

# 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: Spokane Brewing and Malting  
And/Or Common Name: North By Northwest Productions

## 2. Location

Street & Number: 901 West Broadway Avenue  
City, State, Zip Code: Spokane, WA, 99201  
Parcel Number: 35183.1432

## 3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public <input type="checkbox"/> both	<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"/> educational	<input type="checkbox"/> residential
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<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: Lawrence B. Stone Properties #901, LLC  
Street & Number: PO Box 3949  
City, State, Zip Code: Spokane, WA 99220  
Telephone Number/E-mail: 509-343-9008/ [Stone@stonegco.com](mailto:Stone@stonegco.com)

## 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:  
Date: Enter survey date if applicable ☐ 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 Criteria and Statement of Significance

**Applicable Spokane Register of Historic Places criteria: 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: Less than one  
Verbal Boundary Description: POSTS ADD RES & EXT LT 1 BLK 12  
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

## 11. Form Prepared By

Name and Title: Jim Kolva, Owner  
Organization: Jim Kolva Associates, LLC  
Street, City, State, Zip Code: 115 South Adams Street, Suite 1, Spokane, WA 99201  
Telephone Number: 509-458-5517  
E-mail Address: jim@jimkolvaassociates.com  
Date Final Nomination Heard:

## 12. Additional Documentation

*Additional documentation is found on one or more continuation sheets.*

**13. Signature of Owner(s)**

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**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.**

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**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:

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City Clerk

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Assistant City Attorney

### SUMMARY STATEMENT

Located on a corner lot, the 1913 Spokane Brewing and Malting building is a two-story, flat roof, unreinforced red brick structure resting on a basalt rubble basement. Fronting along the south side of Broadway Avenue, at the southwest corner of Broadway Avenue and Lincoln Street, the building has an imposing presence on its corner location.

The symmetrically-arranged front façade is divided into six bays, the main entry bay in the northeast corner, and a secondary entrance inset one bay from the northwest corner. The façade is a flat plane but is richly detailed with patterned molded -red brick which displays one of the finest examples of decorative brickwork in Spokane. Horizontal striations, alternating recessed header courses, basket weave panels, voussoired brick window arches, corbeled blind arcade parapet wall with pressed tin cornice moldings, and crowned by a semi-circular arch topping a scalloped and stepped pediment. A square medallion with raised press tin letters “SB&Mco” (Spokane Brewing & Malting Co.) embellishes the tympanum. Corner pedestals embellished by pressed tin moldings topped with ball knobs mark the corners of the building.

The building is in its original location and retains integrity of design, material, and workmanship. Its setting on a corner lot creates a prominent feature of the building siting. Alterations have included replacement of the original window sash, replacement of a ground floor window by a new door opening, replacement of the original front entry door assembly to match the new door, bricking-in of two original loading doors on the east façade, revision of the loading dock on the south façade, and addition of steel fire escape and fire door on the west façade.



*Figure 1: Spokane Brewing & Malting – Southwest corner at Broadway and Lincoln*

### DESCRIPTION OF PROPERTY

The Spokane Brewing and Malting building, on the north bank of the Spokane River, is in the northwest quadrant of downtown Spokane. The site occupies a corner lot, Lot 1, Block 12, bounded by Broadway Avenue on the north, Lincoln Street along the east and an alley on the south. The lot has 60 feet of frontage along the south side of Broadway Avenue, and 120 feet



along the west side of Lincoln Street which is the same measurement of the building footprint. The rear loading area is 30 feet of gravel, concrete and asphalt and is bordered by an alley.

The site slopes down from Broadway, south toward the Spokane River. An asphalt parking lot abuts the west side and to the west are several early 1900s brick buildings that extend to Monroe Street. A parking lot is across Broadway to the north, and the Wonder Building (Spokane Continental Bakery Building, 1909, SRHP), is kitty-cornered to the northeast. A vacant parcel, the home of the original Galland-Burke/Spokane Brewing and Malting plant is across Lincoln Street to the east, and last occupied by the Spokane YWCA. A one-story office building, Lincoln Court (1965) is across the alley to the south.

The front façade of the two-story brick building faces north toward Broadway Avenue, and the east side fronts along the west side of Lincoln Street. Composed of molded red brick—a hard brick with rounded edges-- the symmetrically-arranged front façade is divided into six bays, the main entry bay in the northeast corner, and a second entrance inset one bay from the northwest



*Figure 1: Front (north) facade*

corner. The façade is essentially a flat plane but is richly detailed. From the watertable course to the top of the parapet wall, the façade features an elaborate pattern of brick work that imparts a degree of artisanship to the building.

The building rises from the concrete-plastered rubble basalt foundation walls which are exposed above sidewalk grade. Historically, as evidenced by the basement windows, there was a well between the basement wall and sidewalk along the north and east facades, and along the west

façade, that allowed daylight to penetrate the basement. These multi-light windows are extant in the basement wall. Marking the juncture of the basement wall and brick façade cladding the first and second floors is a water table course.

The projecting watertable course is comprised of five courses: a row of brick stretchers, a row of alternating flush and recessed rowlocks and a row of brick stretchers with a total projection of two inches. The fifth course above the assembly transitions with a one-inch projection from the façade plane. The rowlocks alternate as being flush with the stretchers and being recessed one inch. A flat brick field of stretchers in common bond rises to the sill course that extends from corner to corner and is broken only by the two door openings. The sill courses, one at the first-floor windows and the other at the second-floor windows are comprised of three courses, a row of alternating projecting and recessed headers, bracketed by a projecting row of stretchers on the top and on the bottom. This assembly projects one-inch from the façade plane.

Continuing up the façade, the plane is again divided horizontally by intermediate striations at every fifth course. These features are formed by flush stretcher courses that form channels by bracketing alternating headers, recessed within channel at one-inch and at 1-1/2-inch deep, thus giving a deeper appearance. This pattern continues to the top of the window arch voussoirs at the second floor--with the recessed channels running along the bottoms and the tops of the voussoirs (seven courses).

The facade terminus is divided into three horizontal sections, the first a blind arcade supported by a corbel of three brick rows and arch piers that are also corbeled as they rise from the base to the springer course. The corners are recessed slightly and rise in six



Figure 4: Wall detail

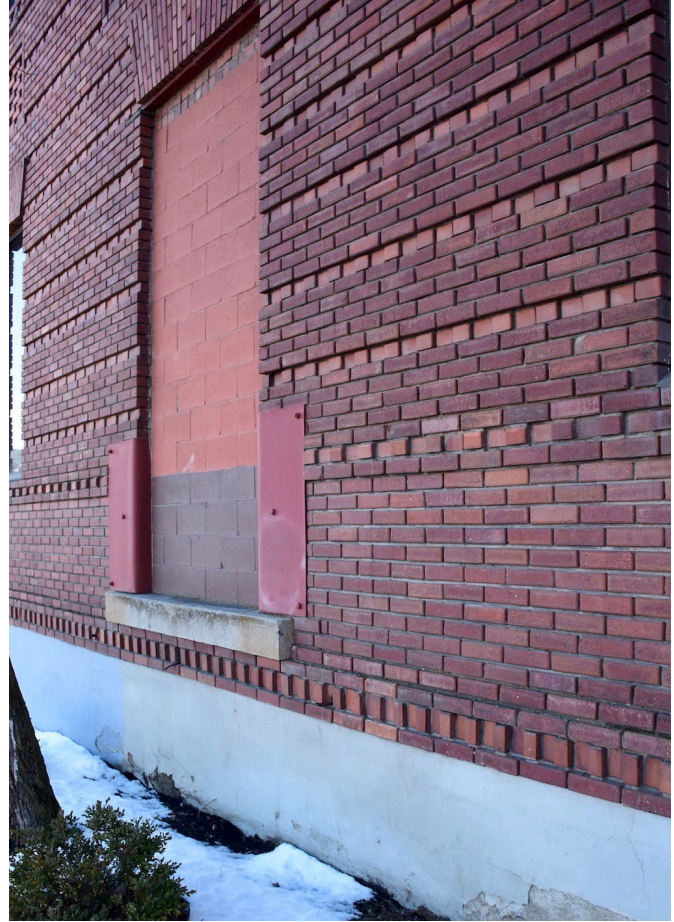


Figure 2: Detail of brickwork on the east elevation along Lincoln St.

courses to a springer course on which the arches rest, a vertical wall section that extends two courses above the tops of the arches to a three-course corbel that supports a recessed wall section that terminates in a molded projecting pressed tin cornice.



Five courses above the top channel is a double row pattern forming the base courses and brick piers that support a slightly projecting belt course which, in turn supports the upper legs of the arcade piers. The lower course consists of slightly projecting double headers separated by a header, stretcher, and header composition which repeats across the façade. The second row is composed of a stretcher course with the stretcher within the arcade base slightly projecting. These pier bases are separated from the long leg of the



*Figure 5: Parapet terminating east elevation*

pier by a three-row projecting belt course composed of a header course and two stretcher courses. The top of this ledge forms the base from which the brick corbel piers—alternating stacked double headers, and single stretchers—rise to the springer and semi-circular brick header arches. These piers are corbeled and project the semi-circular arches one full brick width from the façade plane. As a result, the corresponding wall segment projects beyond the base wall corners. Two rows above the tops of the arches, the brick courses corbel back in two steps to a projecting stretcher and header belt course, then steps back to the original façade plane and base corner line for the terminating belt course. The parapet wall is capped by a pressed tin cornice.



*Figure 6: Central pediment detail, north elevation*

An arched pediment rises above the parapet wall over the center of the façade. On the same plane as the parapet wall, the pediment is separated by the pressed tin cornice that runs along the parapet wall. The pediment two-steps with scalloped shoulders above the parapet wall to terminate in a semi-circular arch. Molded pressed tin provides definition and emphasis to the pediment. Within the tympanum is square sheet metal medallion with raised pressed-tin letters “SB&Mco” (Spokane Brewing & Malting Co.) that labels the building.

Slightly inset from the cornices, each corner features a flat brick pedestal with scalloped shoulders outlined by a molded pressed tin cornice. Atop the pyramidal base is a ball knob finial. The pressed tin cornice molding crisply defines the corner feature.

Returning to the ground floor, the original first floor landing is approached by a granite stoop that is cut into the raised basement wall (the interior approach landing steps up to the elevated first floor within the building). The door opening is an undefined brick jamb topped with a flat arch accentuated by voussoir fan composed of brick soldiers that extends through nine horizontal courses. Within the brick opening is a six-panel wood door that is framed by molded wood trim casing, a

molded door head, above which is a leaded-glass transom window. Not original to the building “W. 901” is set into the leaded glass panel above the door.



Figure 7: Corner finial detail

former window opening from which the bottom wall section was cut out to reach grade level. The opening is framed with wood molding and the door height and composition is the same as the original opening. Above the door head is a leaded glass panel with the number “903” above which is an extended clear glass transom that reaches to the original voussioired window arch. It is likely that this door opening was added during a 1994 building remodel.

The window openings—four on the ground floor and six on the second floor—are aligned and tied by basket weave brick panels spanning the brick field between the first and second floors. The window openings have undifferentiated jambs, a sill course running from corner to corner, the length of the façade, and an enlarged voussioired flat window arch composed of stacked brick soldiers. The sill courses are identical for the first-floor and the second-floor windows. They are a three-course composition, two rows of stretchers projecting one-inch from the façade plane and framing a row of alternating flush and recessed rowlocks.

Attached to the brick façade and focusing emphasis to the main entry is an elaborate pressed tin architrave that emulates a porch. Bracketing the entry opening and set between the top of the voussioired door arch and an upper basket weave panel is a dentiled triangular pediment and frieze supported by elongated brackets that frame the opening as they drop down to about the mid-point of the door. The brackets narrow as they descend from the entablature frieze to the terminating bell and tulip pattern. Within each of the shafts is a single chain of half circles that decrease in size as they descend. Within the pediment tympanum are the raised pressed tin numbers “901”, and “Office” is in raised letters in the frieze over the brick arch. (The building functioned as both the Spokane Brewing and Malting office and bottling plant, while the brewing facility was across the street to the east.) Pressed tin “lanterns” are atop the square pediments flanking the triangular pediment.

The entry door near the west corner is configured similarly to the original entry. Like the original it is entered via a raised concrete landing abutting the basement wall. The entry landing is poured-in-place concrete. The opening occupies a

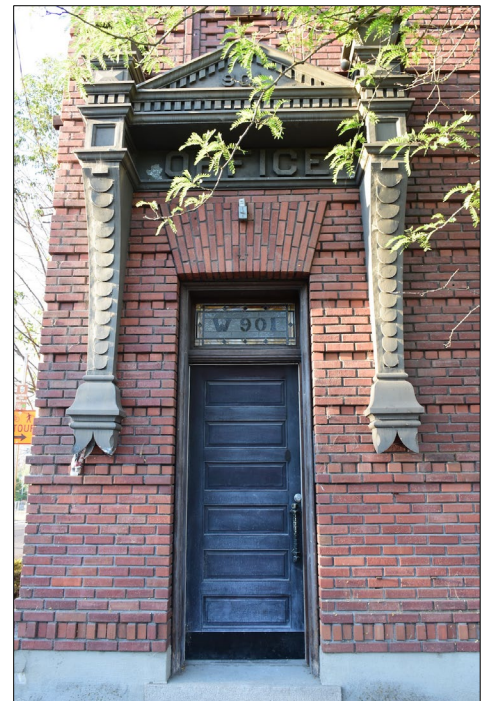


Figure 8: Front entry detail



The basket weave patterns spanning the first and second floor windows are comprised of stretchers alternating with recessed headers. The same width as the window openings, the panels are framed by a double row of bricks, soldiers on the sides and stretchers on the tops and bottoms. The extrados is flush with the wall plane, the intrados is recessed one-half brick and the weave pattern is recessed again. The weave is composed of a half header, recessed header, stretcher, recessed header, stretcher, recessed header and half header. The eight rows alternate.



Figure 9: Window, brick detail



Figure 10: East elevation

### **East Façade**

The façade of the east elevation is longer than the north, is symmetrical in form, but asymmetrical in the window and door arrangements. Because of the downward slope of Lincoln Street, the concrete-plaster basement wall increases in height from north to south. The brick detailing—pattern and type—is the same as for the front façade. A flat pediment with decorative basket-weave pattern and extended brick pedestals tops the parapet wall.

The ground floor has five window bays and two abandoned door openings, a pedestrian door and an enlarged door used for loading.

Both are filled-in with concrete blocks. A metal coal chute door is in the basement wall near the south end. The pedestrian door, offset north of center, intrudes into the basement wall with one step down to grade. The door opening is topped by a flat voussoired arch similar to those over the windows. Set above the water table course with a wide granite landing and red-painted steel plate jamb guards, the loading door rises to a flat voussoired brick arch at the same level as the first-floor windows. At the second-floor level, there are ten basket-weave panels equally-spaced (slightly closer north of the pediment) across the façade, but only eight second floor window bays above those panels. Their alignment generally corresponds to those on the first floor below with the following exceptions: the northern-most first floor bay is a blank wall and two second-floor window bays south of center are centered over the ground floor loading door.

As with the front façade, but configured differently, a pediment is added to the parapet wall to add prominence to the building. Slightly north of center, the flat, elongated pediment is composed of square brick pedestals that rise twenty courses from the cornice course above the

arcade to a pressed tin cornice that steps back slightly to the pediment wall and continues to the pedestal anchoring the north end. The pedestals rise above the sheet metal cornice eight courses, step back to form a platform on which a triangular base supports a globe knob. Within the panel formed by the lower belt course, side pedestals and sheet metal cornice is a brick frame enclosing a brick basket weave pattern similar to those spanning the first and second floor windows. Supporting the outside face of the pedestals are scalloped buttresses articulated by pressed tin moldings that form a shelf for a half circle bullseye pattern in pressed tin.

### South Façade

With the brickwork pattern is identical to that of the front and east facades, the south façade is symmetrical and equally divided into six window bays on the second floor. As with the windows of the other facades, the windows are smoke-tinted, single-panel set with painted metal sash. Corresponding on the first floor are two window bays flanking each side of a loading door which is centered in the façade but raised above ground-level. Within the opening at two solid flat slab metal doors with a transom above (covered with plywood).



Figure 11: South (rear) elevation

From ground up is the exposed basement wall: basalt rubble foundation visible west of the concrete loading dock and concrete-plaster coated basalt on the east side. On the west side is a concrete retaining wall that forms the at-grade access to a solid metal slab door set in the basalt rubble wall. A pipe railing with chain link fence runs along the top of the wall. Unlike the front and east facades, the façade has no pediments with the sheet metal cornice and flashing running from the southwest and southeast corner finials. The ball-knob finial in the southwest corner, however, is not extant.

### West façade

Since the grade is lower than the north and east facades, the basalt rubble wall has a greater exposure and is not coated with concrete. Within the basalt rubble basement wall from north to south are three windows that vary in size as dictated by the grade, a pedestrian door slightly south of center which is below grade and approached by seven concrete steps to a concrete approach landing, and to its south, a single window aligned with the first and second floor windows above.



Figure 12: Southwest corner - south and west facades, looking northeast.



The façade is flat and plain with a common-brick field. The corners are wrapped and reveal a four-foot segment of the ornate brickwork of the front and of the south façades. The brick of this elevation is a lower-quality standard brick without significant detailing. The watertable course at the juncture of the brick and basalt walls is composed of a row of brick stretchers topped by a row of brick headers. The brick field is flat to the sill course which is defined by a single course of slightly projecting brick stretchers. Finally, at the window level of the second floor, is a similar single brick course defining the sill with a flat wall terminating the parapet with a sheet metal flashing.

Attached to the northern portion of the elevation is a gently sloping ramp that provides access from the sidewalk along Broadway Avenue to the first floor, with a door opening in the third bay from the northwest corner. The four-foot-wide ramp is composed of steel I-beam with an extruded steel plank decking and round iron pipe railings with iron pickets. The door opening was cut into the brick wall below the original window opening to accommodate the metal slab door. Aligned over the basement door are egress doors on the first and second floors with access provided by a red-painted wrought iron fire escape that extends north up to the first-floor landing, switches back south to a landing, then switches north to the exit door landing on the second floor. Both the ramp and the fire escape were added in the 1980s.

## INTERIOR

### Basement

The building includes a basement and two upper floors which have been gutted and readied for remodeling. The basement is open and supported by the basalt rubble and brick perimeter walls, a concrete floor, and wood timber posts and beams. The square timber posts rest on square concrete bases and fit into a cast iron cap that is attached to the undersides of the beams. The beams run north-south and divide the space into three segments. Wood plank joists of the first floor make up the ceiling. A brick elevator shaft that opens to the south is near the middle of the room. Within the north



Figure 13: Basement looking north at the north wall – original daylight windows

wall are five window bays, most with fixed wood sash with glass lights configured in three columns and four rows. The area outside the windows along the perimeter of the exterior basement wall is filled in with earth. Likewise, two window openings are in the east wall but have been closed in. Both the north and east walls indicate that the grade against these faces of the building was several feet lower than present. Along the west wall are three windows, a pedestrian door, and one window in the basement wall. In the southwest corner is a brick room about 12-feet by 12-feet (may have been vault storage). Within the south wall are two high window openings in the easterly portion and a flat steel slab pedestrian door is near the west corner.

### First Floor

The first floor is open as a result of the demolition. The walls are brick, predominantly exposed with some plaster along the east wall. The interior structure consists of wood posts and beams, with the beams running north-south. The easterly section of the wood post and beam structure between the

elevator shaft and south wall has been replaced by a round steel post and steel I-beam. The square timber posts rest on square concrete bases and fit into a cast iron cap that is attached to the undersides of the beams. Fiberboard and concrete cover the floor. The ceiling is comprised of the wood plank joists of the second floor. An elevator shaft that opens to the south with a cut opening on the north side is in the middle of the room. A square room, about 12-feet by 12-feet is in the southwest corner of the building. A single pedestrian door is centered in the east face of the wall. A loading door is in the middle of the south wall opening to a concrete platform along the outside wall.

The original main entry door in the northeast corner of the first floor is lower than the first floor and requires a landing and steps (removed) to reach floor level. As evidenced by a pattern of exposed brick in the otherwise plaster wall, a stairway once ascended to the second floor along the east wall. A loading door, pedestrian door and southerly windows along the wall have been closed with concrete blocks. A second entry in the northwest corner added in the 1970s by cutting into a window bay. A section of the floor has been removed in this corner resulting in an open hole over the basement. Two doors are along the west side, one that was cut into an existing window opens to a disabled access ramp, and the other is an emergency egress to the fire escape.



Figure 13: First floor looking north from south wall



Figure 15: Second floor, looking east at the southeast corner and fireplace

### **Second Floor**

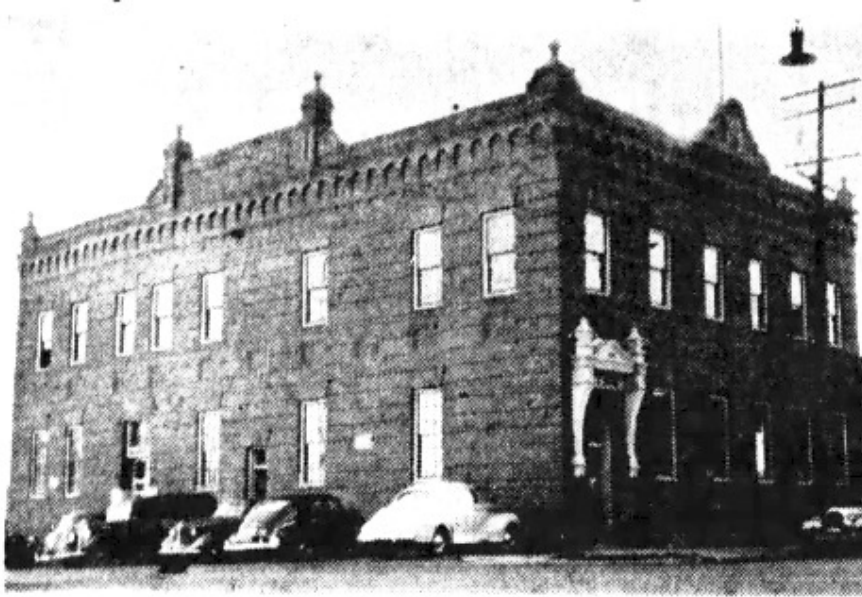
The second floor is currently accessed only by the exterior fire escape in the west wall since the original stairs have been removed, leaving a like-sized hole in the floor. As with the first floor, it has been stripped to bare brick walls, wood timber posts and beams and exposed ceiling joists. The floors are mixed material including original wood strip subfloor, and fiberboard. The walls are brick with the upper portions clad in plaster. An intact brick fireplace is bracketed by windows on each side near the southeast corner of the room. Again, as with the first floor, the brick elevator shaft, opening to the



north, extends through the ceiling, and evidence of the brick room is in the southwest corner. It appears that a restroom was also in the southwest corner, north of the brick room. Finally, the plastered lightwell from a boarded-up skylight is centered in the ceiling south of the elevator shaft.

#### ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The building is essentially unaltered from its original *form* and *detailing*. The visible alterations are limited to replacement of the original multi-light wood sash, bricked up openings, the addition of a new doorway on the front facade and the replacement of the front entry door.



When inside the basement it is apparent that the north and east walls opened to exposed light wells that were located between the exterior wall plane and the back edge of the perimeter sidewalks. The windows that opened to those wells are extant in the north wall of the basement.

Figure 16: *Spokesman-Review*, October 19, 1941 "Spokane Buildings in Sales News"



Figure 17: *Spokane Brewing & Malting*, 1928 (left): *Northwest Museum of Arts and Culture*, Joel E Ferris Research Archives, Charles Libby L87-1.37757-28

## **SECTION 8: STATEMENT OF SIGNIFICANCE**

**Area of Significance:**     **A – Broad Patterns of Spokane History**  
                                      **C - Architecture**  
**Significant Dates:**       **1913**  
**Period of Significance:** **1913 -1938**  
**Architect:**               **Unknown**  
**Building Developer:**    **Spokane Brewing and Malting Company**  
**Building Contractor:**   **Unknown**

### **SUMMARY STATEMENT**

#### **Significant under Category A – Broad Patterns of Spokane History**

Constructed in 1913, the Spokane Brewing and Malting Building is eligible under Category A because it was constructed during the growth of the beer industry in Spokane and is a fine example of buildings of that type and period. The building functioned as both the Spokane Brewing and Malting offices and bottling house and is associated with the Spokane Brewing and Malting plant that occupied the lot east of the subject building until 1938. The building is also a legacy of the Galland brothers and their contributions to Spokane real estate, financial, and brewery industry. As an early downtown brewery, it is a rare remnant of the heyday of brewing in Spokane. It is one of only two existing buildings built as breweries that remain in downtown Spokane, the other being the Schade Brewery (1902, SRHP, NRHP). Finally, the building is related to several north riverbank buildings that supplied Spokane with its basics from milk at the Broadview Dairy (1910, SRHP), flour at the Spokane Flour Mill (1895, SRHP, NRHP), bread at the Spokane Continental Bakery (1910, SRHP), and beer at the Spokane Brewing and Malting Company. The subject building is the only remaining structure of that brewing complex. The period of significance ends in 1938, when the building was sold out of the Galland brother's interests.

#### **Significant under Category C – Architecture**

The Spokane Brewing and Malting building is a unique building both in terms of design, and detailing. The brick itself is unique in Spokane, a high-fire brick with rounded edges reminiscent of street pavers, but more finely rendered. The brick is composed in an intricate pattern that richly details the main facades. Horizontal striations, corbeling, articulated window arches, a pronounced pressed tin entry architrave, and a parapet with stepped and rounded pediments, and corner finials, the building form is distinctive and attractive. The building is the west anchor of a line of four industrial buildings that provided basic substance to inhabitants of the Inland Northwest—bread, grain, milk and beer—the order depending on taste. Sharing similar characteristics as these neighboring industrial buildings, the Spokane Brewing and Malting Building is constructed of unreinforced red brick on a basalt rubble foundation. Wood posts and beams provide the structure, from basement to flat roof behind a brick parapet wall.

### **STATEMENT OF SIGNIFICANCE**

#### **Historical Context**

The historical context for Spokane has been included in several National and Spokane Register nominations, including the Riverside Avenue National Historic District (Garrett & Potter, 1976) thus, the Spokane historic context discussion is abbreviated.

The Spokane River and its falls had long been a gathering place for Native American tribes. It also attracted white settlers, J.J. Downing and family and S.R. Scranton, who established a claim at Spokane Falls in 1871. James N. Glover and Jasper Matheney would follow and purchase the claims of 160 acres and the sawmill from Downing and Scranton. Early industry would use the water power for milling and sawing lumber and to generate electrical power. The settlement would grow slowly until the railroad entered the city.

The Northern Pacific Railroad arrived in Spokane Falls in 1881, the year of Spokane's incorporation, and with the connection of the eastern and western branches in 1883, transcontinental service through Spokane Falls was established. Spokane continued to grow as a regional shipping and distribution center through the 1880s. Between 1886 and 1889 the population increased from 3,500 to 20,000 people. Although suffering a set back by the fire of August 4, 1889, which destroyed approximately thirty-two blocks of the business district from the railroad tracks to the river and from Lincoln to Washington Streets, the city quickly rebounded as new brick buildings rose from the ashes. The devastation wrought by the fire resulted in a city ordinance to reduce fire hazard, leading to brick and terra cotta becoming the dominant building materials of the rebuilt downtown.

When Spokane businessmen rebuilt the downtown after the fire, the business district would spread east to Division Street and follow Monroe Street across the river. Sanborn Fire Insurance maps from 1891, 1902, and 1910 show a marked increase in the building of commercial buildings in the east downtown. Frame dwellings gave way to brick commercial buildings and street frontages began to solidify. Among the property types and businesses that were prevalent were hotels, lodging houses, saloons, banks, drug stores, and restaurants. They were built to meet the needs of a rapidly growing population.

Generally, warehouses cropped up along the Northern Pacific rail corridor between the two alleys bracketing the tracks. In the blocks south of that warehouse district were shops and two-to-three-story apartment buildings and hotels. These apartment blocks ran along Second and Third avenues, and the cross streets including Post, Howard, Stevens, and Washington as they advanced up the lower South Hill.

According to architectural historian Woo (2003), Spokane's population exploded from 36,848 to 104,402 between 1900 and 1910.

This growth mirrored the population expansion of the state that saw its greatest increase in the same decade. Many people moving to Washington settled in the states three largest cities: Seattle, Tacoma, and Spokane. Various industries rapidly developed and with it a demand for more buildings. Most of the city's urban downtown skyline was created from about the late 1890s to 1912 with the construction of office buildings, banks, hotels, department stores and other commercial buildings. As author John Fahey describes, Spokane, which had put up 675 new structures in 1900 as migration accelerated, built 1,500 to 1,900 buildings a year from 1904 through 1909.

The economic boom and population expansion of approximately the first fifteen years of the 20<sup>th</sup> century was short-lived. Growth in both areas in the next decade slowed considerably. By 1920, the population of Spokane was

only 104,437, an increase of only 35 people from 1910. Investors soon realized the city was overbuilt. The region it served (the Inland Northwest) was not able to sustain the city and keep pace with the speculative growth. By 1950, the population had increased by only 50,000.

*The Spokesman-Review* celebrated its 25<sup>th</sup> anniversary (6/17/1909) with a major edition that showcased the birth of an inland empire and touted of the growth and prominence of Spokane, the capital of a region rich with mines, timber, and farmland, railroads and water power.

“SPOKANE GREATEST RAILROAD CENTER WEST OF THE MISSOURI”  
“BIG LUMBER OPERATIONS IN THE INLAND NORTHWEST”  
“OUTPUT OF MINES IS ENORMOUS”

BUILDING OPERATIONS EXCEED \$8,000,000 (on banner)  
“Permits Issued for First Five Months of 1909 Total 1497, for \$3,866,250, against  
1303 for \$2,528,170 a Year Ago.”

A list of some 32 individual buildings and building corridors were listed as either under construction or to be started in 1909 with a total cost of \$8,000,000. Prominent buildings listed in the article included: Old National Bank, Davenport Hotel, Acme Portland Cement Plant, E.H. Stanton & Co. Packing Plant, Spokane Club, Washington Water Power Company, W.E. Parsons Building, Dry Goods Realty Building, North Monroe district buildings, new flats and apartment houses and new dwellings (estimated at 2000 new homes at an average of \$1100 each).

In its August 1, 1909 Sunday edition, *The Spokesman-Review* reported:

“BUILDING PERMITS GAIN 48.5 PER CENT”  
First Seven Months Up to Within \$750,000 of Entire 1908 Total  
YEAR TO DATE, \$5,150,530  
Number to Date Is 1969 Against 1807 for Same Period Last Year.

Building permits for the first seven months of 1909 are 48.6 percent greater than for the first seven months of 1908 and are within \$750,000 of the total for last year.

Already a total of \$5,150,530 in permits has been taken out. While for all of last year the total was \$5,927,548.

For the first seven months of last year the total permits amounted to \$3,456,840. This year to date shows an increase of \$1,684,690, or 48.6 per cent.

The number of permits issued the first seven months this year is 1969, as against 1807 for the same period last year, a gain of 162 permits, or 9 percent. The fact that the increase in cost is much greater than the increase in number of permits shows that more expensive and larger buildings are being erected this year.

July shows a substantial gain over July of last year. The total for the month just past is 211 permits, amounting to \$683,110, while for July last year 182 permits were taken out at an estimated cost of \$433,560. This is a gain of \$149,440, or 15 per cent. Every month this year has made a substantial gain over the corresponding month last year.

Spokane was booming; workers were streaming to the city on the rails. The population had exploded from 19,992 in 1890 to 36,848 in 1900, and 104,402 in 1910. The downtown blocks surrounding the business core were being converted from wood frame dwellings to three-and four-story brick hotels with businesses on the street level and residences above. Most all of these residential buildings were single room occupant hotels (or SROs). They were built quickly and simply for the influx of workers coming into Spokane. The regional industries such as mining, lumber, and agriculture sent their laborers into downtown Spokane when the work season ended.

The newcomers and workers supported local saloons, saloons sold beer, and breweries supplied the saloons with that beer. Breweries such as the Spokane Brewing and Malting Building were constructed to keep Spokane's saloons in steady supply.

### **Breweries in Spokane**

In 1887 Rudolph Gorkow's New York Brewery at Front and Washington and the Henco Brewery at Fifth and Ash began beer production in Spokane.

The *Spokane Falls Review* opened the new year of 1887 with "An Interesting Report and Highly Gratifying Statistics" for the city of Spokane Falls: "A Carefully Prepared Resume of the Year 1886." "There is no more convincing argument than an array of facts. In the effort to say a good word for our flourishing and progressive city the Review presents this morning to its readers a brief compilation of the last year's improvement and advancement in the most important channels of its prosperity." The article listed and described both the civic and the commercial accomplishments over the past year; among them water pipes, electric lights, telephonic exchange, sewage system, fire department, Medical Lake soap works, railroad, pottery works, The Sister's Hospital, College of Gonzaga, three churches, flour mill, saw and grain mills, factories, stores, warehouses, hotels, business blocks and buildings, post office, three breweries and private residences. The *Spokane Falls Review*, in its article, listed a number of projects by name, including the breweries: the New York Brewery on Washington and Front was "well underway" by Mr. Rudolph Gorkon [sic] an expert brewer from New York City. Three buildings were to be erected with a cost of \$25,000, and the brewery was to have a capacity of fifty barrels per day. Henco Brothers in Cannon's addition had a two-story building costing over \$4,000. The two-story frame Loaker & Delvas' Brewery, near the passenger depot, was noted in the article to be "complete but smaller than the former with a cost of \$2,500."

Both the New York Brewery and the Henco Brothers Brewery opened in 1887, but the Loaker & Delvas' brewery was never mentioned again in local newspapers.

An ad in *Spokane Falls Review* of March 3, 1887 was soliciting farmers for barley for brewing beer. "Notice to Farmers: Go to the New York Brewery Who will Pay the Highest Market Price for your Barley. Rudolph Gorkow."

As reported in the *Spokane Falls Review* on August 7, 1887:

The New York brewery on Front street is now manufacturing beer. It is one of the largest establishments of the kind in eastern Washington, and one of the biggest improvements in the city for the year. It has a storage capacity of 30,000 gallons and there are now 10,000 gallons on hand. The beer is kept in the vault

for two months before being sold, that time greatly improving the taste of the liquid. In time the New York brewery production will crowd all other beers out of the market.

Also, in August 1887, the *Spokane Falls Review* noted that the new brewery (Henco brewery) in Cannon's Addition (Fifth and Ash) is unable to keep up with its orders.

And in September 1887, a request was published in the *Spokane Falls Review* to "Patronize Home Industry."

Consumers of beer, a popular beverage among all classes, should remember that just as good a quality of lager beer is manufactured in Spokane Falls as is imported from eastern cities. A proof of this is the prime beer now being manufactured and sold at the California Brewery, Main street. Call and test the beverage and convince yourselves.

On April 4, 1888 the *Spokane Falls Review* reported a new brewery on the home front: "New Home Enterprise."

The Spokane Brewery, at the foot of Post street, is a recent enterprise for the manufacture of ales and porter. There is no other ale and porter manufactory on the Pacific coast, with the single exception of one in San Francisco. The manager of the Spokane establishment has had 16-years-experience in the work at Barton on Trent, in England. The best judges pronounce his product superior to the imported article.

In 1889, John G.F. Hieber was listed in Polk as a "maltster" in the Stafford Addition. Also, in that year, Polk listed 51 saloons that used local as well as beers imported from breweries in the mid-west to the east coast. Hieber was operating a brewery in Vinegar Flats and later built a new plant at Second and Cedar in 1901. Also listed was the Spokane Brewery at the foot of Post Street. Rudolph Gurkow died in 1896 and a group of Spokaneites took over the New York Brewery.

#### **Galland Brothers Establish Brewery in Spokane**

The year 1891 was a transitional point for the Galland brothers who had sold out of their mercantile businesses in Farmington, Palouse, and Wallace, Idaho; and would enter the beer business in Spokane. An article in the *Spokane Chronicle* of January 27, 1891 revealed that "The report of the locating here of a brewery by Galland Brothers was premature the fact that satisfactory freight rates have not yet been made." Apparently, the rates in question were for hauling grain by rail to the proposed brewing and malting plant. Spokane, unfortunately, suffered from discriminatory freight rates by the railroad which put them at a disadvantage when competing with breweries on the coast in Seattle, Tacoma and Portland.

On the other hand, the extensions for regional rail lines to the Palouse county to the south, the Big Bend of the Columbia River to the west and into Canada to the north provided the network for Spokane breweries to enjoy a wide market outside of Spokane.

The *Spokane Review* reported on July 14, 1891 the opening of a new brewing company in Spokane:

“Articles incorporating the Galland-Burke Brewing and Malting Company were filed at the auditor’s office yesterday. The company proposed to establish a large plant in this city for the manufacture of beer and malt liquors. It is to exist fifty years. The capital stock is \$100,000 divided into 1,000 shares at \$100 per share. The trustees are Julius Galland, John Burke, W.S. Norman, George Truax and Theodore Galland.

It was noted also that of the 1,000 shares issued, 799 were owned by the two Galland brothers, Julius and Theodore. (Smith, 1967) Soon after incorporation, Samuel and Adolph acquired shares and the four Galland brothers owned all the shares of the brewery.

On July 30, 1891 the *Spokane Chronicle* reported that the Palouse Milling company was proposing a large flour mill with a 1,200-barrel capacity on the north side of the river in the neighborhood of Post Street. The organizers were requesting before the Spokane Chamber of Commerce a \$40,000 subsidy to extend side tracks to the proposed mill. Additionally, sidetrack facilities would be required to travel either directly down Post Street from the Seattle & Lake Shore track or up Mallon Avenue to Post Street and Broadway as asked for by the Galland-Burke Brewing Company. The final formation of the company would depend on getting the necessary track facilities. In additional business, S.S. Sterns, Julius Galland, Patrick Henry Winston, and D. B. Fotheringham were voted in as members of the chamber.

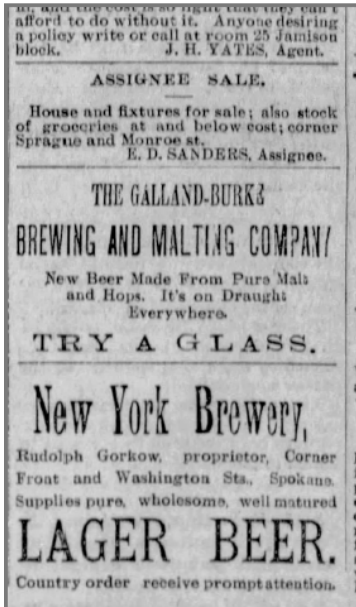
The next report of the Gallands was on August 11, 1891 when the *Chronicle* stated that a malt house was under construction for the proposed Galland Brother’s brewery. A contract had been awarded to C.A. Conant who had sublet a masonry contract to H. Missel. But, Missel and the project ran into trouble with the unions because Missel would not employ union men for the job. An article in *The Spokesman-Review* of August 18, 1891, reported a meeting on the union at which Missel was present in which he was fined \$500 (increased from a previously levied \$50 fine) and which he refused to pay. He was advised by the Union that its masons would not build the structure on a foundation laid by scab brick layers.

On October 22, 1891, the *Chronicle* reported progress on the Galland brewery. A twenty-year lease agreement had been contracted with Washington Water Power, the land owner, and work was underway. According to the *Chronicle*: “The imposing structure on the north bank of the river near the crossing of Broadway and Post streets, which is attracting considerable attention, is the Galland-Burke Brewing & Malting company’s building.” The yearly rental for the first five years is to be \$1,200 per annum and will increase in five-year increments to \$3,499.68 for the final term. The lease included the “...power to use and divert any and all springs, waters or water courses within the said premises: to make any reservoirs or dams, or flumes, or drains for conveying any stream of water in, over or through said lands for the purposes stated, and to have sufficient water power for the uses and purposes of said lessee ...”

But, on November 15, 1891 the *Chronicle* would report: “A cloud is still hanging over the work on the big Galland brewery now in process of erection on Post street, north of the river, but the impending strike over use on non-union workers may pass over. Tonight will tell. Understanding has been reached between contractors Conant and Rundall, who have the work for erection of the building and Mr. E.B. Anderson and Mr. Baker of the executive committee of the Trades’ Council.”



It had been hoped that the new brewery would be ready for production in the fall of 1891 with the fall crops of Inland Empire grain and hops, but production was not able to begin until May 1892. Following the first beer sales in June, the grand opening took place on July 2, 1892. Free lunch and beer at Twickenham Park (later Natatorium Park) followed by a dance with music by the Auditorium Orchestra marked the celebratory event. (Smith 1967)



The *Spokane Chronicle's* Talk of the Town on April 16, 1892 had described the operations at the new brewery in getting ready for production.

The Burke-Galland Brewing and Malting Co. are nearly ready to commence operation. The malt house is already in operation, and thousands of bushels of grain are in different stages of progress toward being converted into beer. Mr. Galland said yesterday to a CHRONICLE representative who visited the brewery: "We are pushing the work forward as rapidly as possible and expect that everything will be in running order in a few weeks. We shall employ a force of about thirty five at first, but hope that the demand for our beer will be such that we shall have to increase that number greatly."

Also in April of 1892, John Hieber, with a small brewery in Vinegar Flats, incorporated the fourth substantial brewery in Spokane with a capitalization of \$50,000. Like Galland-Burke, Hieber planned to do its own malting. (Smith, 1967)

In 1892, ads began to appear in local newspapers for the different breweries.

Although incorporated in 1892, Hieber did not build his new plant until 1900. An article in the *Spokane Chronicle* of July 22, 1898 told of Hieber's activities in the Spokane region including new building blocks in Oaksdale and Almira, and plans for a new brewery in

Spokane. He had recently bought a whole block at Cedar and Second, backing the Northern Pacific tracks. He would not only have direct rail access, but was also planning to "sink an artesian well" for his water supply. Work on the building, designed by prominent Spokane architect Albert Held was announced by the *Spokane Chronicle* on January 19, 1899. Another year elapsed and the Chronicle repeated its announcement of "Huge New Brewery" in its February 1, 1900 edition. Hieber, it was reported, "has not given up on the project of building his mammoth new plant..." He would decide on whether to build that season and expected construction to take a year. It would be the largest brewery in Spokane.



*Spokane Chronicle, September 7, 1892*

The years 1899 and 1900 were rather turbulent on the Spokane beer front. In addition to Hieber's announcement of a new brewery building - there were labor struggles; a tussle among



Spokane's brewery businessmen; the trustees and German heirs for the estate of Rudolph Gorkow's New York Brewery; and price wars in the beer industry.

Labor battles were raging in the fall of 1899. Galland-Burke Brewing and Malting Company and New York Brewing and Malting Company had pressured Henco Brewing and Malting and Hieber Brewing and Malting to discharge union brewers after having signed an agreement with the Local Union 27, a branch of the United Brewery Workmen. A boycott circular had been "directed against the use of the beer produced by the Galland-Burke Brewing and Malting company in the city of Spokane on account of the said brewing company being unfriendly to the union of the United Brewery Workmen. That the officials of the Galland-Burke Brewing and Malting company, a corporation, conducting a brewery in the city of Spokane, are unfriendly to organized labor and unfriendly to this affiant in particular." The circular also alleged that Galland-Burke along with the New York Brewery had procured a boycott to be instituted against Henco and Hieber unless they rescinded their contract with the unions. Galland-Burke and New York breweries would work to prevent the issuance of saloon licenses, and that ice, gas and electric light companies would not sell to saloons using Henco and Hieber beer. They also threatened to open opposition saloons in the vicinity of Heiber and Henco saloons. Ultimately the brewers' association held great financial resources -- \$9,000,000 of capital—and great influence and generally intended to destroy union labor within the city.

The battle for control of the Rudolph Gorkow New York Brewery property was in the courts and pitted German heirs against Spokane businesspeople. Conspiracy and fraud were bantered about. Attorneys argued, the judge mused. According to the court, "This estate has been playing battledore and shuttlecock for a long time, and if we wait until the question of a fraudulent sale of the interest of the heirs is determined, it may be years before it is settled." The German heirs were contesting the sale of the estate to the Theis syndicate, et al. It was alleged that the trustees sold the brewery property at a depreciated price to the purchasers. (*Spokane Chronicle*, 4/20/1900)

Charles Theis was vying for the New York Brewery. Theis had come to Spokane in 1889 as a representative of eastern capitalists and bought municipal bonds. He was instrumental in financing Spokane's water department and the Boise Gas, Light and Coke Company among other municipal endeavors. He would eventually buy out the Galland Burke Brewery, Hieber Brewing and Malting, and become a principal stockholder in the Bohemian Breweries. (*Spokesman Review*, 1/1/1954)

"War of the Brewers," announced the *Spokane Chronicle*, in its August 16, 1900 edition. "The scrap among the local breweries is one of the most interesting that has been brewed for some time." And it was good news for local beer drinkers.

The uniform price of beer in Spokane until this week was \$8.50 per keg. ... This week the Galland-Burke brewery notified the local saloonkeepers that on the 15<sup>th</sup> of the month it would commence to sell beer at \$6.50 per keg.

This chop of \$2 per keg set the other brewery men all on edge, and they have been waiting anxiously to see the effect. As yet neither the New York brewery, Henco nor Heiber has met the cut, and their solicitors state that there is no intention to sell their beer at \$6.50.

Although “positively” denied by Julius Galland, rumors floated that Galland-Burke reduced the price of their beer because of the discovery of reductions to the country trade, which the Galland-Burke people claim had been made, contrary to the schedule fixed by the local brewers. “On this matter it is said that Galland-Burke management claims to have discovered sales of beer at \$7.75 per kg made by one of the other breweries to the country trade.” ...

It is well known that the Henco and New York breweries were consolidated recently, after the purchase of the New York by the Theis syndicate. It is now claimed that the Galland-Burke owners were also anxious to join in the new consolidated brewing company, and even made a proposition to go into the new company and accept a certain amount of stock in return for their brewing plant. Under this plan it is claimed that Julius Galland was slated for manager of the consolidated companies and R. Martin for assistant. Those who tell this story claim that it was because of the failure of this plan to go through that the Galland-Burke brewery turned the tables and cut prices.

#### **Spokane Brewing and Malting Company is Formed**

On July 10, 1900 the *Spokane Chronicle* reported:

Articles of incorporation were filed today for the Spokane Brewing & Malting Company, with permission to operate breweries, bottling works, and a refrigerating plant and for transacting a brewing, malting and ice business in this city. The new company is capitalized at \$500,000 with 5000 shares at \$100 each. The trustees named in the articles are Reinhard Martin, Spokane; Peter Larson, Helena; George M. Forster, Spokane; Moritz Thomsen, Seattle; Gerhard Schade, Spokane; Charles Theis, Spokane, and Samuel Glasgow, Spokane.

Two days later on July 12, 1900 a building permit was issued to the Hieber Brewing and Malting Company for erection of a new brewery on the corner of Cedar and Second avenue.

Within a month of its incorporation, Theis and the Spokane Brewing and Malting Company had acquired the property of the New York Brewery for \$115,000. (*Spokane Chronicle*, 8/1/1900)

On March 5, 1902, *The Spokesman Review* reported that the Spokane Brewing and Malting company, comprising the New York Brewery and Henco Brewery. was erecting a new bottling plant at a cost of about \$25,000 – but does not provide a location of the new plant.

“Big Breweries Form a Trust” was reported by *The Spokesman-Review* on May 1, 1902. The rumors over the past two years had come to fruition. Galland-Burke (now wholly owned by the Galland brothers) ended the beer war by merging with the Spokane Brewing and Malting Company which now had the plants of New York, Henco, and Galland-Burke. For two years, local beer drinkers had enjoyed the fruits of war in lower prices which would now rise.

According to the report: “prices have been advanced to the basis of July 1898. Julius Galland will be the financial manager of the consolidated company and Reinhard Martin, former general manager of the Spokane company, will manage the manufacturing end of the concern. There is only one other brewery in Spokane, Heiber’s, with a capacity of from 15,000 to 20,000 barrels per year. It has not entered the merger, but will advance prices to the schedule

of the combination. The consolidated company will have a capacity of about 100,000 barrels per year.” ...

A modern bottling plant would open in July 1902 at Washington and Front, malt now imported would be produced in Spokane. Beer prices would increase to \$8 per barrel, equivalent to the coast. The principal owners of the company were Peter Larson, George M. Forster, W.J.C. Wakefield, Charles Theis and Moritz Thomsen. Julius, Theodore, Adolph and Samuel Galland owned the Galland-Burke plant.

New competition was brewing in the Spokane beer market. “New Brewery Will Fight the Trust” reported the *The Spokane Press* in February 1903. Bernhardt Schade, formerly a brew master with a New York firm was in the city to take charge of the plant. He stated that the capacity would be between 35,000 and 40,000 barrels annually—“greater than any brewery in the city.” Operation was slated for first of August, 1903. “...it is the intention of the company, of which W.J. Frost of New York and Mr. Schade are the heads, to try to break the beer trust in Spokane. Cost will be around \$80,000 and malt will be shipped from Dayton, WA. A malthouse and bottling works will be built later.”

Plans for a consolidation and expansion of the Spokane Brewing & Malting Company were announced on November 14, 1903 in *The Spokesman-Review*. “The company is planning extensive improvements to its plant to increase capacity from about 75,000 barrels of beer to between 100,000 to 120,000 barrels annually. Construction of a new and larger brewhouse, equipment, installation of large cellars and erection of steel elevators for the malting plant are proposed. Julius Galland, vice president, confirmed the plans and indicated a two-year period to complete the upgrades with a cost between \$50,000 and 100,000. When completed, the plant would be as large as any west of Omaha.”



*Spokane Press - May 21, 1903*

The article also announced the closure of the New York plant as a brewing facility, but that it would be used as a bottling headquarters. Brewing would be continued at the Henco and the Galland breweries. Based on an engineer’s findings, a decision to close either the Henco or the Galland facilities would be made. The New York Brewery was at Front and Washington and the Henco at 5<sup>th</sup> and Ash.

As the closure of the New York Brewery became imminent, the new Schade Brewery at

Front and the river opened it taps, as the *Spokane Press* proclaimed on September 18, 1903: “Agitates Beer Trust.”

The opening of Schade signaled the renewal of the war waged by the local brewery trust against the invasion of this territory. Additionally, Olympia brewing company had leased a 100-foot warehouse at the corner of Adams street and the railway with Spokane made a distributing point for eastern Washington. In spite of the bitter fight made against them by the Spokane trust they had established a Spokane foothold and a number of independent saloons are now selling Olympia beer.

The "Last Brew at New York" was reported by *The Spokesman-Review* on December 23, 1903. The big brewery would be dismantled as the first step of the local brewery trust—the Spokane Brewing & Malting Company—towards centralizing all of its production in one plant. The company planned to close the Galland-Burke Brewery in 1904 and make all of its beer at the Henco Brewery.

The sale of the Hieber Brewing and Malting company was announced on October 1, 1905 in *The Spokesman-Review*. John Land, William Huntly, and Charles Theis paid \$300,000 for the brewing plant, but Hieber retained a substantial interest. The company would be incorporated at a valuation of \$500,000 as The Inland Brewing and Malting Company. Mr. Theis was a stockholder in the Spokane Brewing and Malting Company and also was president of the Idaho Brewing and Malting Company in Boise, Idaho.

But, less than a week later, the *Spokane Chronicle* on October 7, 1905 reported that Theis' former partners at Spokane Brewing and Malting, the Gallands, protested the sale and obtained an injunction barring him from purchase of the Hieber Brewery. A temporary injunction by Judge Kennan restrained Theis from engaging in business as a stockholder in the Hieber Brewing & Malting Company. Because Theis had previously entered into an agreement not to manufacture or sale malted or brewery produced beer either directly or indirectly, for a period of 10 years with a radius of 150 miles of Spokane, the Gallands protested his purchase. That agreement required that none of the parties would conduct brewery business unless it under the auspices of Spokane Brewing & Malting.

Theis fired back as reported in the *Chronicle* on January 31, 1906: "Theis Opens Fire on the Gallands" and "alleges that he signed the agreement through fraud, misrepresentation and concealment as to the material facts, and alleges that, in violation of the agreement, the Gallands own a large interest in the Sunset brewery at Wallace, Idaho, and that the product of said brewery is sold almost exclusively in Wallace and vicinity to the exclusion of products of the Spokane company." He accused the Gallands of trying to restrain trade. As a side note, at the same time Theis was also involved in "...A merry Battle of Spokane Gas Men" court battle over stocks and franchise agreements in the Spokane Falls Gas and Light Company (*Spokane Chronicle*, 5/23/1907).

For the next few years the breweries fought battles with the city, first a move to increase licensing fees for saloons and then the attempt to change the relationship between the brewers and their stable of saloons.

The *Spokane Press* reported in July 1907 that the breweries were banning together to fight the increase in saloon license fees. City councilman Laumer proposed to increase the saloon license from \$600 to \$1000 per year. With 210 saloons in the city, this would add \$84,000 a year to the city treasury and perhaps "almost pay for the new concrete bridges which have been ordered."

According to the *Spokane Press*, the Schade, Inland and the Spokane Brewing & Malting companies controlled all the breweries in town and probably all but 50 of the 210 saloons. The brewers put up a hard fight in the belief they could defeat the proposed increase. They were a power in local politics and maintained an organized association that would "bring every influence to bear upon the council to keep it from raising the licenses."

It seems to be the effort of breweries to control every saloon in town. If at first they cannot secure this control, they are content to bid higher for a lease of a building than the independent saloon-man, and the re-lease to that individual on condition that he use the goods of that brewery exclusively. This amounts to a sort of coercion, but is generally accepted as the saloon keeper who owns expensive fixtures would prefer to use a certain brewer's product than move out altogether.

Spokane Brewing and Malting under the Gallands' guidance was a major investor in downtown Spokane real estate. In December 1907 for example, five buildings were listed as being either planned or under construction by the company. With a total value estimated at \$210,000, they included: a three-story brick building at the southeast corner of Pine and Sprague for \$25,000 (extant); a four-story brick building at Bernard Street running through from First to Sprague at \$100,000; a three-story brick building at the northeast corner of Front Avenue and Bernard Street for \$25,000; a one-story building at Front and Washington, \$10,000; and a three-story brick building at southwest corner of Bernard and Main, \$50,000 (Langham, extant).

The death of Theodore Galland was reported in the May 13, 1908 edition of *The Spokesman-Review*. "Theodore Galland, president of the Northwest Loan and Trust company, one of Spokane's well-known citizens, died at 2:15 o'clock yesterday morning in his apartments at the Westminster..." He served for several years as secretary and treasurer of the Galland-Burke Brewing and Malting Company. After managing a Galland brewery interest in Portland, he returned to Spokane as president of the Northwest Loan and Trust company." The long fermenting issue of brewery control of Spokane's saloons was finally tackled by the city council in 1911. On May 13, the *Spokane Chronicle* revealed on its banner: "Breweries Control Many Saloons Contrary to City Ordinance." The article illuminated the brewery-saloon relationship.

Ramifications of a system by which the breweries are controlling the saloons of Spokane in violation of the spirit of the law was divulged to the city commissioners today. "...breweries organize subsidiary "investment" companies which control the saloons by owning or getting leases on the buildings in which saloons operate, thus enforcing the use of their beer and assuring the collection of beer bills, were admissions today of Henry Boesmann, manager of the Spokane Brewing & Malting Co. ... At the meeting the Commissioner of Public Safety, Z. E. Hayden contended that system divulged by the brewery representative was "a business proposition and not in violation of the letter of the law."

The brewery-saloon tiff ran into October 1911, onto the banner of the *Spokane Chronicle* of October 10. "Asks The Council to Close Brewery-Controlled Saloons," and reports that Commissioner of Public Safety Z.E. Hayden planned to submit to city council a recommendation. Hayden proposed a test case with the license renewal of the C.H. Lewis bar on Riverside in recommending that the license not be granted because Lewis had a contract with Spokane Brewing & Malting Co., under which the brewery leased him the saloon building and in return which required him to buy and sell only Spokane Brewing company's beer. "If the council concurs in this recommendation which I am putting up to them, I shall refuse licenses to all the rest of the saloons which have similar contracts with breweries, which

will mean closing about 50 percent of the saloons of the city, unless these saloons give up the brewery contracts," said Commissioner Hayden.

And even though the evidence showed extensive control of breweries over Spokane's saloons in violation of state law, the *Spokane Chronicle* reported that interviews with city commissioners indicated that there was "little likelihood of action by them to right the illegal relations which they admit exist between the breweries and saloons." In other words, the city commissioners dodged responsibility. Evidence revealed in the article that Spokane Brewing & Malting was said "to exercise control over saloons to which it sells beer with promissory notes, for which the brewery advances money for the license, and in addition controls the lease of saloons, which it sublets to the so-called "proprietor." According to commissioner Fassett in the *Spokane Chronicle*, October 19, 1911: "I think these contracts show conclusively brewery control, but inasmuch as it is a state law which is being violated, it appears to me to be up to the state's representative, the county prosecutor, to act."

Another week passed and on October 25, 1911 the *Chronicle* wrote across the banner. "Brewers Hope to Upset State Law So They Can Rule Saloons." In response to Commissioner Hayden's resolution and potential council action, Julius Galland of the Spokane Brewing & Malting company and the Northwest Loan & Trust company (owned by Galland) were organizing opposition on the grounds that the state law against brewery control was unconstitutional. It was believed that the breweries would petition for the postponement of any action until the Supreme Court could pass on the law. "Commissioner Fassett and Mayor Hindley brand the attempt to prevent action as an attempt to influence the council to disobey the law."

The expansion of the railroads in downtown Spokane required major land transactions as reported on April 23, 1912 by the *Spokane Daily Chronicle*. Again, the Gallands and Spokane Brewing and Malting were involved and benefited greatly. The old New York Brewery land including the new bottling works were in the path of the rails.

The O.W.R. & N and Milwaukee railroads have closed deals during the last two weeks for the cash purchase of \$1,250,000 worth of property on Front avenue, between Howard and Washington streets. The Galland property, embracing the old hotel building at the corner of Washington street and Front avenue, and the bottling works of the Spokane Brewing and Malting company extending along the river bank from Washington street to Stevens street, has been purchased for \$385,000 cash.

The article reported that much of this money would be reinvested in Spokane. For example, the Spokane Brewing and Malting company "will be compelled to build a new bottling works and it is already planning a much larger plant than the present one."

#### **Spokane Brewing and Malting Builds its Bottling Works**

The announcement of the new bottling works at Broadway and Lincoln was reported in *The Spokesman-Review* on November 14, 1912.

Preparatory to erecting its new bottling works the Spokane Brewing and Malting company has commenced sounding for the proposed new \$25,000 building which will be built at Lincoln street and Broadway.

The lease on the present property on Washington street, according to Adolph Galland, expires January 15, and the new building must be ready for occupancy by that time. When completed the new building, including the lot and fixtures, will represent an outlay of \$45,000.

The general offices of the Spokane Brewing and Malting company were moved on April 26, 1913 to its big new quarters at 901 Broadway. The offices had been located at 11 Washington Street near the former New York Brewery for several years.

A year after the brewery-control of saloons was debated at city council, *The Spokesman-Review* in September 1912 reported: "Breweries Amend Leases."

A reminder of the "beer clause" that local breweries inserted in their leases prior to the action of the city council a year ago terminating this practice is contained in the application for a saloon license filed yesterday afternoon with the city council by Mrs. Minnie E. Hendrickson, who is operating the Carni hotel and bar at 238 Main avenue since the death of her husband.

The Carni hotel property is under lease to the Spokane Brewing and Malting company, which in 1909 subleased the place to A.E. Hendrickson, who has since died, buy his beer of the Spokane brewery, but yesterday this provision was abrogated by a formal release filed with the city council by the Spokane Brewing and Malting company, through Julius Galland, its vice president. As the lease now stands Mrs. Hendrickson has the right to buy her beer from any brewery that she may choose."

REPORT OF THE CONDITION OF	
Northwest Loan and Trust Co.	
SPOKANE, WASH.	
At the close of business April 4, 1913.	
RESOURCES	LIABILITIES
Loans and discounts .....\$ 563,713.85	Capital stock ..\$ 100,000.00
Loans, mortgage, secured by real estate .... 150,316.97	Surplus ..... 20,000.00
Overdrafts ..... 8,918.81	Deposits ..... 1,043,635.74
Bonds and warrants .... 60,385.17	Undivided Profits ..... 15,740.38
Real estate .... 4,411.20	Reserved for interest on sav- ings, etc .... 2,856.75
Furniture and fixtures ..... 10,000.00	Trust accounts 400,568.82
Due from banks 292,665.55	
Cash ..... 82,821.32	
Trust Investments ..... 400,568.82	
<b>\$1,582,801.69</b>	<b>\$1,582,801.69</b>
Reserve 35.7 Per Cent.	
Julius Galland, President. Samuel Galland, Secretary.	
Adolph Galland, Vice President. Clarence J. Smith, Cashier.	

As has been previously mentioned, the Gallands in addition to real estate and brewing were involved in Spokane finance. An ad in the April 8, 1913 edition of the *Spokane Chronicle* touted the condition of the Northwest Loan and Trust Co.

The May 10, 1913 edition of *The Spokesman-Review* reported "Local Beer War Breaks Out Again." Another beer war has been precipitated between local and outside breweries, in which the consumer is given another season of low-priced bottled beer.

In response to a demand from patrons who wanted the local beers at the same price as the outside product, the Spokane Brewing and Malting company has cut its bottled beer from \$8 to \$7.50 per barrel," said James McCann, proprietor of the Fountain bar yesterday. "We have met the four-for-a-half price and local users of beer can now get the high-class home product in lieu of the cheaper beers from the outside at the same price.

*Report of the Condition of Northwest Loan and Trust Co., Spokane, WASH. Spokane Chronicle 4/8/1913*



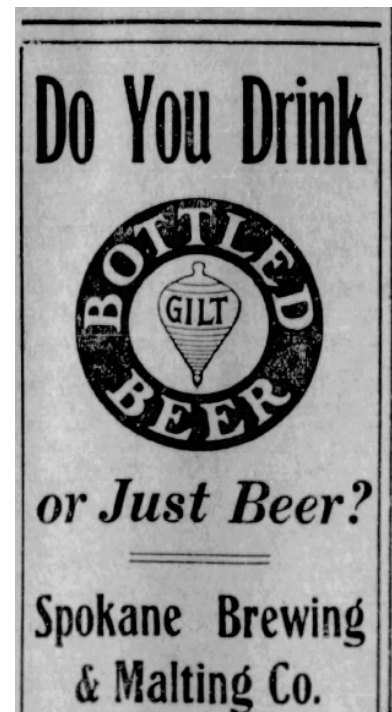
As the year 1913 neared its end and with the new bottling plant operational, another improvement was announced on December 7. In order to facilitate brewery operations, Spokane Brewing and Malting Company planned a tunnel to carry a beer pipeline between the new bottling plant and the brewery on the east side of Lincoln Street. According to *The Spokesman-Review*, the \$5000 pipe line would be installed under government supervision to connect the brewery cellars with the bottling house. "To put in the new system, it will be necessary to dig a tunnel across Lincoln street about 100 feet, and to purchase special vats. These will be under lock and key, to be released only, by the revenue officials. Currently, the beer is poured into 31-1/2-gallon barrels and teamed to the bottling house, both of which would be eliminated."

*The Spokesman-Review* reported in the January 25, 1914 edition that the Galland's Northwest Loan & Trust Co. had been absorbed by the Spokane & Eastern (S&E). The newly consolidated financial institutions that would operate under Spokane & Eastern would be the largest of its kind in the west with capital and surplus of \$750,000 and assets of nearly \$10,000,000. Samuel Galland would become director and active vice president of S&E and Julius, president of Northwest Loan and Trust, would be on the board of directors. Spokane and Eastern, established in 1890 was a leader in providing capital and credit for many businesses in the region. (Note that the article provides a lengthy history of the Gallands and their twenty years of investing in Spokane.)

The Gallands had settled into a comfortable position in their financial endeavors, but trouble was brewing on the beer front yet again. In addition to dealing with the city and the brewery-saloon issues, an undercurrent over the past couple of years had been the prohibitionist movement and the votes of counties and small towns to prohibit the sale of alcohol - to go "dry." Election results as reported in the November 5, 1914, *The Spokesman-Review* indicated that both the Republicans and prohibition were prevailing.

Following the defeat of the "wets" in Spokane, the *Chronicle* reported the quandary of the Spokane brewers: "Brewers Do Not Know What To Do." According the November 9, 1914 article, Spokane breweries had not adopted plans for reinvestment of their capital outside of the state in response to the successful vote on prohibition. None of the companies had looked forward to what would be made of their properties come 1916 (when the state would go totally dry). According to Samuel Galland, a stockholder in Spokane Brewing and Malting company, "It is all foolishness of talking about moving to Canada or California." "The stories which are being circulated about the Coast breweries seeking location in San Francisco or Vancouver are just talk. No brewery is ready yet to say what it will do. Just as foolish are the rumors of converting the plants into grape-juice and vinegar factories."

The beginning of prohibition was foretold as reported by the *Spokane Chronicle* on December 31, 1915. In welcoming in the new year, "Steam Whistles, Bells and Cannon Shots Will Greet Advent of 1916 in Spokane." That chorus, however, would not be joined by Spokane



*The Spokesman-Review* 8/22/1914



breweries: "There will be conspicuous absence of three well-known steam whistles that have heretofore been prominent in celebrations of this kind." Spokane Brewing and Malting, the Inland Brewery and the Schade company announced that they would not sound their whistles.

In the face of prohibition, a new brewing company was reported by the *Spokane Chronicle* on January 11, 1916. The Imperial Beverage company, in concert with Spokane Brewing and Malting, was incorporated the week of January 11, 1916 for the purpose of manufacturing and distributing imitation beer and other soft products of the brewer.

Reinhard Martin, superintendent of the Spokane Brewing and Malting co. is the head of Imperial Beverage Co. Trustees include, Adam Weiser, W.J. Martin, Robert Sheffels and Albert Held. Imperial would operate from the Spokane Malting and Brewing bottling plant at 901 Broadway.

Spokane Brewing and Malting would continue operations between 1916 and the end of prohibition in June 1933 by converting its production of its plant at Broadway and Lincoln to non-alcoholic beer. It sold to a few saloons who remained in existence by selling non-alcoholic beverages.

According to an announcement in the January 11, 1916 *Spokane Chronicle*, the general office of the brewery would move from 901 Broadway to rooms 301 and 302 of the Realty Building (1910, SRHP, NRHP) which was also owned by the Gallands. But, according to the Spokane Polk Directory, the bottling plant remained in operation.

December 31, 1915 would be the end of legal alcohol in Spokane, the closure of saloons and the breweries; and, on January 1, 1916, the brewery – saloon issue became mute as both were out of business with the advent of prohibition.

On February 8, 1918, *The Spokesman-Review* reported that Iver Sorenson would invest \$5000 in a new one-story brick building at 906 Broadway to be used by Imperial Beverage company. Imperial had been using the Spokane Brewing Company's bottling plant and was so-listed in Polk. The 1918 edition listed under "Bottlers-Mineral Water and Soft Drinks:" Spokane Brewing and Malting Company with Julius Galland as vice president; Henry Bosemann, Manager; and R. Martin, Superintendent as manufacturers and bottlers of Gilt Top-O at W901 Broadway. Imperial Beverage Co., with Reinhard Martin president-manager as manufacturers of fruit beverages, flavors and syrups, mineral waters and highest-grade ginger ale. In the following year, 1919, Imperial was listed at W904 Broadway.

Both Samuel Galland and Julius Galland passed away in the 1920s, Samuel in 1921 and Julius in 1926. The June 15, 1921 edition of *The Spokesman-Review* reported the services--an Elks ritual and Jewish services for Samuel Galland that would take place at the Elks Temple. The former vice president of Spokane and Eastern Trust Company would be cremated with the ashes placed at the Galland mausoleum at Fairmont cemetery. A subsequent article listed the Galland estate, valued at \$261,718 and included shares in power companies, the Galland Brothers Corporation, Spokane Brewing and Malting Company, Spokane and Eastern Trust Company, and others.

In spite of being in the throes of prohibition, Imperial Beverage Company continued to expand and having outgrown its facility on Broadway, built a new plant at Pearl and DeSmet. As reported by *The Spokesman-Review* on July 26, 1925, Imperial had invested \$60,000 in a new

plant equipment at Pearl and DeSmet. Built by the Pioneer Education Association (Jesuits) and leased to Imperial, the building was constructed at a cost of \$40,000. Imperial had a 20-year lease with an option to buy.

“Death Summons Julius Galland,” announced *The Spokesman-Review* on October 27, 1926.

Born in Oregon in 1860, Julius, his parents and his brothers moved to the Palouse country in 1883. In 1891, the Gallands having sold out of their businesses in Whitman County erected a building for the Galland-Burke Brewing company at Post and Broadway in 1891. In 1902 Galland-Burke was consolidated with the Spokane Brewing and Malting company, with Julius Galland as president. He remained president until his death. He had large real estate holdings including the Spokane Realty company (also president); stockholder in the Centennial mill and had extensive timber holdings in Stevens county. In 1906 he organized the Northwest Loan and Trust company with his brothers as associates. He was president of that company as well. Later the Northwest Loan and Trust company consolidated with the Spokane and Eastern Trust company, Galland remaining a stockholder until his death. Rabbi Monpaz of Spokane officiated the ceremony held at the Masonic Temple. He is survived by brother, Adolph.

In January 1932, State Initiative Measure No. 61 was filed in Olympia the purpose of which was to “repeal all Washington’s liquor laws except the prohibition of sale to minors.” On November 8, 1932, Washington voters passed Initiative 61 by a 62-percent margin. Thus, a message had been sent to Washington’s Congressional Representatives to support repeal of the Volstead Act. In April 1933, the passage of the 21<sup>st</sup> Amendment repealing Prohibition—even though not yet ratified by the states, allowed the sale of beer up to 3.2 percent alcohol (because of a modification of the Volstead Act). Thus, the sale of such beer became immediately legal in Washington State. (Becker, 2010)

In anticipation of the passage of the 21<sup>st</sup> Amendment and demise of Prohibition, the *Spokane Chronicle* reported on November 10, 1932: “Three Spokane Breweries Ready to Go Into Action.” “Three Spokane breweries are set up and ready to sell beer when the new democratic congress liberalizes the Volstead act.” “Spokane has half the operating breweries of the state, engaged in manufacturing near beer and other products.” Spokane’s breweries include Inland Products at Second and Cedar, operated by Charles Theis and associates; the Spokane Brewing and Malting company plant, W 901 Broadway, controlled by Adolph Galland estate; and the Imperial Beverage company, N1107 Pearl, which has been under control of Reinhard and Fred J. Martin. Charles Theis commented: “We are quite satisfied the action of the voters in repealing the bone dry law will prove beneficial in that it will make for a better moral condition, materially reducing the cost of operating under the new law and of course, very substantially increasing the revenue for the state and nation.”

Spokane Brewing and Malting Company was ready for brewing real beer. *The Spokesman-Review* in its final edition of 1932 reported that contracts had been let for brewery improvements to put the plant in shape for large-scale manufacture of real beer, if and when legalized. F.E. Martin was given a contract for a new concrete first floor in the building, at Lincoln and Broadway, and for various other remodeling work. Union Iron Works has been awarded a contract for steel work in connection with the new equipment. ....

On March 30, 1933, it was reported by the *Chronicle* that:

Spokane Brewing and Malting planned to use its original pre-prohibition Gilt Top beer recipe around July 1. One hundred barrels of beer - more than 10,000 glasses—are being put on brew every day and will be aged three months in giant oak casks, each big enough for two people to live in. The \$100,000 brewery remodel is complete. Storage capacity was increased another 4000 barrels, bottling equipment will be added. A new 200-gallon per minute capacity power pump will use the brewery's own well which has its own sewer system as well.

A familiar name in Spokane hospitality circles, Harry Goetz, the son of Spokane's famed Dutch Jake Goetz and proprietor of the Coeur d Alene Hotel, would manage a new brewery enterprise. The April 8, 1933 edition of the *Spokane Daily Chronicle* reported that the organization of the Goetz Breweries, Inc. to manufacture beer in the plant of Imperial Beverage company at N1007 Pearl was underway. E.G. Sick of Calgary, managing director of Associated Breweries of Canada, Ltd., had taken over the property of the Imperial Beverage company. The Sick brothers and Goetz family had been long-time acquaintances. It was expected that the new brewery would employ 40.

Spokane Brewing and Malting company obtained a wholesale beer license from the city council Tuesday. *The Spokesman-Review* reported the Issuance to Arthur M. Islib in its October 18, 1933 edition.

The city's fourth brewery would join the post-prohibition beer resurgence. The Schade Brewery would once again brew beer in Spokane as reported by *The Spokesman-Review* on December 10, 1933. "Martin Woldson, Spokane entrepreneur, would head the new Golden Age Breweries, Inc as its newly elected president. Mr. M. Rosauer, with extensive brewery experience in Europe would be the vice president and general manager. Golden Age is capitalized at \$300,000 of which \$220,000 is from Spokane businessmen. When originally opened, the Schade brewery had a capacity of 200,000 barrels of beer and it is expected that a force of 150 men will be required for full plant operation. The plant with new equipment would be operational in January 1934."



*Spokane Brewing & Malting bottling plant, 1934: Northwest Museum of Arts and Culture, Joel E Ferris Research Archives, Charles Libby L87-1.3298-34*

Adolph Galland's obituary ran in the September 2, 1935 *Spokane Chronicle*: "Adolph Galland, philanthropist, and last of the four Galland brothers, died this morning at a local hospital." The article further reported that he had been executor of the Galland estate worth

more than \$400,000 since the deaths of his three brothers. Mr. Galland was 70 years old, a Scottish Rite Mason, a Shriner, and life member of Elks lodge 228. He was an honorary Kiwanian and member of B'Nai B'rith. He was survived by his wife, Maud at the home.

Henry Bosemann, long-time Galland manager would take over the reins of Spokane Brewing and Malting Company as well as Spokane Realty. The 1935 Polk Directory, in addition to Spokane Brewing and Malting, at W 901 Broadway, listed three other breweries in Spokane: Bohemian Breweries, Inc. at 1402 Second which remained in control of Charles Theis having operated during prohibition as Inland products; Goetz Breweries at 1107 Pearl which had been founded as Imperial Beverages by Reinhard Martin in 1925; and Golden Age Breweries, Inc. at N 302 Sheridan which was the rebirth of the Schade Brewery and Spokane Brewing and Malting at W 901 Broadway.

### **Spokane Brewing and Malting company is sold in 1936**

Both the *Spokane Daily Chronicle* and *The Spokesman-Review* on November 20, 1936 announced the "Million-Dollar Brewery Merge;" the "Purchase of the Gilt Top-Spokane Brewing and Malting company for \$500,000 and the consolidation of the Goetz Breweries, Inc., into the new Spokane Breweries, Inc." The \$1,250,000, transaction involved a "\$450,000 Stock Issue divided into 90,000 common shares according to Articles of Incorporation filed in Olympia." For the first time the Galland name was not included on the board of directors, but instead they were announced as: Emil G. Sick of Seattle; Gaston Rigaux, Calgary; Rene Besse, Harry Goetz, Dr. Arthur E. Betts, Frank J. Walker, C. Bert Clausin, F.J. McDevitt, H.G. Fraser, all of Spokane; J. Gordon Walford and E.L. Baker, Calgary. "Through the exercise yesterday of an option on stock control of the Spokane Brewing and Malting company, involving more than \$200,000, by interests identified with Goetz Breweries, Inc., the way was paved for the formation of Spokane Breweries, Inc., which will take over the two former concerns." The operations would remain in the Spokane Brewing and Malting plant which would be enlarged and improved with an expenditure of about \$150,000. President Emil G. Sick of Seattle

Brewing and Malting company, among the dominant interests in the Goetz organization, would be a member of the newly formed board.



*Spokane Brewing & Malting plant, 1935: Northwest Museum of Arts and Culture, Joel E Ferris Research Archives, Charles Libby L87-1.7352-35*

Both Spokane Brewing and Malting and Goetz Brewery's stockholders approved the deal. The investment would also include an initial \$160,000 for improvements to the plant at W 901 Broadway, followed by \$100,000 for new a new type of brew kettle, mash tanks, beer coolers, malt mill, hop strainer and other accessory equipment.

Spokane Breweries maintained its offices at W 901 Broadway until January 1938, when they consolidated all operations in



the main plant across Lincoln Street at W 829 Broadway. Polk listed Spokane Breweries, Inc. with E.G. Sick (Seattle), president, and Harry F. Goetz, vice president at W901 Broadway through 1940.

On April 2, 1941, the plant of the Spokane Brewery, Inc had completed a half century of brewing in Spokane. The celebration of this milestone would also mark the introduction of Rainier Beer as an Inland Empire project. It had been produced in Seattle since 1878, but was now being brewed in Spokane under special arrangement with the Seattle Brewing and Malting company. "Water from a subterranean stream, 900 feet beneath the Spokane brewery was found after tests extending over a year to fit in perfectly with the Rainier formula." The article recaps the brewing history of Spokane with the founding of the Galland-Burke Brewing and Malting company at the site in 1891. (*Spokesman-Review*, 4/2/1941)



*The Spokesman-Review. April 5, 1936*



*The Spokesman-Review. July 19, 1936*

*The Spokesman-Review* on October 19, 1941 reported three major buildings that had recently sold in downtown Spokane including the office building of Spokane Breweries, Inc., at Lincoln and Broadway. Purchased by Harve Partridge of Spokane, the building was leased to the National Youth Administration for its regional headquarters. The building would be used to train workers for the war effort. The facility included a sheet metal shop and wool work training for young men and women from 18 to 25 years of age. Nine young women had just completed training and were hired by Boeing in Seattle. (*Spokesman-Review*, 4/29/1942)

In December 1942, *The Spokesman-Review* reported that the 5000 square foot main floor of the three-story brick building at W901 Broadway had been leased by Spokane Tin Salvage, "a patriotic organization." New equipment would be installed to wash and flatten tin cans in preparation for shipping them to San Francisco for detinning. Elmer Nelson of Seattle, chairman of the state salvage committee was scheduled to visit Spokane and discuss the program with Nave G. Lein, the Spokane salvage coordinator. E. Harve Partridge was still the building owner.

"Spokane Firm Plans Expansion," announced *The Spokesman-Review* in its January 16, 1944 edition. Berle J. Warren, president of the Spokane Lithographing company announced the purchase of the two-story brick building with full basement at W901 Broadway. Mr. Warren was planning his post-war expansion with installation of about \$50,000 in new equipment. The new home would have more than 16,000 square feet of floor space, all of which would be used. On September 22, 1944, Spokane Lithographing received a building permit to add a furnace room to the building with a value of \$2,000.

On the beer front, consolidation again reduced the number of breweries in Spokane. On February 7, 1948, *The Spokesman-Review* reported the purchase by Bohemian Breweries, Inc. of the entire physical assets of the Golden Age Breweries, Inc. at N301 Sheridan, (the old Schade Brewery.) Bohemian, controlled by Charles Theis, occupied the city block at Second and Cedar. The Bohemian Breweries, Inc. had been Incorporated on April 15, 1892 as the Inland Brewing and Malting company (founded by John G.F. Hieber in 1889). Purchased by Charles Theis and assoc. in 1908, the business was renamed Bohemian Breweries, Inc. on June 12, 1933. Golden Age was incorporated in 1933 and began producing in 1934 in the old Schade building.

In 1956, Bohemian merged with the Atlantic Brewing company of Chicago, and would continue to operate in Spokane until closing in March 1963 as Spokane's last major brewery. Sick's Rainier Brewery, the original Galland-Burke Brewing and Malting Company, had ceased operations the previous year. (*Spokesman-Review*, 12/4/1962)

Spokane Lithographing sold the building in 1978 to American West Realty Company. In December 1978, Keith Lotze of American West Realty received a permit to remodel the second floor for real estate offices. Tan-Brookie-Kundig were the architects. Spokane Lithographing would continue to operate in the building with American West until 1987.

The city issued a certificate of occupancy to American West Realty on March 7, 1994. It is likely that the new door opening at 903 Broadway was built during this project. The 1995 Polk Directory listed two addresses for the building at W901 Broadway, adding W903 with the new door on the northwest corner. North by Northwest Productions operated by Rich Cowan moved into the building and occupied the basement and first floor listed at the address 903 W. Broadway. North By Northwest Partners, LLC, purchased the building from Keith A. Lotze and W. Lee Lotze (American West Realty) in 2007.

North by Northwest Partners, LLC. sold the property to Lawrence B. Stone Properties in 2020.

#### **Existing Buildings Formerly Breweries**

Schade Brewery – 528 E. Spokane Falls Boulevard. (1902, NRHP, SRHP). The Schade is a grand building with a soaring tower and patterned from the European breweries, like its early counterparts in Spokane. Even its bottling plant (razed) was of elaborate design, stone foundation, brick exterior with gothic windows and stepped pediment marking the building's front entry.

Peerless Sunpuft, N1107 Pearl, former Imperial Beverage and Goetz Brewery, is a contributing structure to the DeSmet Avenue National Register Historic District. Built by Pioneer Education Association (Jesuits) and leased to Imperial as a warehouse in 1926, the two-story red brick structure was used by the Imperial Beverage Company as a bottling plant for various beverages until 1933 when Goetz Breweries took over the building and hired Henry C. Bertelson to redesign the interior space to accommodate the building for a brewery. In 1937 Goetz Breweries was acquired by Spokane Breweries, Inc. who vacated the space and moved the old Spokane Brewing and Malting plant on Broadway which would, in 1944, become Sick's Spokane Brewery.

Although its first use was a beverage bottling plant which would become a brewery, the building was not built in the grand style as its earlier counterparts in Spokane. It was more related to a warehouse than to a brewery.

**The Gallands – Julius, Theodore, Adolph and Samuel**

The sons of adventurer Solomon Galland and his wife Adelaide Goodman, the Galland brothers would become prominent entrepreneurs in the Inland northwest. The four brothers were born in Oregon and moved with the family to Farmington, Washington in 1883. Julius was first in 1860, Theodore in 1863, Adolph in 1865, and Samuel in 1869. Julius, who had been admitted to the Oregon bar brought his legal expertise to the new home in the Palouse. Solomon Galland died shortly after the move and the brothers operated a store in Farmington from 1881 to 1887, opened a store in Palouse in 1889, followed by another store in Wallace, Idaho.

In 1886, Julius Galland partnered with four Farmington businessmen to incorporate the Washington & Idaho Railroad with the intent of building railroad and telegraph lines between Farmington and Spokane Falls. A branch would also extend to Wardner, Idaho. Julius next partnered with John Burke and eight other businessmen to form the Bank of Farmington in 1887 and later became a director of the Security State Bank of Palouse in 1888.

The Gallands looked north to Spokane and felt that its connection to the railroads and proximity to the silver mines of northern Idaho would position it as the commercial hub of the region. In the fall of 1891, the Gallands sold their businesses in Farmington, Palouse, and the Wallace store, and began construction of the Galland-Burke brewery in Spokane. Located on the north bank of the Spokane River on Broadway, between Post and Lincoln streets, the brewery opened in 1892. The Galland brothers, Julius as president, Theodore as secretary, Samuel as manager and Adolph as a stockholder controlled the company, and by 1895, the brewery would be solely owned by the Gallands after buying out John Burke.

A major event in the Spokane brewing business was consummated in 1902 when three Spokane breweries, Galland-Burke, Henco Brewery, and New York Brewery merged in a \$1 million transaction to become the Spokane Brewing and Malting Company. Theodore, Adolph, and Samuel Galland were the controlling stockholders and Julius was vice president and financial manager. The three breweries continued to operate in the existing plants and Julius and Samuel bought land on the west side of Washington Street between Trent Avenue and the Spokane River for a new brewery site.

In 1902, Theodore Galland moved to Portland, Oregon to manage the Gambrinus Brewing Company in which the family had a financial interest, but his failing health forced him to return to Spokane in about 1907. Upon returning to Spokane he was named president of the Northwest Loan and Trust Company, which had been organized by the Galland brothers in 1906. Theodore passed away in 1908 at age 45.

The Gallands were heavily invested in Spokane real estate and in addition to owning Northwest Loan and Trust Company, they also controlled the Spokane Realty Company which built the Realty Building in 1910. At the announcement of that building, *The Spokesman-Review* reported in October 1909 that with the completion of the Realty Building and another building on Division, that the Spokane Realty Company and Spokane Brewing and Malting

Company jointly will become the largest real estate owners in Spokane. (*Spokesman-Review*, 10/16/1909)

In 1914, the Northwest Loan and Trust Company was consolidated with the Spokane & Eastern Trust Company of which Samuel would become vice president. A January 25, 1914 article in *The Spokesman-Review* entitled "Spokane & Eastern Absorbs Northwest Loan & Trust Co." feted the Galland brothers under the subheading "Brothers of Remarkable Family." "The brothers, Julius, Samuel and Adolph, who take an active interest in the Spokane and Eastern Trust company are members of a remarkable family descended from a pioneer of '49."

Samuel Galland, who had been suffering from poor health was taking a long vacation in San Diego at his physician's insistence. His wife and two sons had moved to California to join him. While on a fishing trip, he died on June 9, 1921. At the time of death, he maintained his position as vice president of the Spokane and Eastern Trust Company. *The Spokesman-Review* recounted his life and contributions to the Spokane region in an article of June 14, 1921, "Death Summons Samuel Galland." Samuel left an estate of \$261,718 which he split between his wife, Edith, and two sons, Samuel and Theodore.

Julius Galland passed away in October 1926 at the age of 66. Having never married he left his extensive estate in trust to be distributed for "religious, education charitable purposes." At the time of death, he was president of Spokane Brewing and Malting Company, held large real estate holdings including Spokane Realty Company (served as president), was a stockholder in the Centennial Mill, owned timber lands in Stevens County, and was a stockholder in the Spokane and Eastern Trust Company. The three brothers, in taking over the family businesses upon their father's death, have been "an important factor in the development of the Inland Empire. In addition to their mercantile businesses in Farmington, Palouse, and Wallace, they bought and cultivated 1000 acres around Garfield, entered the grain business and operated a string of seven warehouses. After moving to Spokane, establishing the brewery they formed the Spokane Realty Company, now the largest single real estate company in Spokane; holdings include the Realty building on Riverside, and the Langham hotel on Main Avenue. In addition to 12,000 acres of timber lands, two sawmills and a factory, they have been involved in electrical development throughout Washington, Oregon and Idaho: including the Deschutes Power company, Enterprise Power company, Big Bend Light and Power company."

Several years after his death., the *Spokane Daily Chronicle* recounted the generosity of the Galland estate. "Hundreds of Spokane people, both Jews and Gentiles, have received the benefits of the Julius Galland estate since the death of Mr. Galland in 1926. So far \$261, 813 (about 4.6 million in 2022 dollars) has been given for various philanthropic purposes by the estate. Recipients include the Washington Children's Home, widowed mothers, Roman Catholic Church of the Holy Cross, Spokane County Anti-Tuberculosis League, Unitarian Society, Salvation Army, Temple Emanu-El, Keneseth Israel, and others."

At the repeal of prohibition in February 1933 by Congress and the ratification of the amendment for repeal in December 1933, the beer industry was ready to reenter the economy. Theodore Galland, Samuel's son, took over much of the work of the Galland family business. In July 1933, he announced the issuance of bonds to raise \$150,000 for improvements to the brewery, still at Broadway and Lincoln. The production and consumption of beer was now legal in the United States and Washington and in 1934, the brewery was back in production.



Adolph Galland, the last of the Galland brothers passed away in September 1935 at age 70. He was survived by his wife Maud. The end of the Galland beer interest which had spanned 45 years came in December 1936 when the Goetz Brewery bought the old Galland-Burke Brewery buildings from the Spokane Brewing and Malting Company. A new company, Spokane Breweries, Inc. was formed and the last of the Galland interests in the brewery had ended—no Gallands were listed on the newly appointed board of directors, which included among others Emil G. Sick of Seattle, Gaston Rigaux of Calgary, and Harry Goetz of Spokane.

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- . "War of the Brewers." 8/16/1900. p5:3.
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- . "Block Big Deal for Hieber Brewery." 10/7/1905. p1:1-3.
- . "Court says Theis Must Not Buy The Brewery Now." 10/7/1905. P1:1-3.
- . "Theis Opens Fire on the Gallands." 1/31/1906. p1:1-2.
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- . "Gold for Poor Brewer's Offer." 6/23/1911. p10:1.
- . "Asks The Council to Close Brewery-Controlled Saloons." 10/10/1911. p2:1-2.
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- . "Railways Pay Over A Million for City Lots." 4/23/1912. p1:4.
- . "Cornelius Wrong Declares Brewer." 10/29/1912. p6:2.
- . "Northwest Loans and Trust Co." (Ad). 4/8/1913. p5:7.
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- . "Last Brew at New York." 12/23/1903. p9:2.
- . "Sharp Words in the Gas Tangle." 4/10/1904. p7:4.
- . "Bartenders Will Avoid Strike." 5/7/1904. p7:3.
- . "Hieber Brewery Changes Hands." 10/1/1905. pA7:1.

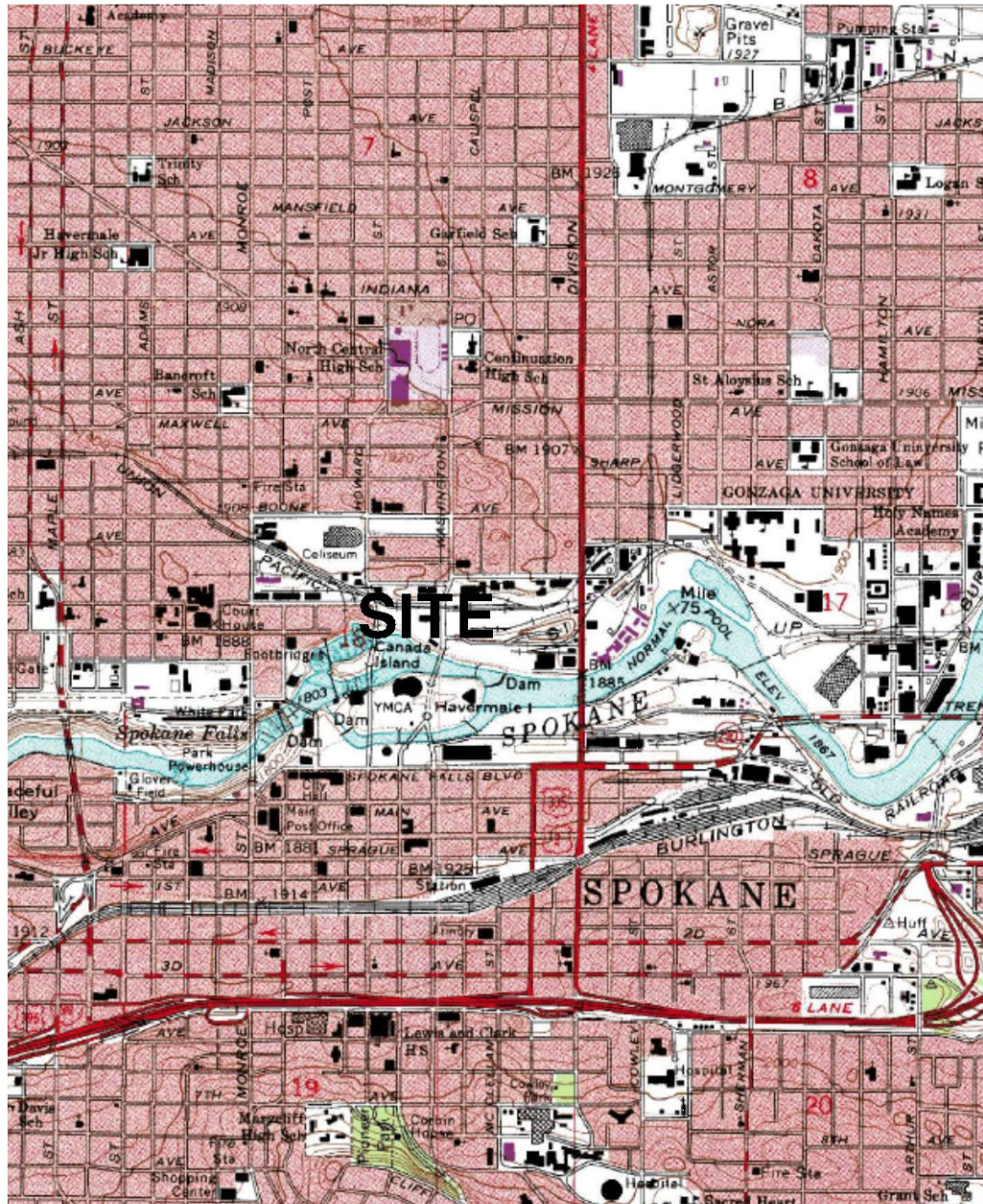
- . "Drunken Brewer Wounds Woman." 5/27/1907. p1:5.
- . "Pays \$35,000 for Lease." 9/29/1908. p8:4.
- . "Brewery Strike is Threatened." 4/30/1911. p1:7.
- . "Build New Bottling Works." 11/14/1912. p5:2.
- . "Northwest Land & Trust Co." (Ad) 3/24/1912. p5:7.
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- . "Local Beer War Breaks Out Again." 5/10/1913. p10:7.
- . "Brewery Installs Pipeline." 12/7/1913. p5:3.
- . "Spokane & Eastern Absorbs Northwest Loan & Trust Co". 1/25/1914. p2:1-2.
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## **MAPS, GRAPHICS AND PHOTOS**



USGS 7.5 Minute Quadrangle. Spokane NW, Wash. 1974. Photorevised 1986

## SPOKANE BREWING & MALTING SITE LOCATION

N  
1" = 2000'

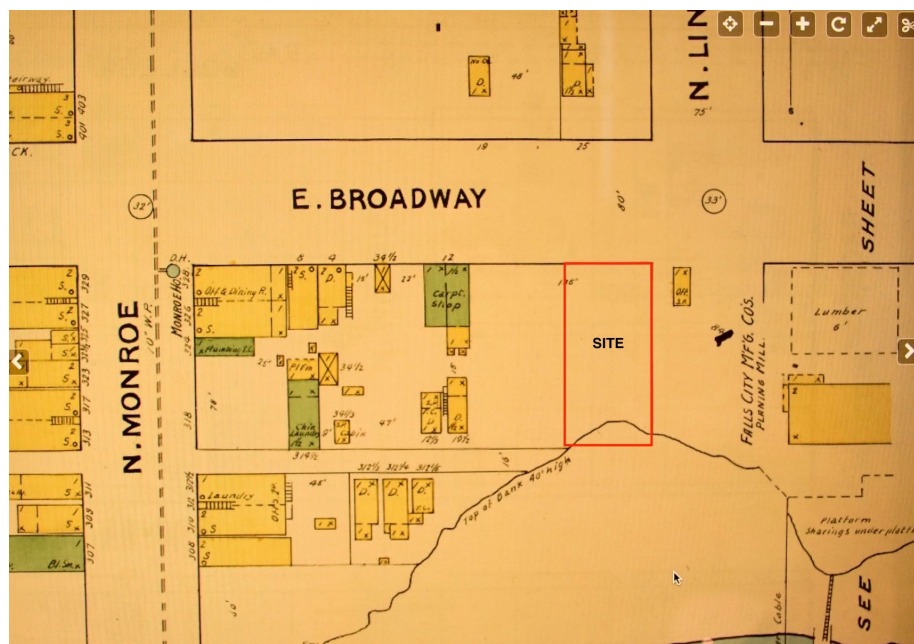




## SPOKANE BREWING & MALTING SITE AERIAL

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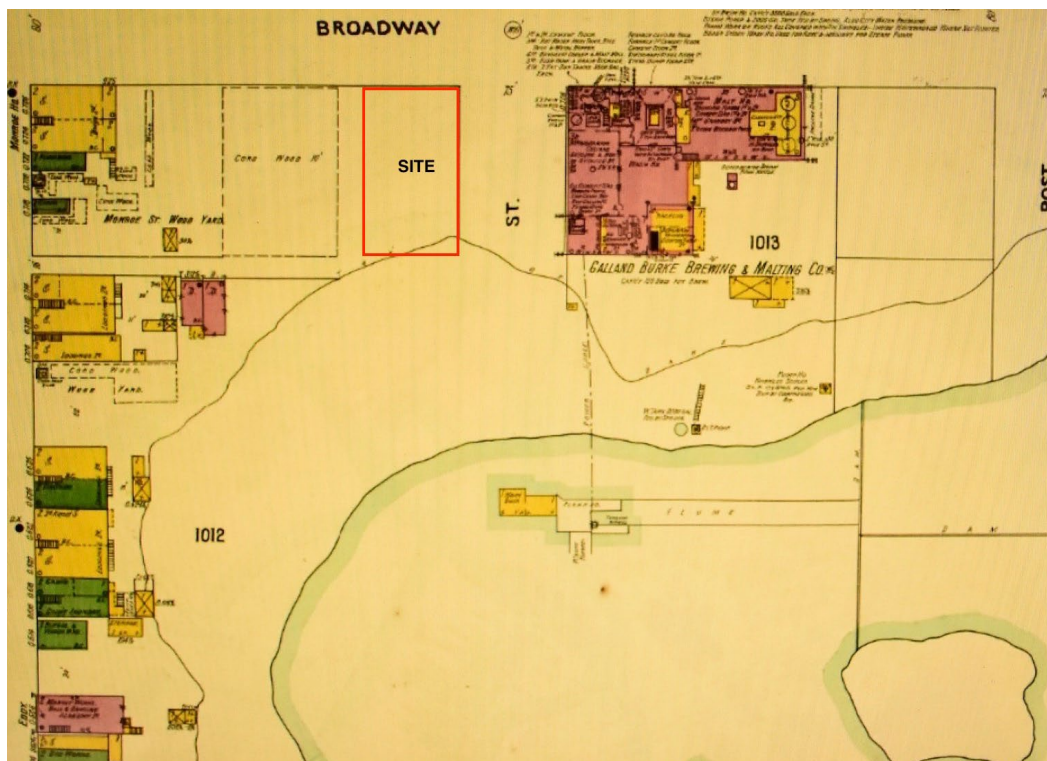




Sheet 45/69

**SPOKANE BREWING & MALTING**  
**1891 SANBORN**

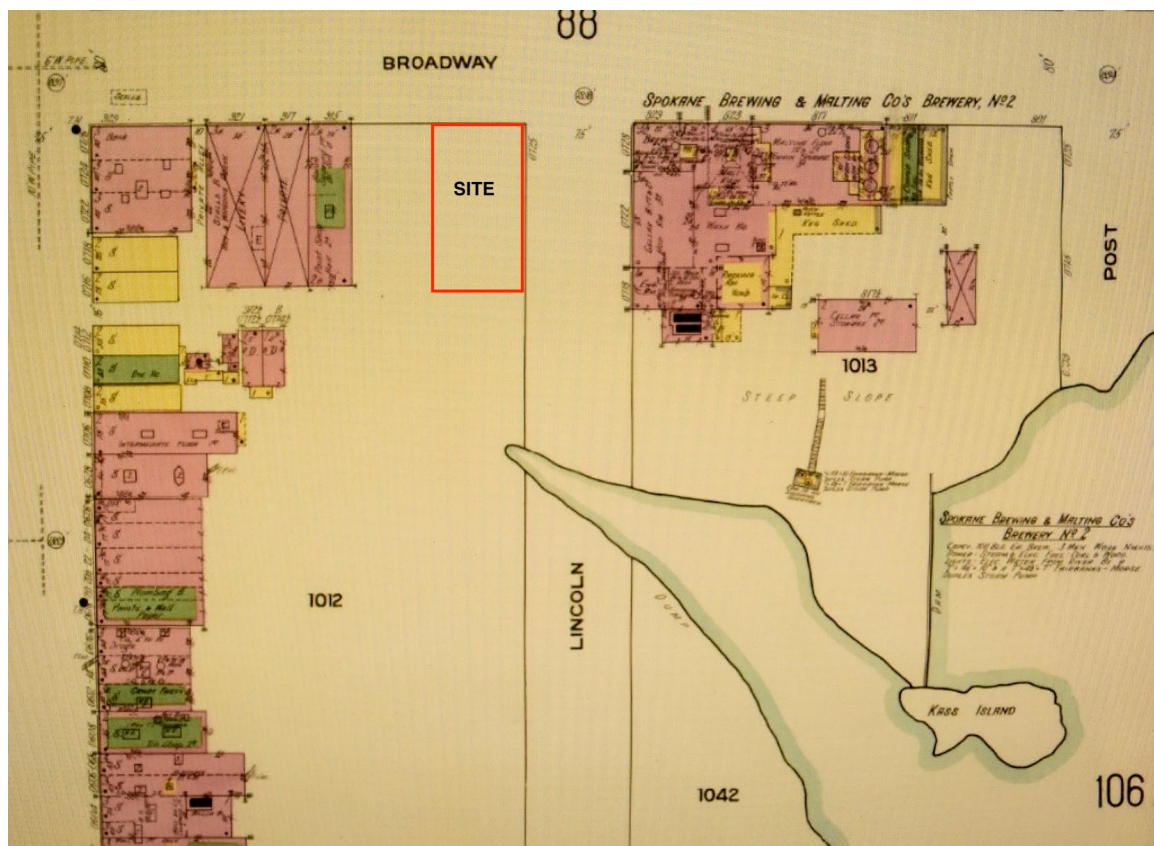
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**SPOKANE BREWING & MALTING**  
**1902 SANBORN**

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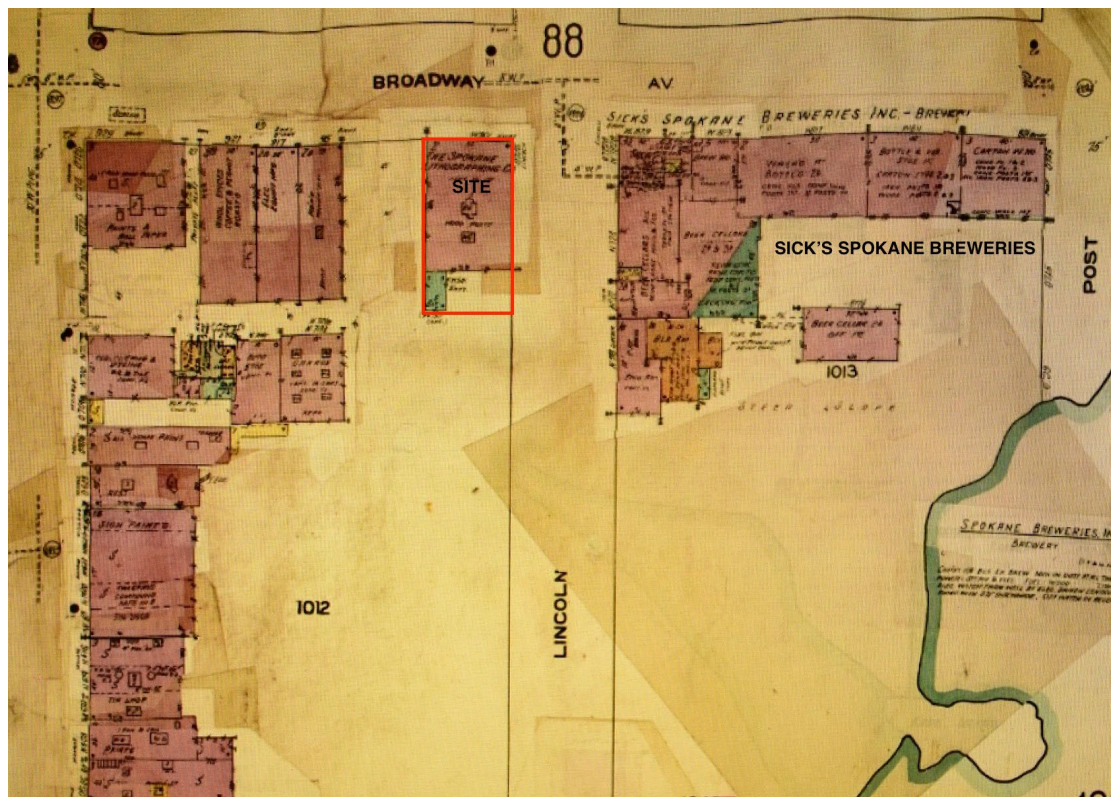


Sheet 105/113

**SPOKANE BREWING & MALTING**  
**1910 SANBORN**

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No scale





SHEET 106

**SPOKANE BREWING & MALTING**  
**1910-1940 SANBORN**

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ADDRESS/BLDG. NAME **W. 901 Broadway Avenue**  
**Spokane Lithographing Company**

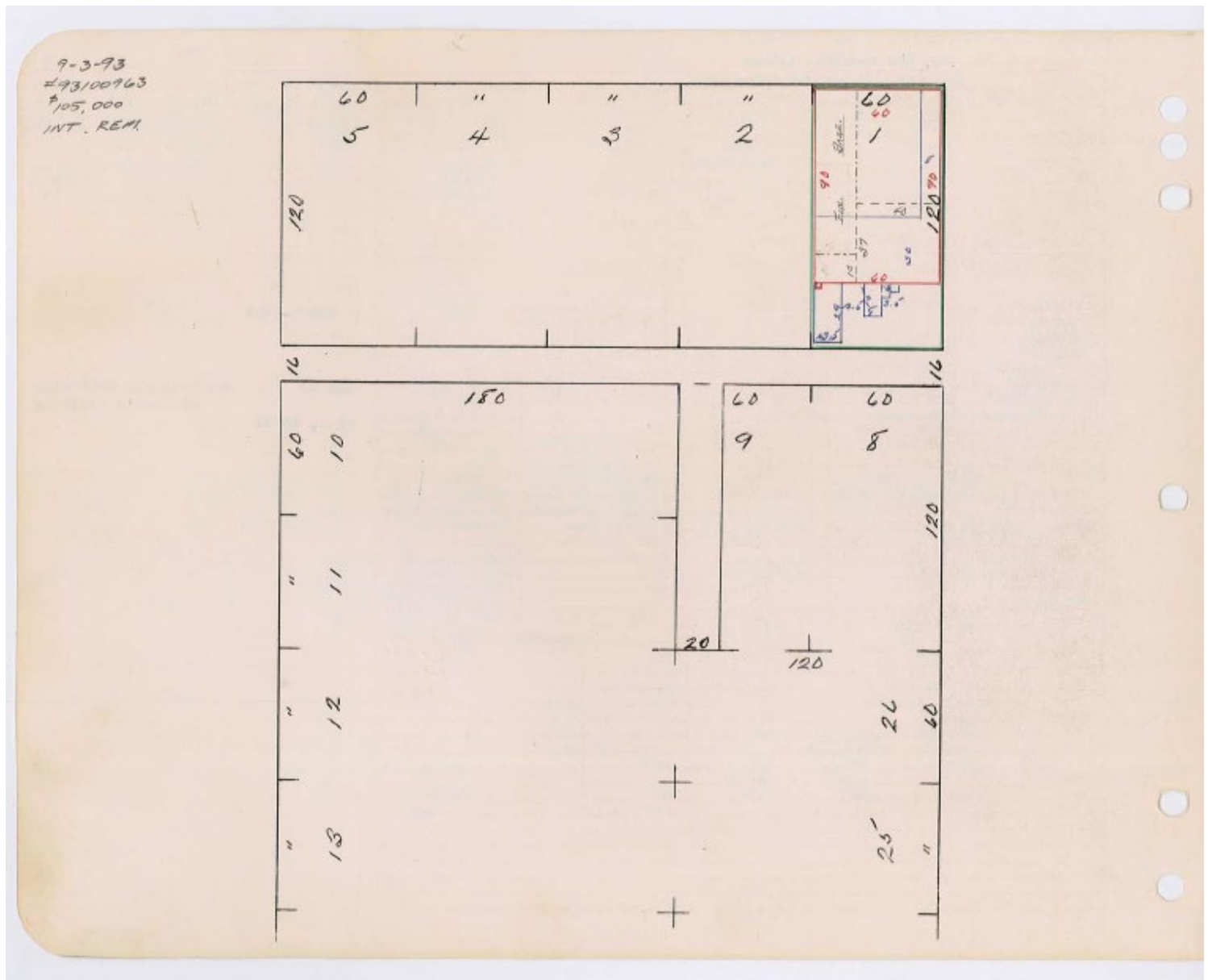
BUILDING #	TYPE-USE-QUALITY	EXT. WALLS	BASEMENT	EXTRA FEATURES
Apartment	Brick	Full	Marquees	Red Floor South
Office	Stone	Size	Canopy	20 Ft. 4' Eaves
Warehouse	Concrete	Finished	Balcony	East Stairway
Gas Station	Siding	Utility	Insulation	Roofing
Motel	Con. Blk.		Cold Storage	Basement
Garage		HEATING	Sound Proofing	Basement
Store	Cast Panel	Hot Air		Basement
No. Stories		Hot Water	INT. WALLS	Basement
No. Rooms	ROOF CONSTR.	Air Cond.		Basement
No. Apts.	Flat	Gas		Basement
ANNUAL GROSS INC.	Pitched	Electric	INT. PARTITIONING	Basement
DATE	Steel Truss	Oil Burner	Lin-Fest	Basement
2nd Floor	Wood Truss	Coal Stoker		Basement
"American West"		Steam	ELEVATOR	Basement
"Boat"		Central	Kind	Basement
1st Floor	ROOF COVERING	Basement	Steps	Basement
Basement	Asphalt Shingles	Basement		Basement
"North Northwest"	Corr.	Toilets	APPLIANCES	Basement
"Reduction"	Tar-Gravel	Tubs	RG & OV	Basement
1994 5th Floor	Basement	Basins	HF	Basement
	FLOOR STRUCTURE	Sinks	DW	Basement
	Reinf. Conc.	Showers	Washer	Basement
CONSTRUCTION	Conc. Slab	Laundry Trays	Dryer	Basement
Frame	Isolated Const.	H. W. Tanks	Basement	Basement
Steel Frame	2.5' x 15' - 14' 4"	Sprinkler System	Basement	Basement
Reinf. Conc.	FLOOR FINISH		Basement	Basement
Brick	Asphalt Tile		Basement	Basement
Con. Blk.	Fir		Basement	Basement
	Limestone		Basement	Basement
FOUNDATION	Cement		Basement	Basement
Con. Stone Blk	Handed		Basement	Basement
Basement	N/W		Basement	Basement

Yr. Built	% Fin.	Class	Sq. Ft. 1st	Sq. Ft. 2nd	Height	Per	S PBF	A. V.
1918, 1925			5400	5400	30	300		110,000 44,300
BLDG. DESC	BLDG. #	BLDG. #	BLDG. #	BLDG. #	BLDG. #	BLDG. #	BLDG. #	BLDG. #
Const.	1st Floor Office Type Row	Basement	Basement	Basement	Basement	Basement	Basement	Basement
Fndtn.	Good Quality Finish	Good Quality	Good Quality	Good Quality	Good Quality	Good Quality	Good Quality	Good Quality
Floors	Walls, N. Wall, H.W.	Walls	Walls	Walls	Walls	Walls	Walls	Walls
Ext. Walls Int.	Dwell	Dwell	Dwell	Dwell	Dwell	Dwell	Dwell	Dwell
Roof/Ceilings	2x8 Rafters	Unfinished	2x8 Rafters	Unfinished	2x8 Rafters	Unfinished	2x8 Rafters	Unfinished
Plumb. Fix.	4 Pipes	Southwest	4 Pipes	Southwest	4 Pipes	Southwest	4 Pipes	Southwest
Year Bilt./Life	1925	Studs	1925	1925	1925	1925	1925	1925
S PBF	44,307	20X 77	20X 77	20X 77	20X 77	20X 77	20X 77	20X 77
Sq. Ft.	5400	1450	1450	1450	1450	1450	1450	1450
Value	7200	1450	1450	1450	1450	1450	1450	1450
LAND	7200							

YEAR	LAND VALUE	BLDG. VALUE	APPRSR.	DATE
1918	45,200	5,700	FS	2-5-18
1925	60,000	10,000	RW	2-6-25
1931	60,000	110,000	RW	10-5-31
1934		119,300	DW	2-9-34
1934		120,000	36	
1934	58,000	416,600	CANA	Escrow
1939			66	Ditely
2005			66	1105

PARCEL NUMBER  
**16333-1432 35183, 1432**

LEGAL DESC:  
**Spo 81 Resurvey and Extension of Post's Addition**  
**Lt 1, Bk 12**











#1. Context along Broadway, looking west from Lincoln Street



#2. Context along Broadway, looking east from Monroe Street





#3. Front (north) facade, looking south



#4. Northeast corner - north and east facades, looking southwest





#5. East facade, looking west



#6. South (rear) facade, looking north





7. Southwest corner - south and west facades, looking northeast



#8. Central pediment detail, looking south





#9. Parapet terminating east facade, looking west



#10. Corner finial atop northwest corner, looking east



#11. Wall and parapet detail at southeast corner, looking west



#12. Wall and parapet detail at southeast corner, looking west



#13. Front Entry, original, looking south



#14. Detail of east facade brickwork, looking southwest





1. Entry to basement from west side.



2. Entry to basement from south side.



3. Basement - looking north at north wall - original daylight windows



4. Basement - mid-section showing freight elevator, looking north





5. Basement, looking south from north wall



6. First floor, looking north from south wall



7. First floor, looking west at southwest corner



8. First floor, main entry in northeast corner, looking north





9. Second floor, looking east at southeast corner and fireplace



10. Second floor, looking north from south wall (skylight and elevator shaft)





11. Second floor, looking south across room (freight elevator) from north wall