

# **Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Isaac & Tillie Baum House – 1830 W Pacific Avenue**

## **FINDINGS OF FACT**

- 1. SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."**
  - Originally built in 1889; the Isaac & Tillie Baum House meets the age criteria for listing on the Spokane Register of Historic Places.
  
- 2. SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**
  - 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.
  - 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 prominent Spokane architect Herman Preusse and constructed in 1889. 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.
  
- 3. SMC17D.100.090: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."**
  - Well-preserved with integrity in original location, design, materials, workmanship, and association, the Baum House is eligible for listing on the Spokane Register of Historic Places.
  
- 4. Once listed, this property will be eligible to apply for incentives, including:**

Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historic property plaque, and special code considerations.

## **STAFF RECOMMENDATION**

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**The Isaac & Tillie Baum House is eligible for listing on the Spokane Register under Category A for ethnic heritage, European its association with the first group of German Jewish immigrants who settled in Spokane in the mid-1880s, B for its association with Tillie Oppenheimer Baum, a leader in the early Jewish community in Spokane.**

Preservation Officer Review: Megan Duvall

Nominations Committee: Yes

Landmarks Commission Review: Pending

Report: 11/12/2025

Site Visit: 11/5/2025

Hearing: 11/19/2025