

Spokane Register of Historic Places

Nomination Form

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

Type all entries—complete applicable sections

1. Name

historic The Avenida and the Marlboro Apartments

and/or common

2. Location

street & number Avenida West 2009 Pacific Marlboro South 180 Cannon

city, town Spokane _____ vicinity of

state Washington 99204 county Spokane

3. Classification

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

4. Owner of Property

name R. & J. W. Wells

street & number East 911 - 20th Avenue

city, town Spokane _____ vicinity of state WA. 99203

5. Location of Legal Description

courthouse, registry of deeds, etc. Spokane County Courthouse

street & number West 1116 Broadway

city, town Spokane, _____ state Washington 99201

6. Representation in Existing Surveys

title Historic Landmarks Survey - City of Spokane

date 1979 _____ federal _____ state county local

depository for survey records NW Room, Spokane Public Library

city, town Spokane, _____ state Washington 99201

7. Description

| | | | | |
|--|---------------------------------------|---|---|---------------------------|
| Condition | | Check one | Check one | |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input checked="" type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site | Avenida 1909 |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> altered | <input type="checkbox"/> moved | date <u>Marlboro 1908</u> |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | | |

Describe the present and original (if known) physical appearance

The Avenida apartment house sits on the second lot in from the southwest corner of Pacific and Cannon. The building is set back from the street and landscaped with trees, shrubs and lawn. It is next door to a former grocery store, now the dry cleaning firm called "Zats."

The Avenida is a large three story red brick rectangular building with a rusticated brick daylight basement level. The flat roof is trimmed with a cornice of pressed metal and wood with modillions. The front facade of the building has identical two story verandas flanking the main entry. These are set on square rusticated brick piers with triple fluted columns and turned porch balustrades. The original third floor balustrade has been replaced with wrought iron. Windows are one over one with plain surrounds and radiating voussoirs and stone sills except for the three part windows and door at each balcony. The front door is at the first floor level and is reached by climbing a flight of stairs. The entry has a half round pediment with decorative molding and dentils. The door has a glass panel and side lights. The overall look of the building is very symmetrical in appearance with Classical Revival elements.

The Marlboro is located on the northwest corner of Second and Cannon, and faces east. At one time there were lawns on the north and south ends of the property and trees lined the street.

The Marlboro is a three story building with a daylight basement level of ashlar granite. There is a belt course separating it from the first level of rusticated brick. A second belt course separates the rusticated brick from the upper two stories of brick. The wide cornice of the flat-roofed building has paneled brick decorative work, a band of dentils, and a band of decorative molding. The basement level windows are one over one with flat, plain surrounds; the first floor windows have radiating voussoirs and stone sills; the second and third floor windows have radiating voussoirs with keystone.

The wings on either side of the recessed center portion of the building are identical and feature small balconies with wrought iron balustrades and ornate/scroll brackets on each side. The main entry is reached by a flight of stairs to the first floor level; there is a half-round pediment supported by two columns over the entry. The second floor portal has a flat surround and the third floor portal has a round arch; both are located directly above the main entry. This building, too, is symmetrical in appearance and has Colonial Revival elements.

Both apartment buildings are currently being renovated.

8. Significance

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

Specific dates 1908; 1908 **Builder/Architect** W. W. Hyslop

Statement of Significance (in one paragraph)

The Marlboro and the Avenida apartments, constructed in 1908 and 1909, were the projects of two pioneer Jewish merchants, Joseph Kellner and Isaac Baum. Designed by architect, W. W. Hyslop, they are handsome buildings with spacious living quarters and are located in one of the choicest residential areas of that time in Spokane, Browne's Addition. These apartment buildings reflect an era after the turn of the century when many of the older, successful, established citizens wished to move from their large homes into smaller, yet still luxurious, living quarters. The flats featured high ceilings, extensive woodwork, living rooms and dining rooms with built-in buffets, and large bedrooms. Both structures were among the first in Spokane to feature balconies; the Avenida has large private balconies on each level.

The Marlboro (owners: Mr. & Mrs. Joseph Kellner)

Joseph and Bertha Kellner arrived in Spokane Falls prior to 1889. Kellner opened a dry goods store on Riverside that he re-established as Spokane Carpet and Drapery Company after the 1889 fire. Kellner was one of the founders of Congregation Emanuel in 1890 and served as trustee for several years. The Kellners home was at 2004 West Pacific; the name is still visible over the entrance of the building, that is now an apartment house. The Kellners moved into the Marlboro soon after its completion in 1908 and lived there until their deaths.

The Avenida - (owners: Mr. & Mrs. Isaac Baum)

Pioneer settler Isaac Baum and his wife, the former Tillie Oppenheimer, arrived in the early 1880's in Spokane Falls. They were among the founders of the Jewish community. Mrs. Baum and her sister were the first Jewish women in Spokane Falls. Baum opened a paint firm and built a home at West 1830 Pacific in Browne's Addition. Mrs. Baum's brother, Samuel Oppenheimer, was one of the men responsible for attracting Dutch capital to the region through the founding of the Holland Bank. Both Mr. and Mrs. Baum were active in the affairs of the Jewish community, as well as other civic interests; Mrs. Baum was an officer in several organizations and served on various Boards. After the Avenida was completed in 1909, the Baums sold their large home and moved into the apartments.

The Architect

W. W. Hyslop practiced architecture in Spokane from about 1900 to 1917. His offices were in the Rookery building. In 1903, he had a brief partnership with an architect named Smith; later he shared an office with F. E. Westcott. Building credits are sometimes erroneously attributed to Hyslop & Westcott and they did publish several booklets featuring their work; however, they were always careful to give each individual architect credit for his own design. Hyslop designed both the Avenida and the Marlboro, as well as the Elm on West Second. He also designed a number of homes around Corbin Park, including his own that is still occupied by his son. Five homes he designed were featured in the 1908 edition of Western Architect.

9. Major Bibliographical References

Durham, N. W. Spokane & the Inland Empire. 1912.
Hyslop & Westcott. Inland Empire Architect. 1911.
Janton, Moses N. History of Jews in Spokane. 1920.
Polk Directories of Spokane.
The Spokesman-Review newspaper. 26 Apr. 1908; 4 Feb. 1909; 8 Aug. 1909; 6 Feb. 1910; 12 July 1920; 22 Mar. 1940.

10. Geographical Data

Acreage of nominated property _____

Ticor Title Company records.
Western Architect magazine. 1908.

Verbal boundary description and justification

The Marlboro: Browne's Addition, Lot 12, Block 22
The Avenida: Browne's Addition, all of Lot 2 & E 12/ Lot 3, Block 22
NW corner, Second & Cannon (Marlboro) and the SW corner (2nd lot west) of Pacific & Cannon
(The Avenida)

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

state _____ county _____

state _____ county _____

11. Form Prepared By

name/title Nancy Gale Compau, Historian

organization _____ date August 28, 1989

street & number 424 West Jefferson Ct. telephone (509) 624-4927

city or town Spokane state WA. 99203

12. Signature of Owner(s)

Julie W. Wells

Julie W. Wells

For Office Use Only:

Date Received: 8/28/89

Date Heard: 9/20/89; 11/15/89

Commission Decision: Approve

Council/Board Action: Approved

Date: 12-04-89

Attest: *Marilyn J. Montgomery*
City Clerk

Approved as to form:

Ray M. Jones
Ass't. Corporation Counsel

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

Robert M. Higgins
Mayor, City of Spokane or Chair, Spokane County Commissioners

Craig Holsten
Chair, Spokane City/County Historic Landmarks Commission

Sally Reynolds
City/County Historic Preservation Officer