Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

Historic
Creamer's Dairy (AHRS Site FAIR-85)

AND/OR COMMON

Hinckley's Dairy

2 LOCATION

STREET & NUMBER
Between Farmer's Loop and College Road

CITY, TOWN
Fairbanks

STATE
Alaska

3 CLASSIFICATION

CATEGORY

BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

STATUS

OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED

YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

MUSEUM

COMMERCIAL

PARK

EDUCATIONAL

PRIVATE RESIDENCE

ENTERTAINMENT

RELIGIOUS

GOVERNMENT

SCIENTIFIC

INDUSTRIAL

MILITARY

TRANSPORTATION

OTHER:

4 OWNER OF PROPERTY

NAME

Multiple Ownership Polaris Investment Company

STREET & NUMBER

427 First Avenue (Wallace F. Burnett, Thomas J. Miklautsch & Cliff Burglin)

CITY, TOWN
Fairbanks

STATE
Alaska

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.

Fairbanks Recording District

STREET & NUMBER

602 Barnette

CITY, TOWN
Fairbanks

STATE
Alaska

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Alaska Heritage Resource Survey (AHRS)

DATE

May 20, 1975

DEPOSITORY FOR SURVEY RECORDS

Alaska Division of Parks

CITY, TOWN
323 East 4th Avenue

STATE
Anchorage, Alaska

Senators: Ted Stevens/ Mike Gravel; Congressman: Don Young
<table>
<thead>
<tr>
<th>CONDITION</th>
<th>CHECK ONE</th>
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<tr>
<td><em>EXCELLENT</em></td>
<td><em>UNALTERED</em></td>
<td>XORIGINAL SITE</td>
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<td><em>GOOD</em></td>
<td><em>ALTERED</em></td>
<td><em>MOVED</em> DATE</td>
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<td><em>FAIR</em></td>
<td><em>RUINS</em></td>
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<td><em>UNEXPOSED</em></td>
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**DESCRIPTON**

Upon arriving in Fairbanks in 1904 Charles Hinckly built a log barn from trees felled locally, and opened his dairy business. Whether this first barn, built to house his cows, was on the site of the present Creamer "home site" or on a site near the present center of Fairbanks, at 55-4th Avenue, is not yet ascertained. It does appear that by the end of his first summer in Fairbanks Hinckly had moved his operations to the present property, away from the centre of the boom town area. Hinckly recorded his Patent to the first 327.42 acres on February 10, 1917, though the actual transaction probably transpired on an earlier date.

In 1938, eleven years after Charles A. Creamer succeeded to his brother-in-law's interests, Creamer built a modern dairy barn of Gothic proportions, measuring 36 by 110 feet. This imposing structure still stands, and is the dominating visual feature of the group of farm buildings, imposing its pleasant bulk upon the scene which the barn identifies unmistakably as a dairy. The barn was designed for use of electric milking machines, and fitted with conveniences such as central heat and humidity controls. Foreign visitors here during World War II were startled by the immaculate black and white buildings -- complete to Iowa-type lighting rods -- when they expected to find only Eskimos and glaciers in the Alaskan interior.

The Creamer Dairy buildings that remain were constructed at various times, beginning early in the Twentieth Century, and the later-constructed buildings probably were built over earlier structures. The surviving structures include the original two-story frame house, a bunkhouse and a business office, with garage attached, the remains of the old boiler house that heated the buildings from a wood stove, and the large gambrel-roofed barn. These buildings are typical of those built and used over the past three-quarters of a century. On the following page is a sketch map of the present structures.
SIGNIFICANCE

PERIOD
- PREHISTORIC
- 1400-1499
- 1500-1599
- 1600-1699
- 1700-1799
- 1800-1899
- 1900-

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW
- ARCHEOLOGY-PREHISTORIC
- ARCHEOLOGY-HISTORIC
- AGRICULTURE
- ARCHITECTURE
- ART
- COMMERCIAL
- COMMUNICATIONS
- COMMUNITY PLANNING
- CONSERVATION
- ECONOMICS
- EDUCATION
- ENGINEERING
- EXPLORATION/SETTLEMENT
- INDUSTRY
- INVENTION
- LANDSCAPE ARCHITECTURE
- LAW
- LITERATURE
- MILITARY
- MUSIC
- PHILOSOPHY
- POLITICS/GOVERNMENT
- RELIGION
- SCIENCE
- SCULPTURE
- SOCIAL/HUMANITARIAN
- THEATER
- TRANSPORTATION
- OTHER (SPECIFY)

SPECIFIC DATES 1904-1965

STATEMENT OF SIGNIFICANCE

This is the only group of pioneer dairy farm buildings surviving in the interior of Alaska. This was the first horizontally organized dairy farm established in the interior of Alaska, and was operated by members of one family from about 1903 until operations ceased in 1965.

The dairy was established by Charles T (or F) Hinckley, a native of Rockford, Illinois, where he was born in 1872. Hinckley had brought ten cows to Nome in 1900. Planning to capitalize on the human needs of those caught up in the gold fever, he set up a dairy in that Gold Rush boom town. In the spring of 1903 he gave up this enterprise in Nome and transported his family and three best cows 1280 miles to Fairbanks on board the first Yukon River steamer of the season, selling milk en route to pay for the trip. The first location of his dairy in Fairbanks was in the camp itself, with transfer to the present location soon afterwards. He soon encountered and hired Charles A. Creamer, a 14-years old member of a pioneer family that also had recently arrived in Fairbanks. Creamer later would marry into Hinckley's family and succeed him as owner-operator of the dairy farm.

Fairbanks was a Gold Rush boom town. Thousands of miners overran the forest-covered hills and sluiced the valleys for the precious yellow metal, as they had done during the preceding seasons at Dawson and at Nome. Fairbanks quickly became a wide-open town. Dance halls, saloons, gambling emporiums, and expensive restaurants, vied with each other to part the miners from their gold nuggets. Hinckley's dairy business thrived and expanded. Fairbanks was, however, a Gold Rush camp with a difference. While many of the goldmining camps of the period were little more than temporary way stations of life for the squadrons of gold seekers, Fairbanks from its start was more of a family and home town than were the other gold-precipitated communities of the Northland. Some of the men who had pioneered the Forty Mile, Circle, Dawson, and Nome, came to Fairbanks, took steady jobs, and settled down, giving the town a tone of comparative moral sobriety. This early developed into a permanent community and its inhabitants early developed the amenities of community life, while other gold camps were primarily transitory in their existence and organization.

During the initial boom milk sold in Fairbanks for one dollar a quart, though rumor in Seattle had the price at five dollars. Even at this price, dairying was untried and speculative in interior of Alaska. All hay, grain and mill feed was imported
**MAJOR BIBLIOGRAPHICAL REFERENCES**


**GEOGRAPHICAL DATA**

**ACREAGE OF NOMINATED PROPERTY** Twelve Acres

**VERBAL BOUNDARY DESCRIPTION**

Commencing at the South section Corner common to Section Thirty-three (33) and Thirty-four (34), Township One (1) North, Range One (1) West, on the Fairbanks Base Line; thence South 89°55' East along the Fairbanks Base Line, a distance of 670.00 feet to the Southwest Corner of the Tract herein described and point of beginning; thence South 89°55' East along the Fairbanks Base Line, a distance of 730.00 feet to the Southeast Corner of the Tract.

**LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES**

<table>
<thead>
<tr>
<th>STATE</th>
<th>CODE</th>
<th>COUNTY</th>
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**FORM PREPARED BY**

**NAME/TITLE** Alfred Mongin
Architectural Historian

**ORGANIZATION** Alaska Division of Parks

**DATE** October 22, 1975

**STREET & NUMBER** 343 East Fourth Avenue

**TELEPHONE** (907) 274-4676

**CITY OR TOWN** Anchorage

**STATE** Alaska 99501

**STATE HISTORIC PRESERVATION OFFICER CERTIFICATION**

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

**STATE HISTORIC PRESERVATION OFFICER SIGNATURE**

**TITLE** SHPO

**DATE** 1/28/77

**FOR NPS USE ONLY**

**I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER**

**DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION**

**DATE** 7/18/77

**ATTEST:**

**KEEPER OF THE NATIONAL REGISTER**

**DATE** 6/1/77
Present Owners of the Property are:

Clifford C. Burglin
Wallace F. Burnett
Thomas J. Miklautsch
Trading as:
   Polaris Investment Company
   427 First Avenue
   Fairbanks, Alaska 99701
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 7 PAGE two
from Seattle, transported 2500 miles on the Pacific Ocean and the Bering Sea to
the head of river navigation at St. Michael, then by sternwheeler steamers
another 1150 miles to Fairbanks on the banks of the Chena River. Consequently,
hay sold for $120 per ton, oats, $140, and mill feed for $120. In addition to
the cost of feed, farm help was another pressing problem in operating a dairy.
Men out of work hired on as milkers, stablemen and deliverymen, only to desert
their jobs at each new rumor of a gold strike. One of the first employees hired
by Hinckley was fifteen years old Charles A. Creamer.

Young Creamer had arrived in Juneau with his mother and two sisters in 1897. They
had followed his father and uncle, who had preceded them and were making their
stake from the Gold Rush by working as freighters and teamsters along the
Chilkoot Trail. The family came from Redding, California, where Charles had
been born in 1889. This family was representative of the westward moving
"manifest destiny" frontier American. In the Eighteenth Century the family
ancestors had been in the Connecticut Militia in the Revolutionary War,
moved to War Bonus lands in Ohio after the War, moved on several generations
later to Colorado and California, and made the last big migration to Alaska
in 1897.

Charlie Creamer's uncle was killed in a shipboard explosion during the Yukon
Gold Rush. His father moved his family successively to Skagway, Dyea, Dawson, and,
in 1904, to Fairbanks, where Charlie went to work, on a sometime basis, for
Hinckley. The family lived that first winter in a tent, and the Creamer children
attended a school in a structure where the Northward Building is now. Charlie
attended school irregularly. He took advantage of every opportunity to work
on the trail with his father, freightering to Dyea, shipping to Tacoma, bringing
cattle in from the states over the White Pass Railway, and barging them down the
Yukon. He stated that he spent much time as chambermaid for cattle and horses,
cleaning up barns and putting in fresh sawdust. He worked occasionally for
Hinckley, and continuously with cattle and horses.

After service in World War I, Charlie traveled around the mid-west, still in
uniform, and then back to central Alaska. Hinckley's sister-in-law, Rosanna
Goldman, operated a grocery store in Fairbanks. She and Creamer were married
in Tacoma, Washington, in 1920. Her parents lived in Tacoma, and she disposed
of her Fairbanks store, and the couple operated a chicken farm near Tacoma
from 1920 to 1927. Feeling the beginnings of the depression in 1927, they
took a large shipment of chickens and eggs to Fairbanks, where they relocated.
They sold their cargo for from ten to sixty times the price available in Tacoma.
Creamer went to work for his brother-in-law, who wished to retire from the
dairy farm. Creamer purchased the farm assets for $6,000, which he borrowed from
a Fairbanks merchant, Billy McGrath.
About 1908 Creamer began helping Hinckley clear his fields for grain cultivation. He noticed and commented upon the spring bird migrations, and observed their return each spring as the clearing and cultivation continued. Following acquisition of the farm in 1927 he increased the attractiveness of the area to the migrating birds. He cleaned the barn daily and saved the sweepings -- primarily oats and barley -- to lay out in spring to attract the migrating birds. He never ceased to wonder that these tiny creatures would find their way back to his land each spring at the same time, coming from places half way round the globe.

In 1938 he built his big new modern barn, installing the latest in dairying equipment, and continued until 1965 to provide fresh dairy products, including ice cream, to central Alaska. Mrs. Creamer died in October 1965, when Mr. Creamer was 76 years of age. A few months after her death, he sold off his herd of 101 cows for the meat and closed down the dairying operation. He had outlasted all his competition by working at his craft, together with his wife, seven days a week without a vacation for 38 years. He had made maximum utilization of all the products and by-products of the farm. But the loss of his wife and partner, coupled with advancing age, drew the curtain on this unique enterprise and upon the dairy farming of this unique family. First Hinckley, and then the Creamers, for sixty-one years in Fairbanks, worked productively in a small family enterprise now overtaken by changing times.

In 1969 the State of Alaska purchased all the Creamer land that had been the spring visiting grounds for the birds. In 1949 Mr. and Mrs. Creamer had given their only child, George Donald, an undivided 1/3 interest in their properties. After selling the state the conservation acreage, the Creamers -- father and son -- sold the balance of the property, including the dairy buildings, to a group of Fairbanks businessmen, who are named in Item #4.

Mr. Creamer was a Member of Pioneers of Alaska, Fairbanks Igloo #4. He spent the balance of his life in the Fairbanks Pioneer Home, where he died in December 1975.

The major Creamer Dairy buildings still stand. They represent pioneering Tanana Valley agriculture and the "fairy godfather" to the migrating birds that still pause here each Spring in their flight North. This farm preserves physical evidence of the pastoral quality of life here during the recent but much different formative period of the Fairbanks community, of the Tanana Valley, and of central Alaska.


Interview, Charles A. Creamer, Recorded on Tape, 1967, University of Alaska Archives, College, Alaska, Abstracted by Nancy Murphy.

Interview, William Stroker by Alfred Mongin, October 23, 1975.


Pioneers of Alaska, Igloo #4, Microfilm of Manuscript Records, University of Alaska Archives, College, Alaska.


herein described; thence due North a distance of 716.05 feet to the North­
east Corner of the Tract herein described; thence North $89^\circ 55'$ West along
a line parallel to the Fairbanks Base Line, a distance of 730.00 feet to
the Northwest Corner of the tract herein described; thence due South,
a distance of 716.05 feet to the point of beginning.
CREAMER'S DAIRY (AHRS SITE FAIR-85)

and

Ms. Nancy Murphy
Alaska Department of Fish and Game
1300 College Ave
Fairbanks, Alaska 99701 telephone: 452-1531