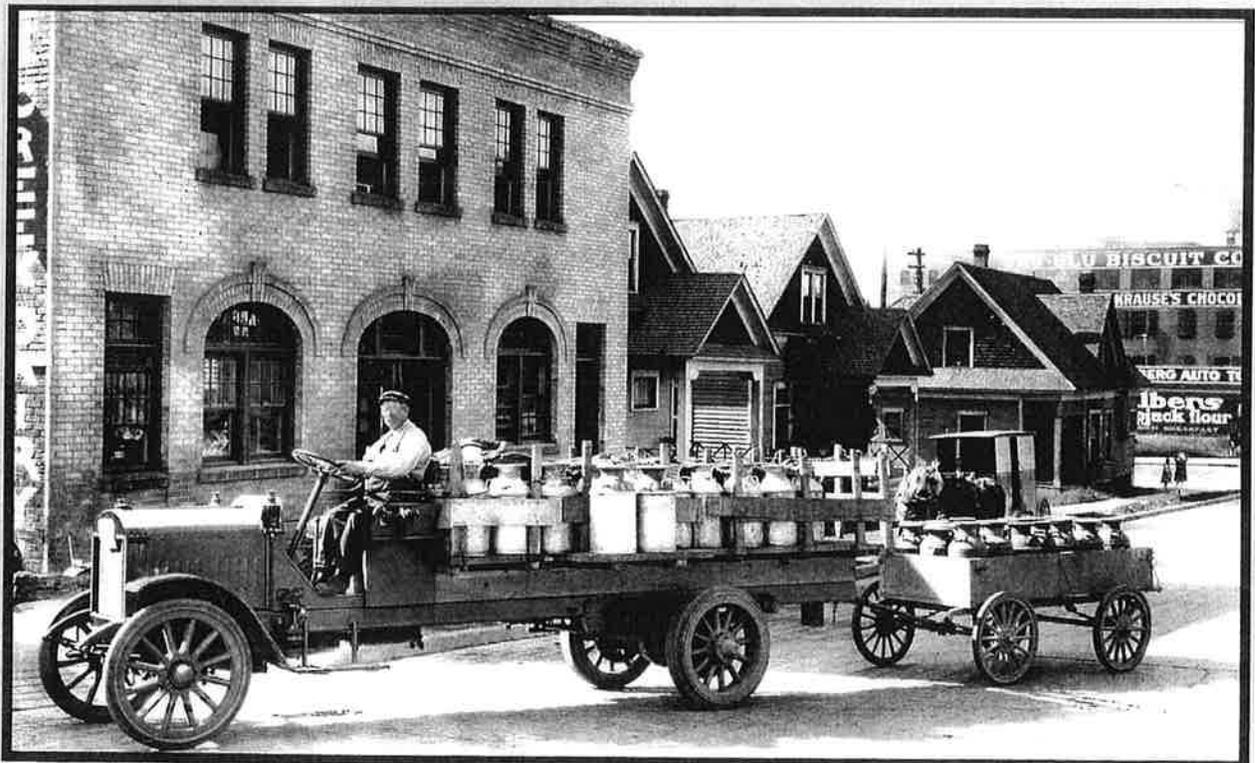


Pine Creek Dairy Creamery Building

168 S. Division Street
Spokane, WA 99202

BUILT 1908



*Photograph taken in 1917
of east façade of Pine Creek Dairy Creamery Building.*

Spokane Register of Historic Places Nomination

Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201

1. Name of Property

Historic Name **PINE CREEK DAIRY CREAMERY
BUILDING**

2. Location

Street & Number 168 South Division Street
City, State, Zip Code Spokane, WA 99202
Parcel Number 35191.0906

3. Classification

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

4. Owner of Property

Name Pine Creek Dairy LLC
c/o Nancy Lee Railey & Kimberlee K. Melcher
Street & Number 168 S. Division Street
City, State, Zip Code Spokane, WA 99202
Telephone Number/E-mail (509) 838-4670

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 of Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal____ State____ County____ Local____
Location of Survey Records Spokane Historic Preservation Office

Final nomination presented at hearing, 15 Sept 2004

7. Description

Architectural Classification (see nomination, section 8)	Condition __excellent <u>x</u> good __fair __deteriorated __ruins __unexposed	Check One __unaltered <u>x</u> altered Check One <u>x</u> original site __moved & date_____
--	--	--

8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places Categories: 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 or construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.

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

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre.
Verbal Boundary Description	Lot 7-8 and north 3 feet of Lot 9, Block 10 in 1 st to 4 th Railroad Addition.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lkyeomans1@aol.com
Date Final Nomination Heard	September 15, 2004

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	14 B&W prints, 10 color slides.

13. Signature of Owner(s)

Name _____

Name _____

14. For Official Use Only

Date Received _____ Attest *Seri H. H. H.*

Date Heard 11/15/04 City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney *Michael P. ...*

Council/Board Action Approved

Date 11/15/04



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

[Signature]
CITY ADMINISTRATOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

Jeresa Brun
OFFICER, Spokane City/County Historic Preservation Officer
Spokane City/County Historic Preservation Office
Sixth Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

NARRATIVE DESCRIPTION

Built in 1908, the Pine Creek Dairy Creamery building is a contributing property in the East Downtown Spokane National Register Historic District. The building is sited on the west side of South Division Street between Second and Pacific Avenues and faces east. It is a good example of commercial/industrial vernacular architecture built in Spokane during the city's most prolific period of construction, 1900 to 1910. The Pine Creek Dairy Creamery building follows a rectangular footprint, is composed of a combination of brick masonry and concrete block construction, and is two stories in height. Distinguishing features of the building include a symmetrical façade with a brick parapet and corbelled brick cornice, original multi-paned 9/1, double-hung, wood-sash windows on the second story, a street-level storefront and entrance, and a small single door on the northeast corner facade of the building. Even though the original design for the street-level storefront of the building has been modified through the years, the Pine Creek Dairy Creamery building retains good exterior architectural integrity found in its original location, materials, workmanship, and association as one of Spokane's early industrial brick commercial blocks.

CURRENT APPEARANCE & CONDITION*Site*

The Pine Creek Dairy Creamery building is sited along South Division Street on Lots 7 and 8, and the north three feet of Lot 9, Block 10 in the 1st to 4th Railroad Addition in Spokane, WA in a section of the city that was developed as an industrial area of town. The building is built on a north-facing, slightly sloped site. The parcel measures 53 feet wide and 130 feet deep, and runs through the block from Division Street west to State Street. It is bordered on the south by a contemporary commercial building and a paved parking lot, and on the north by a graveled parking lot. The larger surrounding area is composed of mostly multi-lane paved city streets, new commercial building stock and parking lots, and a few historic industrial buildings built from 1890 to 1930. Located on the west side of Division Street, the creamery building is highly visible from South Division Street and West Second Avenue, which is one of the busiest intersections in downtown Spokane.

Exterior

The Pine Creek Dairy Creamery building is composed of the original two-story brick masonry structure, which was built in 1908, and two subsequent historic additions. The first addition was constructed in 1929 on the west, rear elevation of the 1908 building, and is a two-story brick masonry structure. The third addition was added in 1948 on the rear, west elevation of the 1929 addition and is a one-story building made of concrete block construction. The 1908 and 1929 constructions have basalt stone foundations, and the 1948 concrete block addition has a poured concrete foundation. The entire building has a flat roof of built-up tar with a stepped parapet on the north and south elevations, and a flat parapet on the east facade. Functioning as one industrial structure, the building is 48 feet wide and 107 feet deep.

The *east façade* of the Pine Creek Dairy Creamery building features a symmetrical design with a plain brick parapet, a corbelled brick cornice, second-story windows, and a center entrance flanked by two storefront windows. Elliptical brick arches embellished with keystones add distinction to the façade and are located over the center front entrance and flanking storefront windows at street level. An original wood door with glazing and Gothic-style tracery marks the center front entrance. An original wood paneled door with glazing in the upper half opens from the northeast façade corner of the building. Four original multi-paned 9/1, double-hung, wood-sash windows illuminate the second floor. The second-floor windows have brick lug sills and brick flat arches with brick voussoirs.

The *south elevation* of the building has a center entrance and a symmetrical arrangement of first and second-story windows. The entrance features a pair of original wood doors with glazing and Gothic-style tracery. The 1948 concrete block construction addition has a wood-paneled warehouse/garage door on the south elevation.

The *west elevation* of the building faces a paved sidewalk and State Street, and has no windows or doors. The *north elevation* of the building has only two windows: a pair of 1/1, double-hung, wood-sash units on the first story, and a handmade combination unit with a contemporary plate-glass and antique leaded-glass window on the second floor.

Interior

The interior of the Pine Creek Dairy Creamery building has been modified and remodeled several times since it was built originally as an unfinished industrial structure in 1908. The first floor of the 1908 building contains mostly unfinished commercial space. Brick masonry is exposed on the north, east, and south walls, and an elevator shaft is located along the south wall. In the northeast corner of the first floor, a small vestibule is finished with temporary partition walls made of painted sheetrock, and glazed ceramic tile and carpeted floors around an original painted wood staircase. The staircase has square wood newel posts and a plain, square balustrade design. The stair treads are covered with carpet.

The first floor of the 1929 addition is partially finished with a combination of polished concrete and glazed ceramic tile floors, painted sheet rock walls and ceilings, and exposed brick masonry on the south, west, and north walls. The second floor is also partially finished with a combination of polished concrete and a glazed ceramic tile floor, temporary interior partition walls, exposed brick masonry perimeter walls, and exposed ceiling beams.

The interior of the 1948 addition was used for storage and features a combination of partially finished and unfinished industrial storage spaces with concrete floors, exposed masonry walls, exposed ceiling beams and wood columns, and a finished bathroom. The basement is unfinished.

ORIGINAL APPEARANCE

The Pine Creek Dairy Creamery building was built in 1908 as a plain brick masonry vernacular commercial/industrial building with a rectangular footprint, two stories, and a flat roof. The east façade design served as the focal point of the building. As pictured in a 1917 photo, it featured a symmetrical fenestration pattern with an arched center front entrance flanked by two arched storefront windows at street level, six 9/1 double-hung, wood-sash windows on the second floor, a multi-paned double-hung wood-sash window on the far south end of the façade, and a single door at street level on the far north end of the building's facade.¹ The center front entrance had double doors with glazing and Gothic-style tracery (retained today in the building), and a multi-paned arched clerestory window above the doors. An elliptical brick arch highlighted the outline of the clerestory window. The clerestory window-and-elliptical arch design was repeated in clerestory windows over the storefront windows that flanked the front entrance. In 1929 a two-story brick masonry addition was attached to the rear, west elevation of the 1908 building, and in 1948 a one-story concrete block construction addition was attached to the rear, west elevation of the 1929 building.

Several times between 1940 and 1965, the street-level design on the east façade of the building was remodeled. The south door of the double front doors was removed and the opening was filled in with brick. The two flanking storefront windows were removed and replaced with contemporary plate-glass merchandise units (the south storefront window opening was also enlarged horizontally). The three clerestory windows, located above the front entrance and two storefront windows, were filled in with brick. On the second floor, the two southern-most windows were removed and the openings were filled in with brick. In addition to a façade remodel, some of the original 12/1 double-hung wood-sash windows on the first and second floors of the south elevation were replaced with 1/1 double-hung wood-sash units. In the 1970s part of an antique leaded-glass transom window and an aluminum-sash fixed-pane unit were joined as one window and installed on the north elevation on the second floor. During this time the east and south elevations were painted a brick red color, and the north elevation was painted a light gray color.

The interior of the Pine Creek Dairy Creamery building was remodeled many times during the last 96 years. No original fabric or finish exists in the interior of the building except for part of the original staircase in the northeast corner, a metal roll-up warehouse door on the west wall of the 1929 addition, and remnants of the dairy and creamery business which occupied the building. This is evident in a belt-driven wood creamery wheel, which was found in the building and is located in the northeast corner of the first floor.

¹ Bamonte, Tony & Suzanne. *Spokane & the Inland Northwest: Historical Images*. Spokane: Tornado Publishing, 1999, p. 194.

Even with modifications, the Pine Creek Dairy Creamery building retains good exterior architectural integrity and successfully conveys the building's vernacular commercial/industrial design and brick masonry construction associated with early 20th-century buildings erected in the industrial warehouse section of the East Downtown Spokane National Register Historic District.

Areas of Significance	Commerce, Industry, and Community Planning & Development
Period of Significance	1908 to 1954
Significant Dates	1908, 1929, 1948
Architect/builder	Unknown

SUMMARY STATEMENT of SIGNIFICANCE

Built in 1908, the Pine Creek Dairy Creamery building is a good example of early commercial/industrial brick masonry blocks that were built throughout east downtown Spokane, Washington during the early 1900s. The Pine Creek Dairy was noted in a *Spokesman-Review* newspaper article as the “largest producer of milk in the territory” in 1909.² The dairy comprised a rural dairy farm with milking operations that supported 120 cows, and a creamery building at 168 S. Division Street in Spokane. The creamery building housed the dairy’s office, warehouse, distribution sales center, and processing plant, which manufactured cream, butter, and cheese. The dairy was owned and operated by William C. Sohns, who was regarded as one of Spokane’s most trusted and influential dairymen.³ Listed on the National Register of Historic Places as a contributing property in the East Downtown Spokane National Register Historic District, the Pine Creek Dairy Creamery building achieved significance from 1908 to 1930 in the areas of significance, “commerce,” “industry,” and “community planning & development,” for its association with the industrial development and settlement of East Downtown Spokane, and for its contributions to the Spokane region as one of the area’s largest and most successful dairies.⁴ A tangible reminder of Spokane’s early commercial and industrial beginnings, the Pine Creek Dairy Creamery building is one of seven contributing two-story brick masonry industrial buildings located in the historic district, an area populated with mostly three and four-story buildings that served as warehouses or early single room occupancy hotels. Continually threatened by new commercial encroachment, historic architecture in the district has been demolished as evidenced by parking lots and new construction that now surround the Pine Creek Dairy Creamery building. The Pine Creek Dairy Creamery building is historically significant and eligible for listing on the Spokane Register of Historic Places under Category A.

HISTORICAL CONTEXT

Dairies and Creameries

The dairy business as we know it today started in Europe and was introduced to North America by Christopher Columbus who brought the first milk cows to America in 1493. Englishmen were the next to bring milk cows to Jamestown and other early colonial settlements in America during the 1600s and 1700s. In the late 1700s and early 1800s milk cattle accompanied families as they moved westward on wagon trains. During this time, it was discovered that cattle manure helped keep the soil productive. More cattle

² “Why Early Dawn Had to Close Out.” *Spokesman-Review*, 28 July 1909.

³ “Spokane: The Queen of the Inland Empire.” *Western Progress*, Sept. 1902, p. 43.

⁴ *Ibid.*

were kept, and the surplus milk was sold. Milk fat (cream), which rose to the top of the milk, was sold as cream or as butter after it was churned.⁵

For many years dairy products were manufactured on farms. In 1850 almost 315,000,000 pounds of butter were made on farms across the United States. As city markets increased it became necessary to produce and process milk on a larger scale. The country's first butter factory, or *creamery*, was established in New York in 1856. Soon there were many butter factories scattered throughout the Eastern and Midwestern states, eventually spreading to the West Coast.⁶

The word "creamery" is defined in *Webster's 1996 Comprehensive Dictionary* as "a place for collecting, keeping, or selling cream," and as "a place where butter and cheese are made, [and] milk and cream are pasteurized, separated, [and] bottled..." (p. 303). The first creameries obtained whole milk from farmers and separated the cream by the gravity method. The cream was allowed to rise to the top of the milk and was then skimmed off for churning. After the power-driven centrifugal cream separator was introduced to the United States in 1885, milk was then separated at a factory, which was located in a creamery. The cream was used to make butter, cheese, cottage cheese, ice cream, and other milk products. Due to the increasing size of cities, it became advantageous for the farmer to own a creamery in town which, besides being a manufacturing plant, was also a wholesale and retail distribution center for the sale of milk products. The Pine Creek Dairy Creamery building in Spokane was one such entity.⁷

The Pine Creek Dairy and its Creamery Building

The Pine Creek Dairy was first listed in Spokane city directories in 1893. At that time, at least 12 dairies operated in the Spokane region.⁸ The dairy business grew and by 1905, there were 31 dairies listed in city directories. Consolidations occurred during the next few years, and when the Pine Creek Dairy Creamery building was built in 1908 at 168 S. Division Street, there were 14 dairies in operation. Most of the dairies in the Spokane area were located in rural areas around Spokane on the West Plains or in the Spokane Valley. Requiring multiple acreage for grazing cattle, most of the dairies were built on five acres or more and included pasture land, herds of milk cattle, and barns and outbuildings. The cows were milked on a regular basis and the milk was shipped to creameries in Spokane for processing, bottling, and for the manufacture of milk products. Commercial creameries in Spokane were built as mostly two-story brick buildings and were concentrated in an area which is designated as the East Downtown Spokane

⁵ *World Book Encyclopedia*, Vol. 4, 1957, p. 1854.

⁶ *Ibid.*

⁷ *Ibid.*

⁸ Polk, R. L. *Spokane City Directory*. Spokane: 1893.

National Register Historic District, and which was the city's first commercial/industrial warehouse area.

The Pine Creek Dairy began as a farm and cattle ranch in the Spokane Valley, and was initially owned by dairymen Hans Carstens and Jim Erikson. In 1899 Jim's brother, John Erikson, along with William Sohns, and brothers George and Will Arend, acquired a lease for \$6,000, which paid for all of the cows and equipment that belonged to the Pine Creek Dairy.⁹ A photograph taken in the early 1900s pictured the Pine Creek Dairy in operation at Eighth Avenue and Bowdish Road in the Spokane Valley.¹⁰ The dairy's creamery, which included an office, warehouse, butter and cheese-making equipment, and distribution center, was listed in city directories at 123 S. Washington Street in Spokane. Howard Stegner, a Spokane Valley farmer, remembered that the Pine Creek Dairy had about 100 cows, bought milk from all over the Valley, and paid his family 11-cents a gallon for their milk. A few years later, the dairy leased an additional 400 acres of pasture land which was located south of Sprague Avenue between University and Dishman-Mica Roads. The dairy milked 120 cows and had stable room for 160 head. Stegner recalled the following account:

Additional hay was brought [for the cows] from out near Liberty Lake at \$6 to \$8 a ton in the field. At this time sugar beets were being raised near Waverly. The dairy bought beet pulp by the carload.

Four milkers were employed plus one man to take the milk to the cooler. Milkers were paid \$1 a day and furnished a "milker suit." A good milker was supposed to be able to milk 10 cows an hour. They had to feed the cows and clean the barn too, but could take it easy in the middle of the day. The Pine Creek Dairy was the first one to use the loafing shed and milking Parlor...¹¹

In 1908 the Pine Creek Dairy Company bought Lots 7 and 8, Block 10, 1st to 4th Railroad Addition in east downtown Spokane for \$3,000.¹² A two-story brick masonry building was erected, relocating the site of the dairy's creamery from 123 S. Washington Street to 168 S. Division Street. William C. Sohns, part-owner of the dairy at this time, was listed in city directories as the president and general manager of the Pine Creek Dairy. During the next 20 years, the dairy was advertised in bold typeface in the alphabetized names and classified business sections, and in reader bars at the top of pages in city directories. The only other dairy consistently advertised in city directories in bold typeface was the

⁹ Boutwell, Florence. *The Spokane Valley: A History of the Early Years*. Spokane: Arthur Clark Co, 1994.

¹⁰ Ibid.

¹¹ Ibid.

¹² Spokane County Warranty Deeds.

Hazelwood Dairy, which had a creamery/distribution center located on Pacific Avenue, just two blocks west of the Pine Creek Dairy's new creamery building on Division Street. Two years after the building was constructed, the Pine Creek Dairy relocated its cows and milking operations to a larger spread of pasture land in the West Plains area between Cheney and Spokane. The milk was shipped to the creamery in Spokane via an electric railroad.

The Pine Creek Dairy grew, prospered, and consolidated operations with other dairies, one of which was the noted Early Dawn Dairy Company.¹³ By 1909 the Pine Creek Dairy was regarded as the "largest producer of milk" in the area, and as one of the largest dairies in the Spokane region.¹⁴ Statistics recorded in the *Spokane County Board of Health Report for 1917-1918* indicated that the Pine Creek Dairy was an area leader in the number of cows it owned (120 cows) and the number of gallons of milk it produced (290 gallons). Other large dairies in operation at that time were the Hazelwood, the Broadview (411 W. Cataldo Avenue), and the Hiawatha (22 W. Pacific Avenue), whose production levels were higher than many of the region's dairies listed in the report, but lagged behind the high levels achieved by the Pine Creek Dairy.

In 1929 the Carnation Dairy Company (from Kent, WA) purchased the Pine Creek Dairy and the Broadview Dairy, another dairy located in the Spokane area. After the merger, Carnation retained Broadview's name for their new dairy and creamery. They moved operations in the Pine Creek Dairy's creamery and distribution center from the Pine Creek Dairy Creamery building on Division Street to the Broadview Dairy Creamery building at 411 W. Cataldo. By 1949 the Carnation Dairy Company was "producing 15,000 gallons of milk products a day" and was considered "the largest milk processing plant in the Inland Empire."¹⁵

Davenport Candycrafts Company

The Pine Creek Dairy Creamery building sat vacant from 1931 through 1935 during the height of the Great Depression. By 1936 the business climate in Spokane had improved as evidenced by new tenants who began leasing space in the building. McHugo Transfer Company occupied the west third of the building while the Davenport Candycrafts Company occupied the rest of the building. On May 1, 1937 Newton O. Wentz and Fritz O. Lee, owners of Davenport Candycrafts, purchased the Pine Creek Dairy Creamery building for \$7,500, and occupied the entire structure.¹⁶ Newton Wentz was listed in city directories as president/secretary of the corporation, and Fritz Lee was listed as vice president/treasurer. In 1950, Fritz Lee retired to California and leased his half-interest in the building to Wentz. The lease agreement stipulated terms at \$137.50 rent per month for five years for the purpose of "carrying on business of the manufacture and distributing

¹³ Early Dawn Dairy Consolidated with Pine Creek Dairy in 1909.

¹⁴ "Why Early Dawn Had to Close Out." *Spokesman-Review*, 28 July 1909.

¹⁵ "Carnation Milk Feting Birthday." *Spokesman-Review*, 20 Sept 1949.

¹⁶ Spokane County warranty deeds.

of candies or infant necessities or specialties.”¹⁷ Spokane city directories listed Davenport Candycrafts as manufacturers of candy and confectioneries, and as a wholesale distributor of children’s toys.

Subsequent Property Owners

In 1960 Gustav and Jeanette Harras bought the property for \$25,000. They lived in rooms originally used for offices on the second floor, and used the first floor of the building as a distribution center for their two companies, Northwest Bakery & Fountain Supplies Inc. and Peerless-Sunpujt Inc. restaurant equipment.¹⁸ In April 1966, Virgil “Scotty” Holmes and his wife, Virginia, bought the property for their design business which was called the “Scotty Holmes Studio of Interior Design.”

The following ten years saw a number of property owners come and go. The Holmes retired and sold the property for \$140,000 in 1991 to Spokane Lincoln-Mercury Sales. The automobile dealership did not use or lease the property during the time they owned it, and in 1995 they sold it for \$162,000 to Jeanne and Brian Farwell, a designer who specialized in drafting and house plans. The Farwells sold the property for \$171,850 in 1996 to David and Mary Thompson, owners of Affordable Interior Solutions & Floor Coverings. In 2003 the current owners, Nancy Lee Railey and Kimberlee K. Melcher, bought the building for \$300,000, listing it as a corporation which is called Pine Creek Dairy LLC. Nancy “Robi” Railey, an insurance agent, owns and operates Railey Allstate Insurance from the second floor of the building. Kimberlee Melcher owns and operates Kimberlee Company, a “boutique design center” that specializes in fine interiors and kitchen design with showrooms and offices on the first floor.

HISTORICAL SIGNIFICANCE

Category A

Built in 1908, the Pine Creek Dairy Creamery building is a contributing historic resource listed in the East Downtown Spokane National Register Historic District. It is located in the southeast corner of the District, an industrial area of downtown Spokane that is historically and architecturally significant for its association with broad patterns of Spokane history which led to the growth and development of the city as a major hub in the Pacific Northwest. In the areas of significance, “commerce,” “industry,” and “community planning & development,” the Pine Creek Dairy Creamery building is eligible for listing on the Spokane Register of Historic Places under Category A for its significant contributions to the industrial and commercial growth of Spokane and as an integral part of one of the largest dairies in operation in the area during the decades from 1890 to 1930. At a time when disease and bacterial infections were not well controlled, contained or eliminated, cleanliness and sanitation were especially critical to the success of a dairy. An article in a promotional brochure for Spokane stated that the Pine Creek Dairy was “one of the largest establishments in the state” and that it commanded “the full

¹⁷ Spokane County lease agreement #932034A, book 31, page 607.

¹⁸ 1961 City Directory.

confidence of the people” of Spokane.¹⁹ The article praised and described the Pine Creek Dairy and W. C. Sohns, the dairy’s president and general manager, in the following excerpt:

Cleanliness to the utmost is emphasized at their dairy and their cows are noted for the richness of their milk. They are well cared for by skilled, trustworthy men, the animals are all of high grade, and our people may be sure that the dairy is managed on the most approved principles. They have no less than five wagons constantly running, and their trade increases from year to year. They also handle butter, eggs and cheese, and their patrons are numbered among our best hotels and restaurants and leading private families. Mr. Sohns, the manager, is well adapted for his business and he can be congratulated on the large trade he has developed. He gives his whole time to his work and brings excellent judgment and strictest honesty to bear in all he does.

In summary, the Pine Creek Dairy Creamery building is a physical representation of commercial industry that helped spur the successful development and settlement of early 20th-century Spokane. Originally built as one of the few two-story brick masonry industrial structures located in the East Downtown Spokane National Register Historic District, the Pine Creek Dairy Creamery building is significant as one of the remaining buildings of its type in the south half of the district.²⁰ The *1910 Sanborn Fire Insurance Map* indicated that six two-story brick masonry industrial buildings were located in the south half of the historic district at that time. The *1952 Sanborn Fire Insurance Map* reveals a growth of six more buildings for a total of 12 in the area. In 2004 the number of two-story brick masonry industrial buildings had shrunk to eight, with one building significantly altered. As technology advanced especially after World War II, manufacturing and industrialization practices began to change, and industrial businesses relocated to areas further east and west of downtown Spokane. When this happened, commercial encroachment was responsible for the demolition of many historic industrial structures. The historic buildings were replaced by contemporary commercial/industrial buildings, strip malls, paved parking lots, and wider city streets. As one of these threatened buildings, the Pine Creek Dairy Creamery building is now surrounded by a “sea of concrete.” Retaining its original association and location as an early Spokane industrial building, and most of its original materials, workmanship, and original design, the Pine Creek Dairy Creamery building remains a tangible reminder of industrial development in east downtown Spokane, and of the city’s early dairy economy

¹⁹ “Spokane: Queen of the Inland Empire.” *Western Progress*, Sept. 1902, p. 43.

²⁰ The East Downtown Spokane National Register Historic District is roughly cut in half by the Northern Pacific Railroad tracks which diagonally transect the area. The north half of the district is composed of mainly three and four-story single room occupancy hotels and a few three and four-story industrial buildings. In contrast, the south half of the district reveals a high concentration of commercial, industrial, warehouse-type buildings built with one to four stories.

that was so dependent on centrally located creamery buildings for the manufacture of milk, cream, butter, cheese, and ice cream, and for the efficient sale and distribution of these products.

BIBLIOGRAPHY

Bamonte, Tony & Suzanne. *Spokane & the Inland Northwest: Historical Images*. Spokane: Tornado Publishing, 1999.

Boutwell, Florence. *The Spokane Valley: A History of the Early Years*. Spokane: Arthur Clark Co, 1994.

“Carnation: Firm Started in Kent, Flowered in the Klondike.” *Spokane Daily Chronicle*, 6 Sept 1984.

“Carnation Milk Feting Birthday.” *Spokesman-Review*, 20 Sept 1949.

“Milk Distribution.” Spokane County Board of Health Report, 1917-1918, p. 78.

Sanborn Fire Insurance Maps, 1902, 1910, 1952.

Spokane City/County building permits, tax assessor records, and warranty deeds.

“Spokane: The Queen of the Inland Empire.” *Western Progress*, Chicago, Sept. 1902, p. 43.

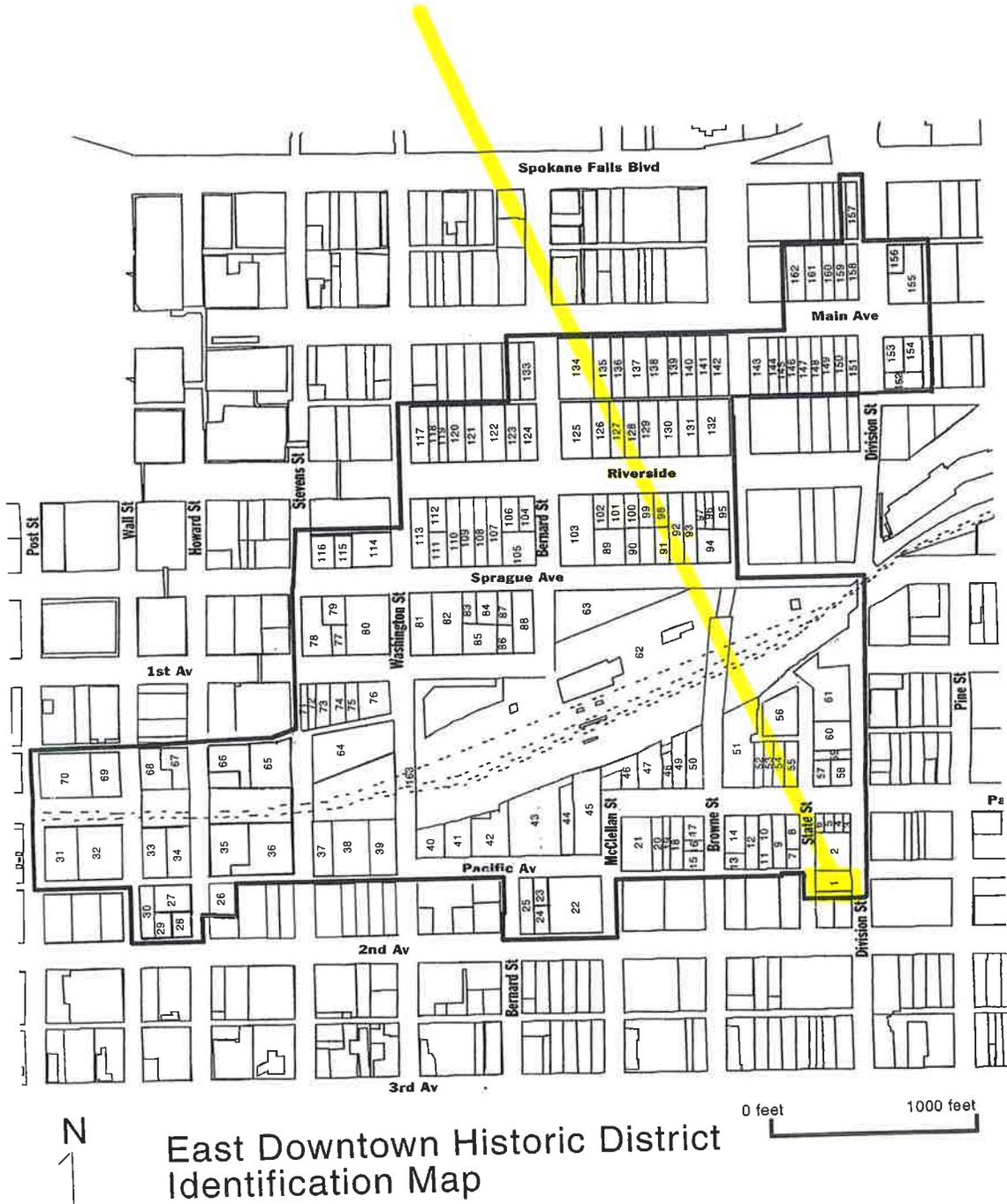
Stapleton, Pat. “Broadview Dairy.” *Spokane Register of Historic Places Nomination*, 1991. Spokane City Hall, Office of Historic Preservation.

The World Book Encyclopedia. Volumes 3 & 4, 1957 ed.

“Why Early Dawn Had to Close Out.” *Spokesman-Review*, 28 July 1909.

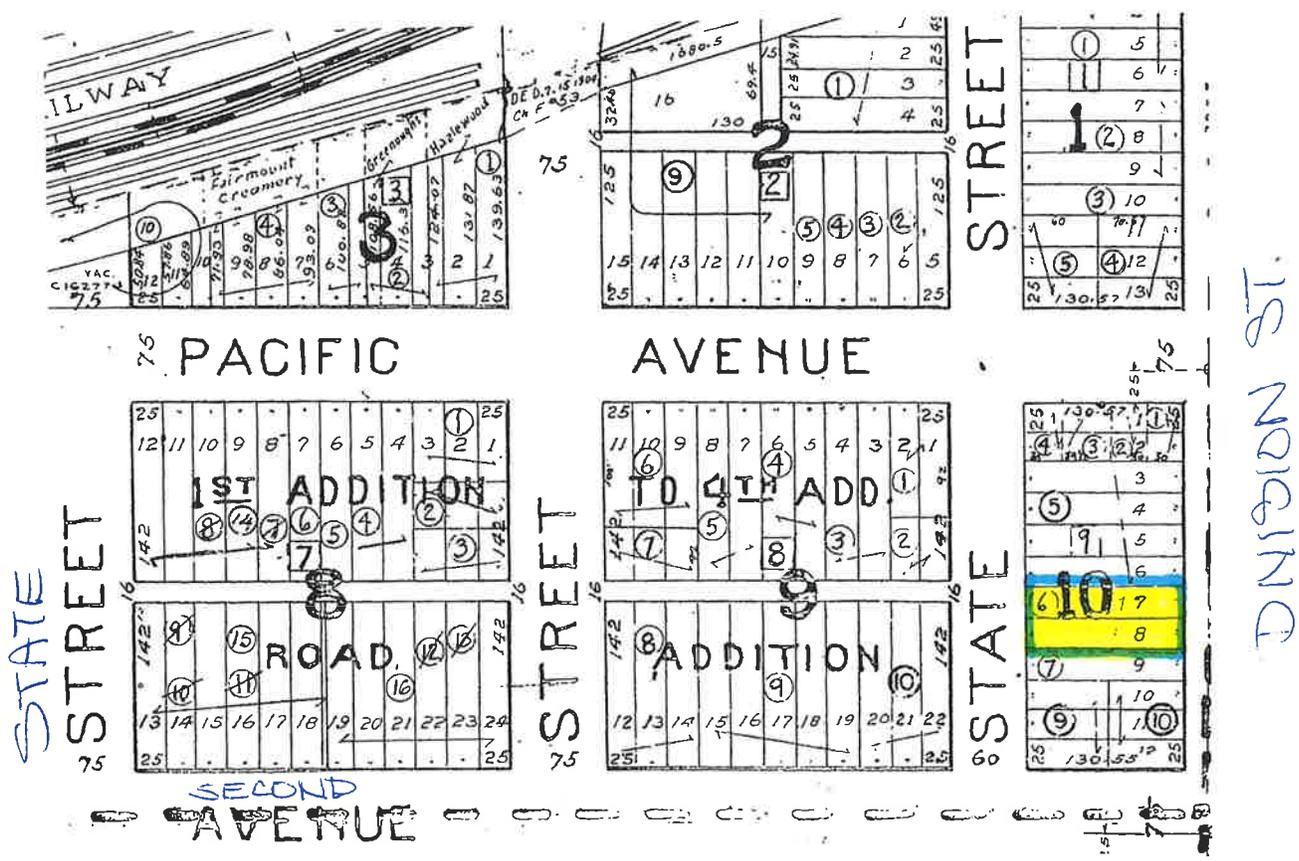
Woo, Eugenia. “East Downtown Spokane Historic District.” National Register of Historic Places nomination, 2003.

MAP Map of Pine Creek Dairy (source: East Downtown Spokane National Register Historic District, 2003)

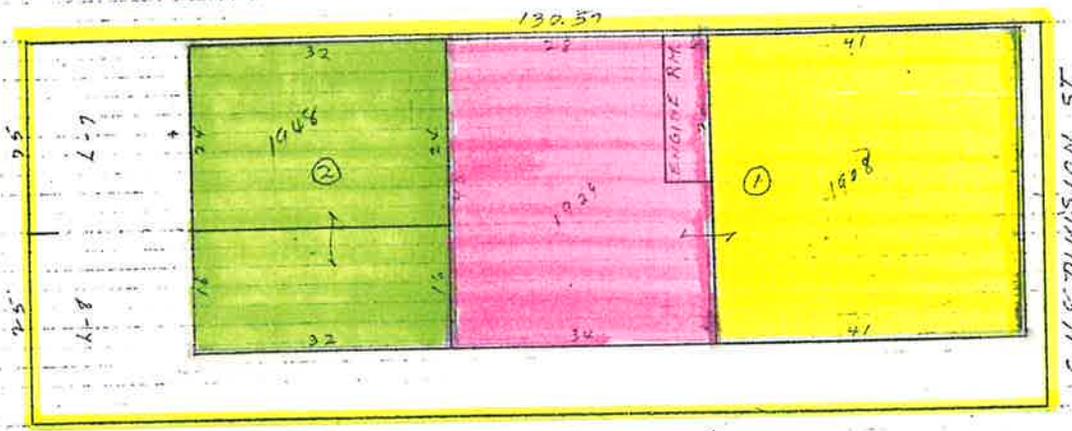


Spokane City/County Register of Historic Places Nomination Continuation Sheet
PINE CREEK DAIRY

MAP Spokane City Plat Map, 2004.



PLAT MAP Spokane City/County Plat Map, 2004.



PHOTOGRAPHS

Photos 1 and 2

East façade and south elevation of building, 2004 photos.



PHOTOGRAPHS

Photos 3 and 4 Southwest corner and north elevation of building; photos 2004.



PHOTOGRAPHS

Photos 5, 6, 7

East façade of building in 2004.



PHOTOGRAPHS

Photos 8 and 9 East façade of building in 2004.



PHOTOGRAPHS

Photos 10, 11, 12 South elevation of building in 2004.



PHOTOGRAPHS

Photos 13 and 14 South elevation of building in 2004.

