

Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places

Waikiki Farm Manager's Residence – 12720 N. Vistawood Court

FINDINGS OF FACT

- 1. Spokane County Code 1.48.110: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."**
 - Originally built in 1885 and remodeled into its current form in 1905; the Waikiki Farm Manager's Residence meets the age criteria for listing on the Spokane Register of Historic Places.

- 2. Spokane County Code 1.48.110: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**
 - The Waikiki Farm Manager's Residence meets Spokane City/County Register of Historic Places **Category A**, for its association with the theme of Agriculture, specifically the agricultural research and education efforts that occurred there.
 - In the 1890s, the future Waikiki property was regarded as one of the best hay ranches in Washington State
 - Jay P. Graves purchased the property in 1901 and from 1906 to 1909 he established Waikiki as a model farm and profitable dairy, producing "absolutely pure" milk and cream for businesses such as The Palm confectionary in Spokane and for the general public. By 1914 Waikiki owned 185 registered Jersey cattle, many of which were champion producers of milk and butterfat, and by 1920 the herd was reported to be the largest thoroughbred Jersey herd in the Pacific Coast region.
 - The Waikiki Farm Manager's Residence meets Spokane City/County Register of Historic Places **Category B**, for its association with Jay P. Graves and his philanthropic spirit, particularly his early twentieth century operation of Waikiki Farm and distribution of numerous valuable purebred animals, at no charge, to farmers in lower income portions of the region and to agricultural institutions.
 - Graves never lost sight of Waikiki's value as a model farm, and provided frequent tours of the property for farmers, dairymen, and school children, demonstrating modern farming and dairying practices. Graves distributed blooded breeding stock free of charge to university agricultural departments and farmers, and even shipped two prize-winning bulls to an agricultural school in India.
 - The Waikiki Farm Manager's Residence meets Spokane City/County Register of Historic Places **Category C**, as a property that embodies the distinctive characteristics of a type and period of construction. It is a good example of a largely intact early twentieth century example of the Tudor Revival architectural style, as interpreted for this remodel by the prominent architectural firm of Cutter & Malmgren.
 - The one-and-one-half-story house has features that are typical of the type, including utilizing false half timbering, moderately steep gables, a large corbeled chimney, exposed shaped rafter ends, hand-crafted chevron design doors, a native stone fireplace, notched trim boards, bands of six-over-one wood sash windows, and shingle cladding and roofing for a picturesque Old English effect.
 - The house's significant remodel in 1905 was designed by the renowned architectural firm of Cutter & Malmgren.
 - The property's period of significance is identified as 1905-2020, starting when the house was remodeled by Cutter and Malmgren and ending when it was sold by the Rahm family in 2020. The Rahm family period is included because the family was integral to preservation of the house.

3. **Spokane County Code 1.48.110: “The property must also possess integrity of location, design, materials, workmanship, and association.”** *From NPS Bulletin 15: “Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity.”*

- The Waikiki Farm Manager’s Residence is remarkably well-preserved and is architecturally significant as a good example of a Tudor Revival farmhouse.

4. **Once listed, this property will be eligible to apply for incentives, including:**

Special Valuation (property tax abatement), Spokane Register historical marker, and special code considerations.

STAFF RECOMMENDATION

The **Waikiki Farm Manager’s Residence** is eligible for listing on the Spokane Register under **Category A – Broad patterns of Spokane history, Category B – Association with a significant individual in Spokane history, and Category C – Architectural significance**

Preservation Officer Review: Megan Duvall
Nominations Committee: Nunemaker, Paulson
Landmarks Commission Review: Pending

Report: 7/13/21
Site Visit: 7/8/21
Hearing: 7/21/21