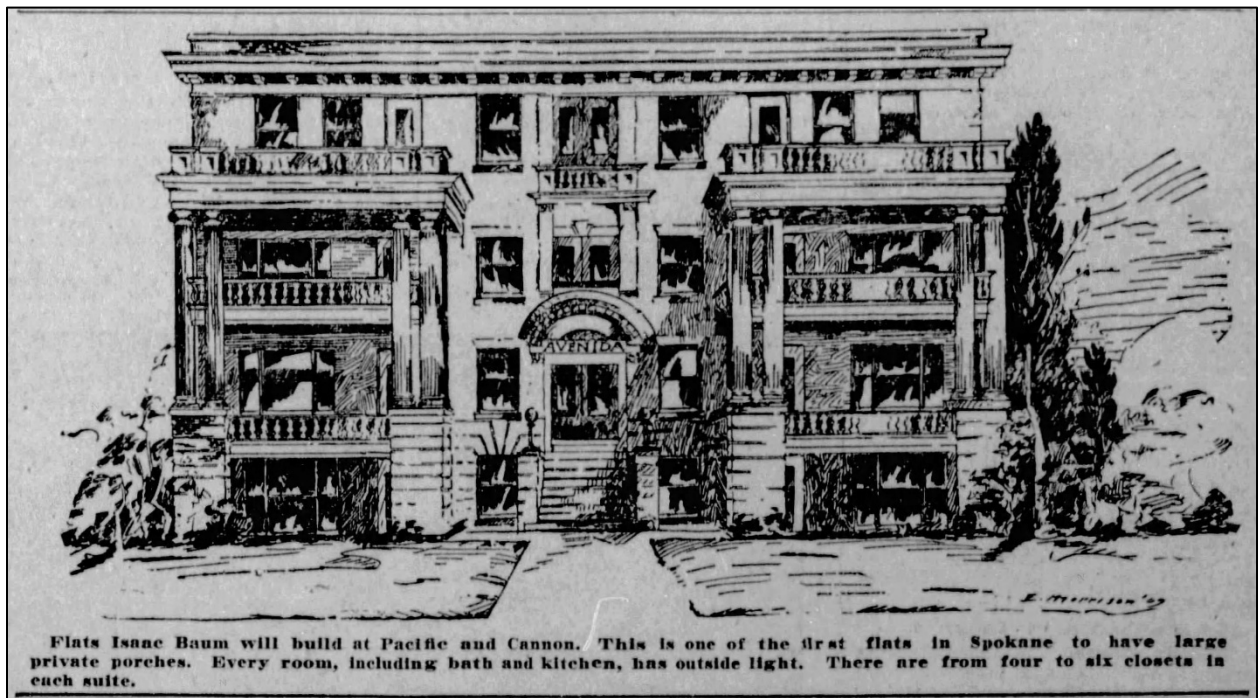


Source: *The Spokesman-Review*, 1909



Source: *The Spokesman-Review*, 1910

Figure 11: Rendering of apartment building published in the August 8, 1909 issue of the Spokesman Review



Source: The Spokesman-Review

Figure 12: The Avenida Apartments today



Source: Spokane City/County Historic Preservation Office

Figure 13: Mrs. Tillie Oppenheimer Baum in 1920



Source: The Spokesman-Review

Figure 14: Temple Emanu-El, Spokane's first Jewish Temple, constructed 1892



Source: Historylink.org

Figure 15: Trolley routes in Browne's Addition neighborhood in 1912

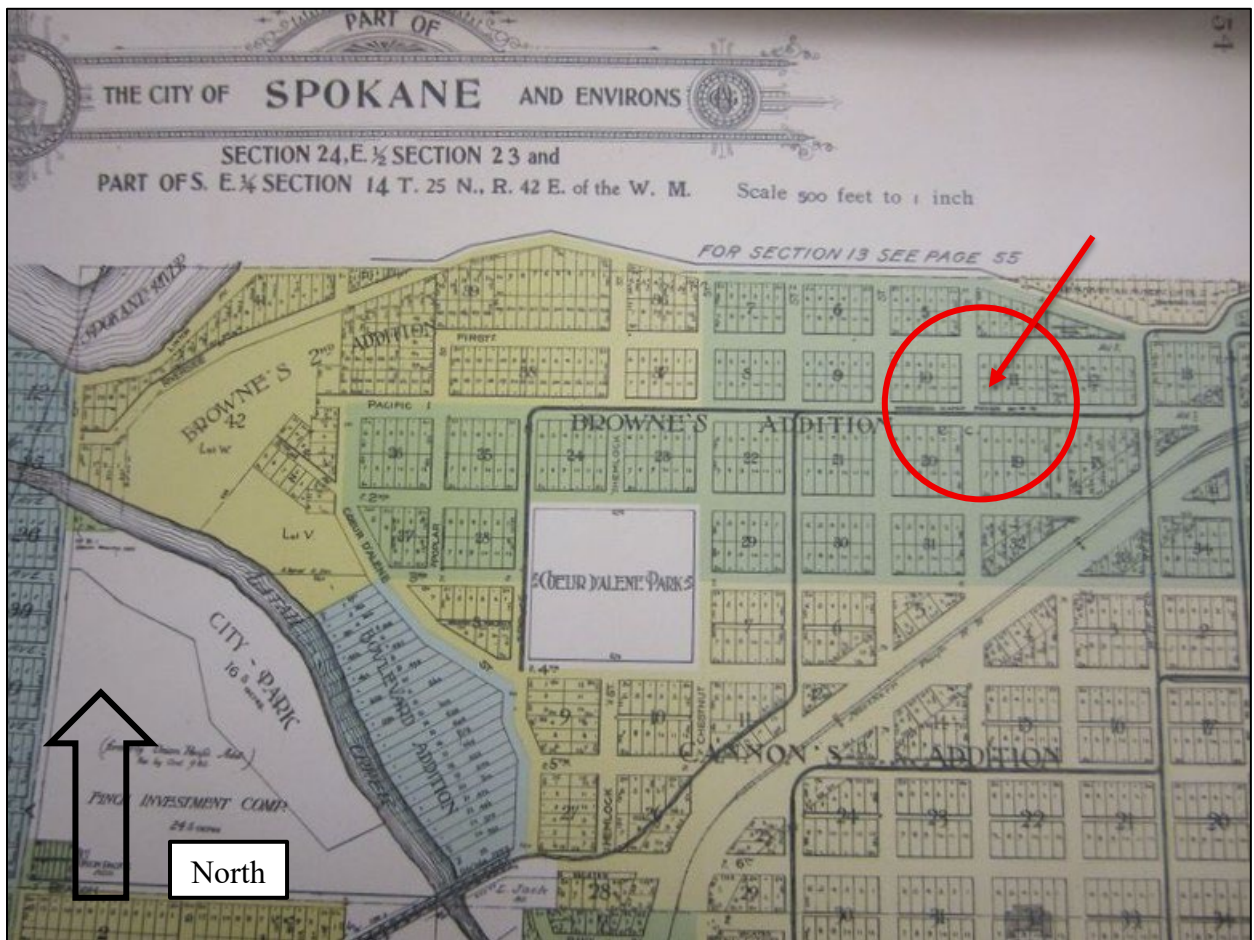


Figure 16: Diagram of a Stick Style house



Source: A Field Guide to American Houses

Figure 17: Dwight House, 1887, Browne's Addition (west façade)



Source: Washington State Department of Archaeology and Historic Preservation

Figure 18: Architect Herman Preusse

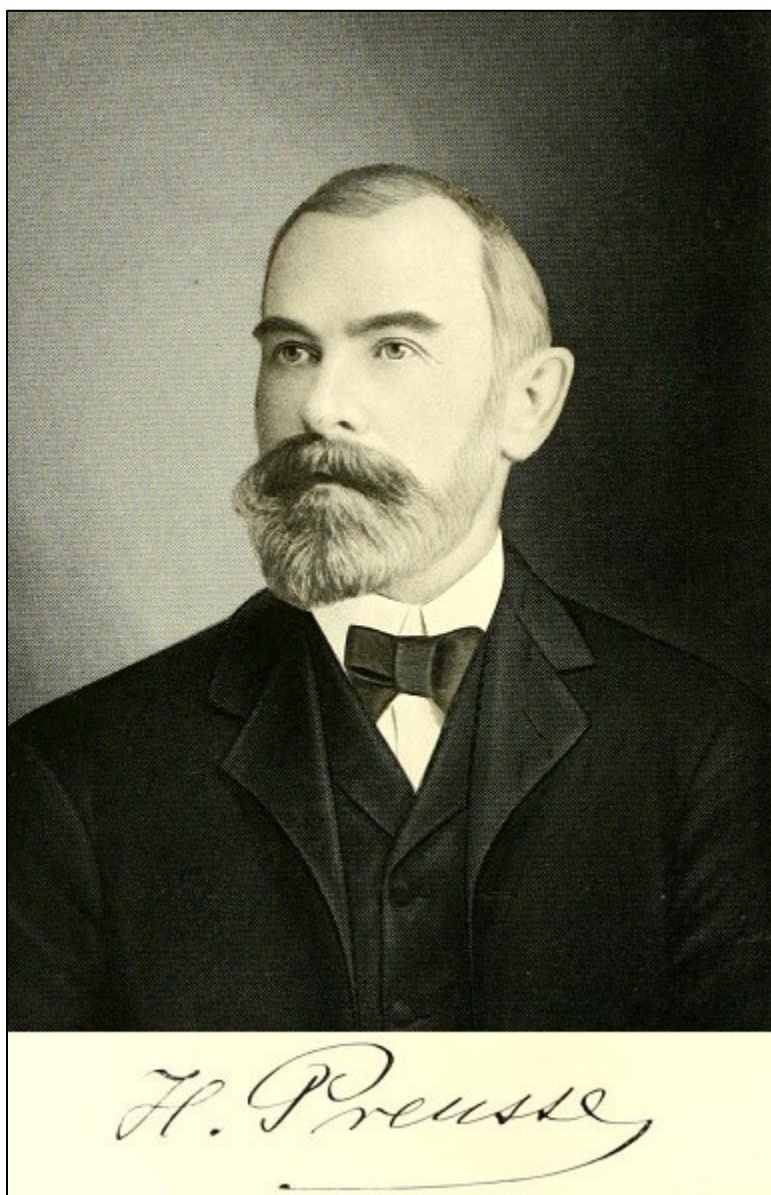


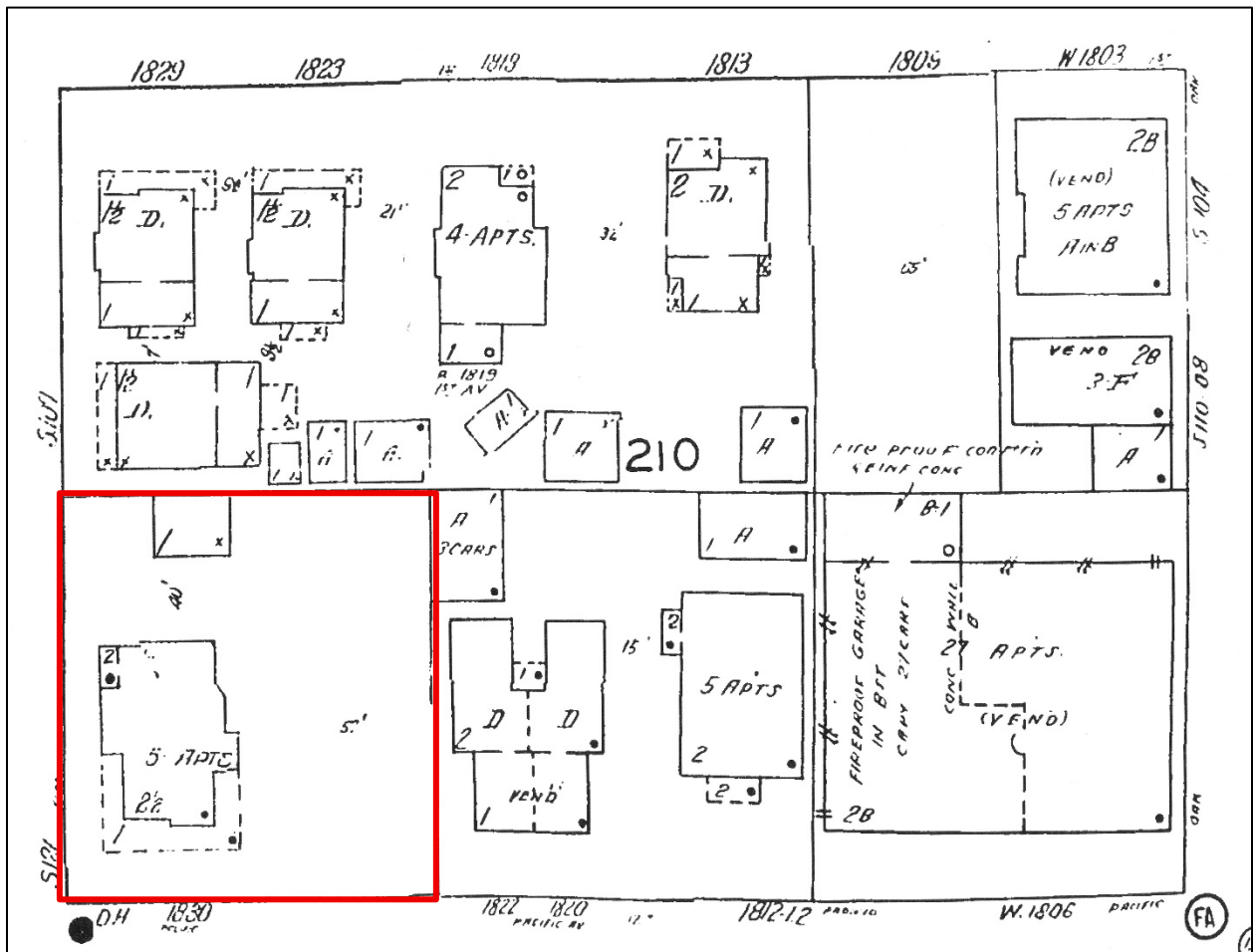
Figure 19: Simon and Amy Oppenheimer House at 2107 W. Pacific Avenue (left side) (no longer extant)



Figure 20: The Spokane Flour Mill (left); the Phoenix Mill (right)



Figure 21: Sanborn Fire Insurance map showing Baum House in 1950 (note apartments)



Source: Sanborn Fire Insurance map