

SPOKANE REGISTER OF HISTORIC PLACES Nomination Form

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

Type all entries--complete applicable sections

1. Name

historic BROADVIEW DAIRY
and/or common FOREMOST DAIRY

2. Location

street & number W. 411 CATALDO
city/town SPOKANE vicinity of _____
state WASHINGTON 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 checked="" 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"/> government <input type="checkbox"/> scientific
			<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> military <input type="checkbox"/> other:
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	
		<input type="checkbox"/> no	

4. Owner of Property

name INLAND NORTHWEST DAIRIES INCORPORATED - SUB. OF GOODALE & BARBIERI COMP
street & number W. 201 NORTH RIVER DRIVE, SUITE 100
city, town SPOKANE vicinity of _____ state WA

5. Location of Legal Description

courthouse, registry of deeds, etc SPOKANE COUNTY COURTHOUSE
street & number W. 1116 BROADWAY
city, town SPOKANE state WASHINGTON

6. Representation in Existing Surveys

title N/A
date _____ federal state county local
depository for survey records _____ 16a-3
city, town _____ state _____

7. Description

Condition

excellent deteriorated
 good ruins
 fair unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Broadview Dairy is a four story brick building built in 1910. The original structure still remains. The Broadview Dairy building is located on Cataldo and Washington.

The building when built had power and lights, electric heat, steam and city water.

The Broadview Dairy building was built with two different sections.

Section one was a building which housed the horse stall, hay storage and the wagons. The basement was considered the horse stalls of which were located two rows of wooden posts. (The wooden posts are still visible). The first floor was used for wagon storage. The floor was concrete and the walls were stone. The second floor was the storage area for hay and also had a concrete floor and stone walls. The roof on this section was a composition roof.

The second section was the creamery and ice cream facility. The creamery and ice cream facility occupied the first and second floors. Both the first and the second floors were made of steel and concrete. The pasteurizing room was also located on the first floor. The third floor of this section was all storage. A composition roof was also on this section.

The addition to this original brick structure was built in 1948. This addition was also a brick structure, 100 x 121 feet. The construction of this addition to the Carnation Company was to be \$400,000.00 Central Construction Company won the contract for general construction. James Smyth Plumbing and Heating the mechanical contract, and Power City Electric will do the electrical work. This building was to house the milk processing equipment. Upstairs in the addition a hostess room was built overlooking the milk plant. Plate glass windows were installed to allow visitors to view the plant. The hostess room resembled an ultramodern lounge in nearly every respect. The furniture was finished in coral leather and was placed against the walls. The windows were draped in a bright print, the colors of which match floor designs and the ceiling decorations. The hostess room was air conditioned and lined with acoustical tile. Hidden amplifiers were completely hidden in the ceiling.

Addition - 1948

8. Significance

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

Specific dates 1910

Builder/Architect R. Edward Vincent

Statement of Significance (In one paragraph)

1889 wasn't a good year for Allen H. Flood. He arrived in Spokane to the turmoil of the great fire but quietly left for the solitude of Marshall Junction. This move probably gave him, at the age of 35, the foundation he needed to begin what is now a 94 year old Spokane business. Allen H. Flood born in 1854 in Bulton Maine first came west in 1888 to San Francisco and then to Spokane in 1889. He helped survey Hays Park and a part of what is now Hillyard. Some time later he engaged in the lumber business at Marshall Junction.

Allen Flood returned in late '96 or early '97 to establish the Broadview Dairy herd and enter the dairy business. The 1942 Spokesman-Review stated upon the death of the 88 year old dairy founder that he had at the founding of his business 700 cows on his Broadview dairy at Marshall and Rosalia. As the Broadview company's president for many years, he took an active part in campaigns for dairy betterment. Broadview Dairy was the first commercial dairy in the state to test for tuberculosis and to get rid of infected cows. He also led the fight for pasteurization in the Inland Empire. His son Frank B. Flood was to become general manager of Broadview Dairy.

It isn't often in the Northwest that we find a merger of history involving agriculture, commerce, the successes and failures of economics and a surviving industry that all span the life of a building. Such is true in the Broadview Dairy building.

While operating from a farm distribution was initially effective. Broadview moved to leased quarters on 232 Sprague, between Browne and Bernard in 1905. Desiring to have its own custom built quarters, Flood purchased land at Fifth Avenue and Browne Street by his barns, but fell into a good deal as told by the headlines in the October 30, 1910 S.R. "THREE STORY BRICK WILL COST \$35,000". The story refers to a building that has now survived at Washington and Cataldo for 81 years. The three story brick building was a modern dairy warehouse when built and there is still evidence of the original structure. The Broadview Dairy is unique in that it is the only local dairy business still operating. Other dairies that began in the late 1800's and early 1900's; such as the Pine Creek Dairy and the Waikiki Dairy are no longer in existence.

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Designed by architect R. Edward Vincent, and constructed by the property owner H. L. Lilienthal, the building was sold for cash and the recently acquired Fifth and Browne property for a total of \$80,000 on May 7, 1911. This put in place a physical structure that would become much more than that over the generations of commerce.

While space does not provide room for all the great stories, Goodale & Barbieri Companies intends to bring back both the architecture and history. The proposed renovation will include exterior details under the direction of Robert Goebel contractors whose past historical work includes the Review Building, City Hall, Fernwell and others. A commissioned art piece by Carl Funseth details from old photographs the anticipated renovation.

While the exterior takes shape, the goal will be to produce interior space that preserves historical features for public viewing such as the old horse barn area with its post still showing the worn down effect of many tired milk wagon horses. Renovation will begin to reproduce the historic community room that views the production floor. This room will become both a visitor center and museum spanning the decades of milk production with displays of historic product and technology through memorabilia and photographs.

Many names have been associated with the Washington and Cataldo buildings. Broadview Dairy from inception to 1946, even though Broadview was acquired by Carnation in a stock exchange in 1929, and then Carnation until 1989 when Foremost took over. With Goodale & Barbieri acquisition, the original roots will be reintroduced to the Inland Northwest market place and national and international visitors. Hopefully the next generation will still be able to view a historic producing milk plant in the center of our city.

9. Major Bibliographical References

"Three Story Brick Will Cost \$35,000". Spokane
Spokesman Review. Spokane, Washington, 1910

10. Geographical Data

Acreege of nomlnated property .4 Acres

N/A

Verbal boundary description and Justifcation

list all states and countles for properties overlapping state or county boundarles

state _____ county _____

state _____ county _____

11. Form Prepared By

name/title Pat Stapleton

organzation Goodale and Barbieri Companies date 06/27/91

street & number W. 201 North River Drive telephone 459-6104

clty/town Spokane, state Washington

City/County Historic Landmarks Commission
Sixth Floor - City Hall, Spokane, Wa.

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Major Bibliographical References

"Deal For \$80,000 Closed". Spokane Spokesman Review,
Spokane, Washington, 1911

"A. H. Flood, 88 Pioneer Passes". Spokane Spokesman Review,
Spokane, Washington, 1942.

"School Pupils To View Plant". Spokane Spokesman Review,
Spokane, Washington, 1949.

16 a-8

12. Signature of Owner(s)

[Signature]
President

For Office Use Only:

Date Received: 7-3-91
Date Heard: 7-17-91
Commission Decision: Approved
Council/~~Board~~ Action: Approved
Date: July 29, 1991

Attest: Marilyn J. Montgomery
City Clerk

Approved as to Form:

[Signature]
Ass't City Attorney

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

[Signature]
FOR, City of Spokane or CHAIR, Spokane County Commissioners

[Signature]
CHAIR, Spokane City/County Historic Landmarks Commission

[Signature]
City/County Historic Preservation Officer



**GOODALE &
BARBIERI
COMPANIES**

COMMERCIAL &
RESIDENTIAL
REAL ESTATE SERVICES

HOSPITALITY
Cavanaugh's Inns
Value Inns by Cavanaugh's

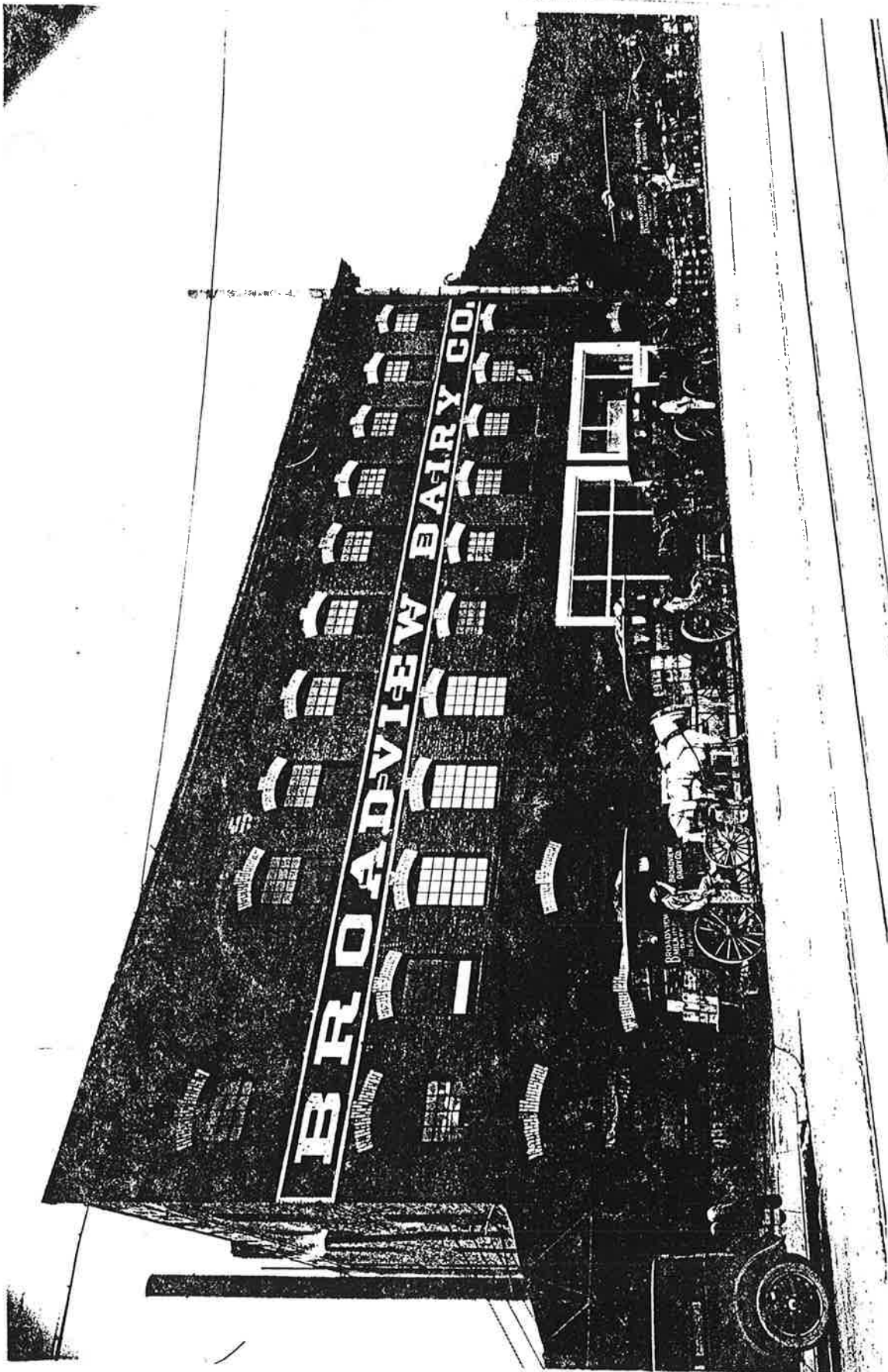
ENTERTAINMENT
G&B Select-a-Seat
G&B Presents

RECREATION
Huckleberry Buy Co.

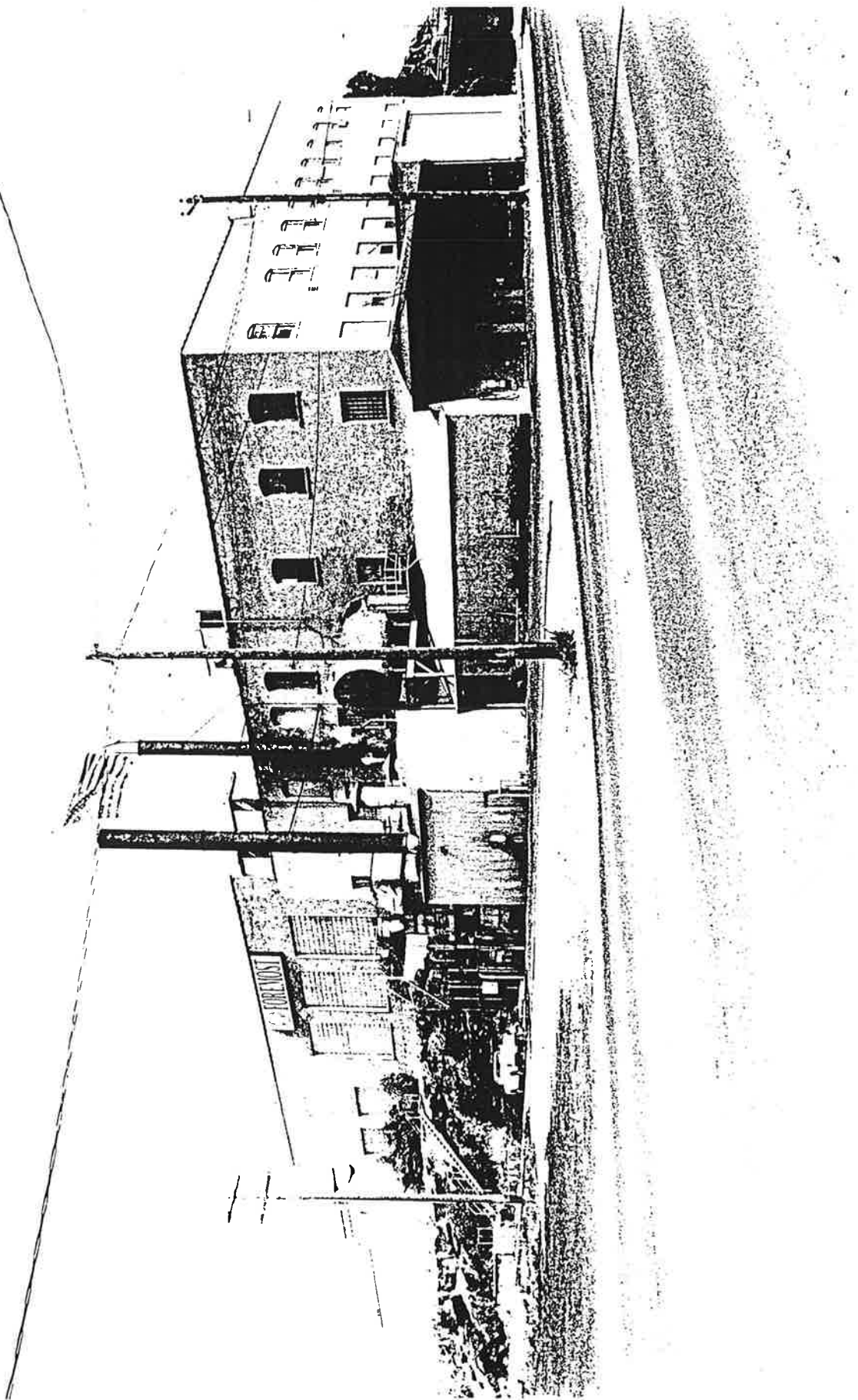
PROPERTY OWNERS WITHIN 300 FEET OF THE DAIRY

- * LINCOLN ESCROW - N. 920 Washington, Suite 20
Sharon Bordner
- * DAVID EVANS & ASSOCIATES - N. 920 Washington, Suite 17
Brian Schultheis
- * CHATEAUX APARTMENTS - N. 930 Washington
Mrs. Veda Ziegler
- * HUNTER VET CLINIC - N. 933 Washington
Brian Hunter
- * P.B.M. (Empty Building) - W. 522 Cataldo
Federal Credit Union
- * SPOKANE ART SCHOOL - N. 920 Howard
Liz Plastino
- * PARK CENTER BUILDING - N. 906 Howard, Suite 100
Richter Wimberley, Don Erickson

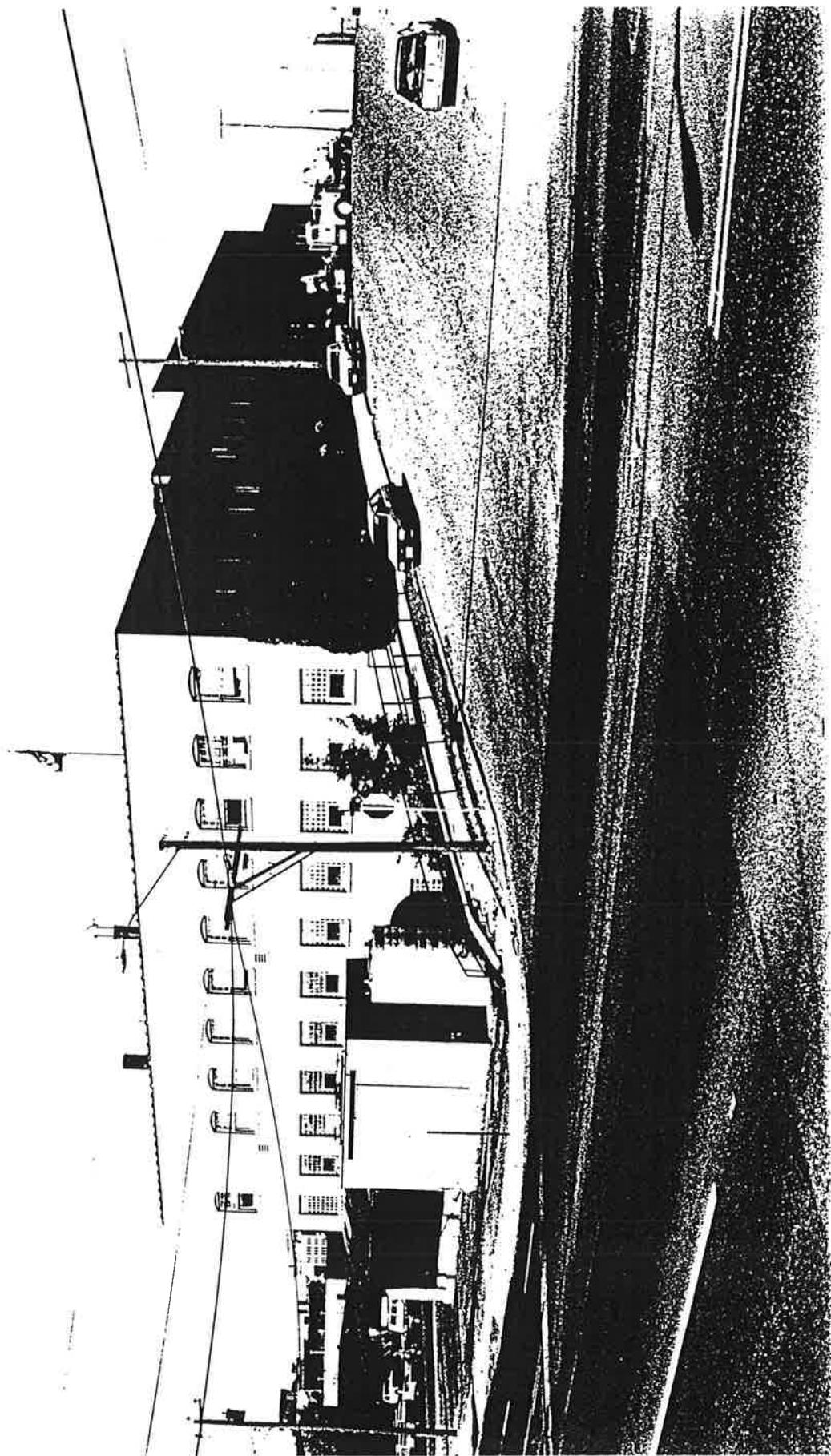
16 a-10



16 a-11



16 a-12

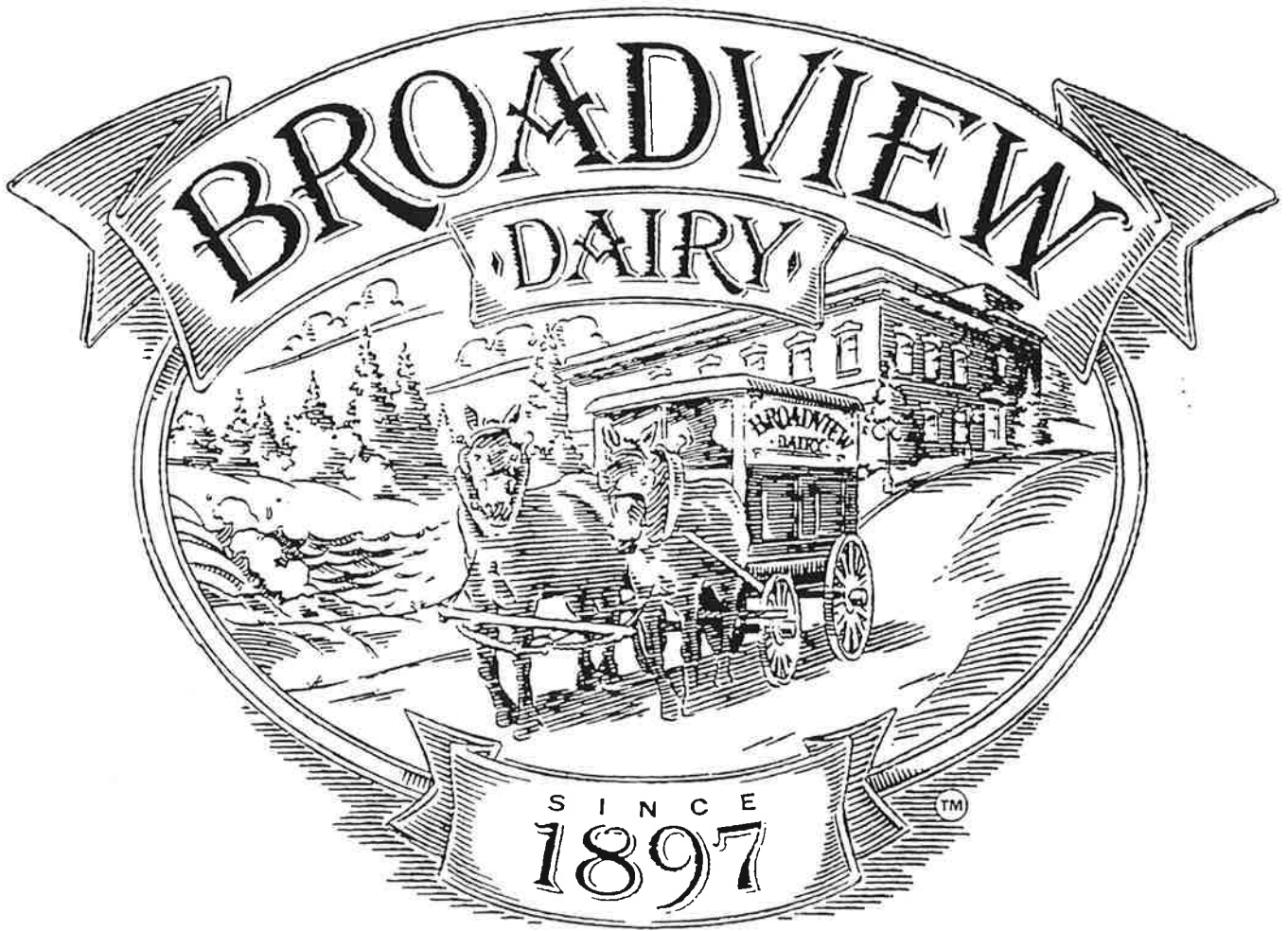


16 a-13



old here a brown
* original wooden
posts still
standing

16a-14



PRODUCERS OF QUALITY  PRODUCTS

16 a-15



16a-16

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THREE STORY BRICK WILL COST \$35,000

**H. L. Lillenthal Starts Work on Big
Structure on O. R. & N.
Tracks.**

AT WASHINGTON STREET

**Structure Will Cover Corner
125x110 Feet—Leased by Broad-
view Dairy Company.**

H. L. Lillenthal will start work Monday morning removing the remainder of the rock on the northwest corner of Washington street and the O. R. & N. railroad tracks in preparation for building a three-story brick warehouse to be occupied by the Broadview Dairy company.

The building will cost between \$25,000 and \$40,000 and will be a modern dairy warehouse, specially designed for the use of the Broadview company which has secured a 20-year lease on the property. The figure of the lease has not been made known, but it is said to represent a good rate on an investment of \$100,000.

The building will cover a site 125 by 110 feet, fronting 125 on the railroad tracks and 110 on Washington street. Mr. Lillenthal has removed about 8000 cubic yards of rock from the site and still has 5000 cubic yards to remove before the building can start. The extra crews will start tomorrow morning and the building will be ready for occupancy by April 1 or before.

ST. ALOYSIUS GIRLS TO PLAY

**Will Give Two-Act Comedy at Gen-
saga Tonight.**

Both this afternoon at 2:30 and to-
night at 8 o'clock in Gonsaga hall the
girls of the St. Aloysius parish will
at the church

16a-10

amount sufficient to... against the latter. We also furnish travelers' checks which are readily converted into cash at a fixed rate of exchange in any European country or on any of the transatlantic steamers."

About the only thing none of these financial institutions will do is to supply the original capital on which to base the rest of the operations.

DEAL FOR \$80,000 CLOSED

BROADVIEW DAIRY BUYS NEW LILIENTHAL BUILDING.

Gives in Exchange Northwest Corner of Fifth and Browne Valued at \$30,000.

The Broadview Dairy has purchased the H. L. Lilienthal property on Washington street, Cataldo avenue and the O. R. & N. tracks, from H. L. Lilienthal, for \$80,000. The deal was closed Friday through the Fred B. Grinnell company. In exchange the Broadview Dairy gave the northwest corner of Browne street and Fifth avenue valued at \$30,000. The Broadview Dairy company purchased this site, described as lots 13 to 18, block 115, Fourth to Railroad addition, two years ago for \$18,000, and intended to build on it. The firm last year closed an agreement to lease the Lilienthal building on Washington street which it has just purchased. Mr. Lilienthal will complete the building some time in June. This corner is known as lots 1 to 6, block 8, Keystone addition. The building is a four-story brick building, designed by Architect R. Edward Vincent. The building represents a cost of \$29,000. The Broadview Dairy will spend about \$12,000 for new machinery, which, with the present equipment, will bring the ultimate cost to \$20,000.

F. B. Flood is manager of the company, and recently returned from the east, where he purchased the latest sanitary equipment, after visiting some of the best dairy plants in the country. The company employs about 100 people.

IRISH ANGLER CATCHES A COW

While Londonderry Fisherman Has Tussle With Duck.

DUBLIN, May 6.—While fishing in the annual trouting competition at the Belfast

BUILDS HOME FOR NEW ENTERPRISE

Empire State Manufacturing
to Make Hardwood Floor
Scraper.

FACTORY ON SECOND

Building Is Just Completed
of \$10,000—Will Employ
Many Men.

A new manufacturing plant is established in Spokane at on building for the enterprise just been completed at 118 Second avenue.

The new industry is the State Manufacturing company, product is to be the Monarch Scraper. The officers of the concern are: C. O. Bassett, president, C. Mountain, vice president, Peterson, treasurer, and W. B. son, secretary. Mr. Bassett, Mountain are members of the Monarch Carriage company. A. N. son, yardmaster of the North Pacific, and J. R. Brown are Charles R. Hesseltine is manager company organization from Empire State building.

The new building, which is of the building occupied by Monarch Carriage company on avenue, between Browne and Main streets, has just been at a cost of about \$10,000. three-story brick structure on site 50 by 142 feet. 16A-18

The company plans to invest \$25,000 in the plant. Some machinery is to be installed.

The Empire State Manufacturing company is incorporated with stock of \$200,000. The Monarch Scraper, designed and claimed labor saving and economic for scraping hardwood floors patented by George J. Enger. The company has the right to make the

well, largest in truck in 1909, air, with a 6 inch pipe of 68 inch. This well, freedom, pours out water. This is a picture.