

# 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: Waikiki Farm Manager's Residence; Frederick C. and Viola Z. Rahn House and Garage

Alternate Historic Names: Jay P. Graves Estate Ranch House; Waikiki Ranch Farmhouse; Waikiki Farm Farmhouse; Waikiki Farm Ranch House; Waikiki Dairy Farmhouse; Waikiki Farm Cook House

Common Name: Waikiki Dairy Caretaker's House

## 2. Location

Street & Number: 12720 N. Vistawood Ct.

City, State, Zip Code: Spokane, WA 99218

Parcel Number: 36066.9045

## 3. Classification

### Category

☒ building

☐ site

☐ structure

☐ object

### Ownership

☐ public ☐ both

☒ private

### Public Acquisition

☐ in process

☐ being considered

### Status

☒ occupied

☐ work in progress

### Accessible

☐ yes, restricted

☐ yes, unrestricted

☒ no

### Present Use

☐ agricultural ☐ museum

☐ commercial ☐ park

☐ educational ☒ residential

☐ entertainment ☐ religious

☐ government ☐ scientific

☐ industrial ☐ transportation

☐ military ☐ other

## 4. Owner of Property

Name: Shirlee J. Hachman Survivor's Trust

Street & Number: 12720 N. Vistawood Ct.

City, State, Zip Code: Spokane, WA 99218

Telephone Number/E-mail: 509-467-3218, shirlee4joy@comcast.net

## 5. Location of Legal Description

Courthouse, Registry of Deeds: Spokane County Courthouse

Street Number: 1116 West Broadway Ave.

City, State, Zip Code: Spokane, WA 99260

County: Spokane

## 6. Representation in Existing Surveys

Title: Historic Property Inventory: Waikiki Caretaker House, Property ID 422814; this form, completed as part of the 2011 Assessors Data Project, contains minimal information derived from modern County Assessor records; no site visit was conducted.

Date: 2011 ☐ Federal ☒ State ☐ County ☐ Local

Depository for Survey Record: Washington Information System for Architectural and Archaeological Records Data (WISAARD database)

## 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 or 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: 0.3 acres

Verbal Boundary Description: Boundary encompasses the historic Waikiki Farm Manager's Residence/Rahn House and Garage on County Tax Parcel 36066.9045 (Figure 1)

Verbal Boundary Justification: Boundary encompasses the historic Waikiki Farm Manager's Residence/Rahn House and Garage on County Tax Parcel 36066.9045

## 11. Form Prepared By

Name and Title: Ann Sharley, Senior Architectural Historian

Organization: Architectural History & Archaeology! LLC (AHA!)

Street, City, State, Zip Code: 109 S. Holiday Rd., Spokane Valley, WA 99016

Telephone Number: 509-998-5074

E-mail Address: ann@AHAexclamation.com

Date Final Nomination Heard: July 21, 2021

**12. Additional Documentation**

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

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

\_\_\_\_\_  
Shirlee Hachman-Chatterton, for Shirlee J. Hachman Survivor's Trust

**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.**

\_\_\_\_\_  
**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:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

### **SUMMARY STATEMENT – DESCRIPTION OF PROPERTY**

The Waikiki Farm Manager's Residence/Rahn House and Garage property consists of a large 1.5-story irregularly rectangular Tudor Revival style home and an associated 1.5-story detached garage, also with Tudor Revival ornament, situated at the base of a steep forested slope along the southern margin of the Little Spokane River valley. Although the residence was built in stages – a ca. 1885 gable front and wing farmhouse with ca. 1885-1900, ca. 1905, and ca. 1910-1925 additions – the house achieved its present appearance ca. 1905 when the renowned architectural firm of Cutter & Malmgren extensively remodeled the building for mining and railroad magnate Jay P. Graves as part of his Waikiki model farm. During this upgrade a high gabled addition with a moderately steep Tudor Revival roof and a large corbeled chimney was built onto the west side of the residence, the entire building was modernized with decorative Tudor Revival false half timbering, and open eaves with decoratively shaped rafter ends, hand-crafted chevron design wooden doors, a large arched stone fireplace, and other Arts and Crafts elements were added. In 1964, after the residence had been vacant for nearly 15 years, Frederick C. Rahn, a superb craftsman with an innate appreciation for historic preservation, moved into the house with his family and immediately began to address the property's deferred maintenance needs. Ca. 1965 Mr. Rahn designed and built the present detached garage just east of the residence and around 1967 added the property's brick walls, picket fences, and covered walkway, all meticulously imitating the construction and ornament used by Cutter & Malmgren in their designs for the residence and associated Waikiki mansion complex (Bozarth Retreat Center).

### **DESCRIPTION OF PROPERTY**

This property consists of a large historical Tudor Revival style home, the Waikiki Farm Manager's Residence/Rahn House, and an associated detached garage also with Tudor Revival ornament, the Rahn Garage, situated at the base of a steep forested slope along the southern margin of the Little Spokane River valley, one mile southwest of Dartford (Figures 1 to 50). A narrow paved road, the original access route, follows the side hill from the terrace above to the two buildings, passing directly below the Waikiki mansion, today's Bozarth Retreat Center. The residence faces north toward the Little Spokane River although a mid-century home now partially blocks the view. The Waikiki Farm Manager's Residence/Rahn House and Garage and the mid-century home sit on small privately owned parcels, surrounded by undeveloped State of Washington lands. Other Waikiki Farm buildings – the barns, dairy plant, employee housing, and other facilities, which once clustered east of the historical home on what is now the State of Washington parcel – have been removed leaving only foundations. The large springs that first attracted people to the area continue to flow from the valley slopes and one drains as a rushing perennial stream through the yard of the historic residence, east of the garage. Very large black cottonwood trees, four to five feet in diameter, border the front yard of the residence and continue along the lower access road, while brick walls and other trees and bushes accent the landscaping.



The original portion of the Waikiki Farm Manager's Residence/Rahn House – a simple 1.5-story gable front and wing cottage – was probably built ca. 1885 for Adolph Selheim, the only pre-Graves property owner to reside on the land for an extended period. The low eastern extension to this home, present by 1901 when Graves purchased the property, is probably an early addition built by either Selheim or subsequent owner William Hall. The house was extensively remodeled ca. 1905, the design created by the renowned architectural firm of Cutter & Malmgren. During this remodel a high gabled addition was built onto the west side of the residence and the entire building was modernized with decorative Tudor Revival false half timbering. Ca. 1910-1925, during the heyday of the Waikiki Farm, a one-story hip-roofed wing was added to the east side of the residence as an employee dining room. During this same period the rear of the gable front and wing's front-gabled section was extended to the south, adding a room on the second level. The residence still uses the original water source, gravity fed from a nearby spring.

In 1964 Frederick C. Rahn, a superb craftsman with an inherent appreciation for historic preservation, moved into the house, which had been vacant for nearly 15 years, and immediately began to address the property's severe deferred maintenance issues. Ca. 1965 Mr. Rahn designed and built the detached garage just east of the residence – the Rahn Garage – and around 1967 added the property's brick walls, picket fences, and covered walkway, meticulously imitating the construction and ornament used by Cutter & Malmgren in their designs for the house and nearby Waikiki mansion complex (Bozarth Retreat Center). During subsequent years Mr. Rahn completed many upgrades to the residence, generally on the interior or less visible sides of the building, always attempting to retain the home's historic character.

Although the residence and detached garage are oriented generally northeast and southwest (240 degrees true) based on topography and viewshed rather than on the cardinal directions, for the purpose of simplicity the sides of the buildings in this document will be referred to as north, south, east, and west.

**Residence:** This large 1.5-story wood frame house, 85 feet long and 25 to 35 feet wide, was built in a number of phases from ca. 1885 to ca. 1925, resulting in the building's present irregularly rectangular plan and variety of roof types (Figures 7 to 40). Of the various construction episodes, the extensive ca. 1905 remodel, which gave the residence its present Tudor Revival architectural style and prominent west addition, had the greatest impact on the building's appearance (Figures 51 to 55). Today all portions of the building are clad and roofed with wood shingles, the cladding painted brown and the roofing left a natural color. Although the shingles are of various widths, providing texture, lengths are the same, resulting in even courses. Plain board trim painted a cream color surrounds all windows and doors and is used throughout the building, sometimes accompanied by simple wood moldings.

The ca. 1885 gable front and wing section rests on a foundation of rough hand-mixed poured concrete while mortared rough-cut irregularly coursed local granitic stones – probably remnants of an original pre-basement foundation – support the front bay

window and visible portions of the front porch. The roof over this section is moderately pitched with moderately overhanging open eaves, exposed rafter ends with rounded lower corners, false purlins in the gables, and plain bargeboards with decoratively hooked lower corners.

An original canted bay window, with a hipped roof, boxed eaves, and modern replacement vinyl "panes," is centered on the lower story of the gable front's main (north) facade with a single six-over-one wood sash double-hung window centered above it in the gable. Simple horizontal and vertical board false half-timbering ornaments the upper story – cream-colored boards with brown shingle infill – including an almost imperceptibly peaked horizontal board topped with a projecting molding above the window. On the rear of this section, which at some point was extended to the rear to add an upper story room, a modern canted bay window has been added on the ground floor and supports for a small modern deck that was never completed protrude from the wall above it (Rahn siblings, personal communication 2020). A one-over-one wood sash double-hung window is centered in the gable, ornamented with an almost imperceptibly peaked horizontal board topped with a projecting lath, extending across the gable face above the window.

The cross-gabled wing extends to the west from the gable front section, and an unbroken extension of the front roof slope, also featuring exposed rafter ends with rounded lower corners, shelters a large front porch. Square board columns support the front edge of the roof, two at the east corner and one at the west corner. The front door, an original wood panel feature with narrow angled boards in the lower panels forming a chevron design and an ornate original brass peephole, opens into the building at the left (east) side of the porch with a pair of six-over-one wood sash double-hung windows slightly off center to the west. An exceptionally large pedestrian door of the same panel and chevron design is situated on the right (west) side wall of the porch, opening into the front-gabled west addition. The porch deck is built of narrow tongue and groove boards and full-width concrete steps provide access.

A large shed-roofed dormer with a band of three windows across its face – an inset six-over-one wood sash double-hung unit flanked by four-light wood sash casements – is centered on the roof above the porch. The dormer's eaves are widely overhanging with exposed rounded-corner rafter ends and false purlins. A small square red brick chimney with a corbeled top protrudes from the roof at the juncture of the gable front and adjoining wing, while a large rectangular red brick chimney with a corbeled top and two lower projecting courses rises from the crest of the roof at the eastern edge of the wing; both are running bond masonry. On the rear of this section two six-over-one wood sash double-hung windows are nearly centered on the first level and a pair of single-light casements are nearly centered on the second level. Decorative board trim extends across the building face below the first floor windows and a large modern skylight has been added on the roof above the casements.

The gable front and wing section's ca. 1885-1900 one-story hip-roofed east addition also rests on a rough hand-mixed poured concrete foundation. The moderately pitched roof features moderately overhanging boxed eaves with board soffits and board and molding fascia. This section of the building has been extensively altered: a shallow full-width front porch has been removed, the pair of casement windows on the main (north) façade, while probably original, have been fitted with modern wood muntins, the second floor stairs have been reconfigured and the roof raised to accommodate the change, a chimney and exterior basement stairs have been removed, and new interior basement stairs added. The only historical features that remain intact are an original wood panel and glass back (south) door, now sheltered by a later shed-roofed canopy, and a coal chute just above ground level at the east side's north end. The three six-light wood sash casement windows just east of the back door, while original windows, have been moved to this location.

The ca. 1905 front-gabled west addition rests on a foundation of mortared rough-cut irregularly coursed local granitic stones. The roof, a steeply moderate pitch, features widely overhanging open eaves, exposed rafter ends with rounded lower corners, false purlins in the gables, and plain bargeboards with decoratively hooked lower corners. A band of three six-over-one wood sash double-hung windows is centered on the lower story of the main (north) façade and an identical window band is centered above it in the gable. Ornamental false half-timbering extends from the top of the first floor windows to the peak of the gable – horizontal, vertical, and diagonal cream-colored board designs with brown shingle infill from the top of the first floor windows to the top of the second floor windows, and an elaborate brown curvilinear board design with smooth cream-colored stucco infill in the upper gable face. The design includes an almost imperceptibly peaked horizontal board topped with a projecting molding above the upper window band. The design of the main façade is repeated on the west addition's rear face, although a single narrow one-over-one wood sash double-hung window at the eastern edge of the first level replaces the lower window band. A shallow cross-gabled extension, centered on the west side of the building, also closely follows the main façade's design, while the false half-timbering extends across the upper walls of the building face at both sides of the extension.

The ca. 1910-1925 one-story east wing rests on a poured concrete foundation. The moderately pitched hipped roof features moderately overhanging boxed eaves with board soffits and board and molding fascia. This section of the building has been extensively altered: A new doorway was cut and a modern door installed at the east end of the main (north) façade and a band of three tall modern windows was added near the center of the wall; an original door centered on the east end was replaced with a modern bay window; and a modern window pair and a modern door flanked by large modern sidelights have been added on the section's rear (south) face. Three modern skylights have been added to the roof above the south door.

The degree of this building's exterior modification is generally reflected in the interior, with the western half of the building's ground floor highly intact and the eastern half

highly altered. The basement and upper floor remain quite intact. Room names in the following section are derived from the original Cutter & Malmgren architectural plans, while names in parentheses are those used by the Rahn family. Information about repairs and upgrades completed by Mr. Rahn are based on personal communication with the Rahn siblings in 2020. The descriptions proceed from west to east.

**Living Room (Rahn Big Living Room):** Two oversized wooden pedestrian doors with original brass hardware – both crafted in the previously noted panel and chevron design shown in the architectural drawings – lead into the spacious Living Room, one from the front porch and one from the adjacent Sitting Room (Rahn Dining Room). The handsome native stone fireplace – also shown in the original drawings – with its semicircular arched opening, original mantelpiece, and concrete hearth dominates the room, and two bands of original windows provide natural light. Trim boards over doors and windows are decoratively notched – also shown in the architectural drawings – with three notches at each end. Original oak flooring was replaced with new oak flooring ca. 1968 after a broken pipe flooded the room. When the Rahns moved into the house the woodwork was painted white and Mr. Rahn added the dark stain; he also replaced existing floral wallpaper with the present wallpaper and handcrafted the wooden shutters. A stairway at the south side of the room, bordered by a finely crafted spindlework balustrade, leads to the upper story. Mr. Rahn built this balustrade in the 1960s or 1970s, replacing a solid wallpaper-covered wall that extended to the ceiling.

**Sitting Room (Rahn Dining Room):** The front door of the house, a standard size chevron design panel door with original brass hardware, leads into the former Sitting Room. The focus of this attractive room – which features white walls, white original doors, a white original exposed beam ceiling, original windows with white trim, and original oak flooring – is an original small rectangular red brick fireplace, now with a finely crafted Classical white wooden surround created by Mr. Rahn. Trim boards over doors and windows are ornamented with three notches at each end and a simple shallow pilaster on the east wall may also be decorative.

**Dining Room (Rahn Kitchen):** Immediately east of the Rahn Dining Room, accessed by a standard size chevron design panel door, is the former Dining Room (Rahn Kitchen). According to the Rahn siblings “everything in this room has been redone.” The configuration of the bay window, however, is original. Mr. Rahn replaced the wood sash double-hung units in the bay window with modern vinyl “muntin” windows and added the window seat, replaced the fir flooring with linoleum probably over plywood, replaced the counters, added the island, and handcrafted the cherry wood cabinets. The original cabinets are currently stored in the basement. Trim boards in this room do not have decorative notching.

**Kitchen (Rahn Family Room):** The former Kitchen is accessed from the Rahn Kitchen by an open doorway. This room, also, has been extensively remodeled: Mr. Rahn installed the oak flooring (salvaged from a basketball court) and drywall, replaced the east window

with a modern unit, and added the gas fireplace and chandelier. Reconfiguration of the second floor stairway and addition of the basement stairs are earlier modifications.

Bed Room (Rahn Library): A hallway leads from the Rahn Family Room to the original back door. To the right (west) of the hallway is a former bedroom – extended to the rear (south) in an earlier remodel – which Mr. Rahn remodeled into a fine library with modern built-in bookshelves, a modern bay window, and a modern exposed beam ceiling. The fir flooring is original.

Pantry (Rahn Bathroom): To the left of the hallway is a modern bathroom with pink fixtures, which Mr. Rahn improved ca. 1965. As previously noted, the window band is composed of original windows moved from another location.

Staff Dining Room (Rahn Back Room/Sun Room): This section of the building postdates the Cutter & Malmgren architectural plans and was present by ca. 1920 (Figure 62; Dunham ca. 1931:2). Mr. Rahn completely remodeled this area, adding and removing walls to create a laundry room to the west, which extends slightly into the former Pantry, and a large bright sun room to the east. Everything has been updated with modern materials, including the maple flooring and wooden windows and doors. Mr. Rahn replaced the original entrance on the east end of the room with a modern wooden bay window, cut a new doorway on the north wall, added the three-part wooden door and sidelights on the south wall, raised the room's low ceiling and added the ceiling framing, and installed the skylights (Figures 83 and 84).

Few changes have been made to the configuration, and even use, of second story rooms. All rooms on this level exhibit angled attic ceiling sections that follow the slope of the roof gables. Nearly all pedestrian doors are original four- or five-panel wood units with brass knobs and keyholes and all windows are original wood sash. Trim boards over doors and windows in the ca. 1905 front-gabled west addition are decoratively notched with four notches at each end. Trim boards in the central ca. 1885 cross-gabled wing section are a mixture of boards with four notches and boards with no notches, while trim boards in the ca. 1885 gable front section have no notches. The floor of the ca. 1905 front-gabled west addition is about a foot higher than that of the rest of the level, as shown in the architectural drawings. Descriptions of the second story rooms follow, again proceeding from west to east.

Bed Room (Rahn Parents' Bedroom): This room, situated at the northwest (front) corner of the building, has original fir flooring, original lath and plaster walls and ceilings, and original wood sash windows. The closet in the northwest corner of the room was an early addition, as it is not shown on the architectural plans and has no decorative trim board notches. The two light fixtures in the room are original, a small ceramic wall light and a large round pressed glass ceiling fixture.

Bed Room (Rahn Leslie's Bedroom): This small room, situated at the southwest (rear) corner of the building, has original fir flooring, original lath and plaster walls and

ceilings, and original wood sash windows. The two light fixtures are original, a small ceramic wall light and a large round pressed glass ceiling fixture. Mr. Rahn handcrafted the window shutters.

Store Room (Rahn Dressing Room): This tiny room has built-in wood cabinets and drawers and modern linoleum flooring. The western wood sash casement in the front dormer's three window band lights this room.

Bath Room (Rahn Bathroom): All fixtures in this small room are modern, including the sink, which was installed by Mr. Rahn. The floor is modern linoleum. The wood sash double-hung window in the front dormer's three window band lights this room, while the eastern casement window has been boarded over and incorporated into the wall behind the mirror.

Hall, Closet, Guns & Fishing Tackle (Rahn Hall, Closet, Toy Closet): The hall and its two closets remain intact, lighted by two original wood sash casement windows and modern skylights installed by Mr. Rahn. The original fir flooring remains in place under the carpet.

Unknown use (Rahn Greg's Bedroom): This small room was an early addition, postdating the Cutter & Malmgren plans. The fir flooring, lath and plaster walls, and wood sash one-over-one window are original. The wooden door, identical to the door that closes the adjacent stairwell, has four vertical panels and probably dates to construction of this addition.

Bed Room (Rahn Jeff's Bedroom): The red brick chimney with its sealed stovepipe hole, doors, and window in this room are original. At some point Mr. Rahn replaced the lath and plaster walls with drywall, removed plaster that covered the chimney (he preferred the look of the brick), installed the wall paneling and decorative beams, and added the wood flooring. He left the large rectangular area in the center of the floor open, to be covered with decorative carpet samples.

Cellar (Rahn Basement): Board stairs from the Rahn's first floor Family Room provide access to the basement. The basement extends from the eastern edge of the gable front and wing section's ca. 1885-1900 hip-roofed east addition (Pantry and Kitchen on the Cutter & Malmgren plans) to the center of the ca. 1885 gable front and wing section's cross-gabled wing (Sitting Room on the plans). The basement is full height and unfinished, open with vertical plank supports. The east wall is an irregular mixture of stone, red brick, and concrete sections, while the other walls are rough hand-mixed concrete, generally poured leaving irregularly diagonal bands marking individual pours. The floor is also concrete, with large portions poured in four feet by four feet squares. A coal chute opens into the upper east wall at the northeast corner of the basement and several wood sash windows along the upper south walls light the interior. A toilet has been removed from a small board room at the southeast corner of the basement, near the location of the original exterior stairway. Diagonal banding of the poured concrete,

indicating limited access to the forms, as well as the extent of the basement under most but not all of the original house, suggests the basement was added after the original house was built.

**Garage:** This 1.5-story front-gabled wood frame building, 25 feet long and 25 feet wide, is rectangular in plan with broad shallow extensions centered on the front (north) and rear facades (Figures 41 to 47). The building rests on a poured concrete foundation and, like the house, is clad and roofed with wood shingles. The roof, a steeply moderate pitch, follows the building's irregularly rectangular footprint and features moderately overhanging open eaves, exposed rafter ends with rounded lower corners, and exposed beams and plain bargeboards with rounded lower corners in the extension gables. A pair of small wood sash double-hung windows, with vinyl faux muntins creating the illusion of six-over-one sash, is centered on the lower story of the main (north) extension and an identical window pair is centered above it in the gable. Ornamental false half-timbering, similar to that of the house, embellishes the extension face – horizontal, vertical, and diagonal cream-colored board designs with brown shingle infill and an elaborate brown curvilinear board design with smooth cream-colored stucco infill centered in the gable. The design is repeated on the building's rear extension, although the window pairs on this face lack the faux muntins. Two large modern metal vehicle doors occupy the west side of the building and a modern fiberglass panel pedestrian door opens into the building at the west side of the main (north) façade.

A concrete walkway with a wood shingled gable canopy leads from the garage's pedestrian door to the back door on the house's main (north) façade, the walk bordered on each side of the driveway by segments of ornate picket fence and finely built variegated combed brick wall. The driveway, composed of red brick laid in a zigzag pattern, expands to cover the space between the garage and house and transitions to a patio of diamond-shaped concrete squares at the rear of the residence. A four-foot high retaining wall, built of native granite boulders, curves around the back of the garage and house, incorporating granite steps leading up to the back lawn. A low symmetrically curved retaining wall with centered steps, also built of variegated combed brick, is centered in the front yard of the house and bushes and trees growing behind it buffer the building from the access road. Several large, very old lilac bushes are growing at the west side of the house.

#### ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Exterior alterations to the house since the ca. 1905 Cutter & Malmgren remodel – many of which occurred long enough ago to become historical in their own right – include removal of the low diamond pattern front porch balustrade and widening of the front porch steps; removal of the porch and its diamond pattern balustrade from the front of the “gable front and wing eastern addition” (Kitchen on the Cutter & Malmgren plans); construction of the “east wing”; replacement of windows on the faces of the front bay window with modern windows; remodel of the “gable front and wing eastern addition” and “east wing,” and replacement of the garage vehicle and pedestrian doors with modern

units. Despite these changes, the property would remain readily recognizable to people familiar with it during its periods of historical importance.

#### CHARACTER-DEFINING FEATURES OF THE HOUSE AND GARAGE

Certain characteristics allow a building to be recognized as historical. These character-defining features, which tie the building to a particular time period or architectural style, include the building's original form and the shapes and materials of original porches, roofs, doors, windows, chimneys, and decorative detailing.

When rehabilitating historic buildings, such character-defining features should, whenever possible, be preserved and retained. Retention of original features or repair using like materials, is recommended. If the feature is too deteriorated to repair, replacement with features of the same material and appearance is desirable. If this is not possible, replacement with features of a different material that retain the original features' appearance is often acceptable. If a major alteration must be made, such as a construction of an addition, placement on less visible sides of the building is generally preferred. Addition of conjectural elements is strongly discouraged.

The following are recommended as character-defining features of the Waikiki Farm Manager's Residence/Rahn House and Garage:

##### **House:**

Original form of the house  
Original form of the roof, including gables and cross-gables  
Original ornamental false half timbering  
Original front porch, including remaining wood posts  
Original doors and hardware – the wood chevron design panel front doors on the main (north) façade and the wood panel and glass back door on the rear (south) facade  
Original wood sash double-hung and wood sash casement windows  
Original front bay window  
Original wood shingle cladding  
Original chimneys  
Original concrete and native stone foundations  
Interior: original stone fireplace, original brick fireplace, original chevron design panel doors on the first level, original horizontal and vertical panel doors on the second level, original decoratively notched window and door trim boards

##### **Garage:**

Original form of the garage  
Original form of the roof  
Original ornamental false half timbering  
Original windows  
Original wood shingle cladding



### **SUMMARY STATEMENT – HISTORIC CONTEXT**

Prominent industrialist Jay P. Graves, who made his fortune in the mines of British Columbia and through railroad and real estate development in the Spokane area, operated his Waikiki property as a model farm to demonstrate modern farming practices and provide quality livestock, often free of charge, to local farms and colleges. When Jay P. Graves acquired the property in 1901 a number of ranch buildings were already present. Graves retained the prominent Spokane architectural firm of Cutter & Malmgren to upgrade the existing buildings and create designs for new farm structures, as well as a magnificent mansion for himself. One of the first improvements to Graves' model farm was a major remodel of the existing ranch house, ca. 1905, in which a large addition was built and the entire building modernized with Tudor Revival ornament. Although Jay P. Graves and his wife lived in this newly remodeled residence for a short time while their Waikiki mansion was under construction, the building became the home of Waikiki Farm managers and their families, and the later east wing served as a staff dining hall. The early 1960s saw the Graves property purchased by a local investment syndicate in anticipation of subdivision for suburban residential and commercial development. In 1964, after the Waikiki Farm Manager's Residence had been vacant for nearly 15 years, Frederick C. Rahn, a highly skilled craftsman with an innate appreciation for historic preservation, acquired the building and a small surrounding parcel and moved in with his family. Mr. Rahn immediately began to address the residence's deferred maintenance needs and make improvements to the property, often using meticulously researched ornament imitating that used in Cutter & Malmgren's designs for the residence and Waikiki mansion. Ca. 1965 Mr. Rahn designed and built the handsome detached garage, embellished with Tudor Revival false half timbering carefully crafted to match that of the house and, ca. 1967, added a replica Cutter and Malmgren walkway, walls, and railings. Today the residence remains the last extant building from the historic Waikiki model farm, probably thanks to Mr. Rahn's preservation efforts.

The Waikiki Farm Manager's Residence/Rahn House and Garage property retains a high degree of integrity – of location, design, materials, workmanship, and association – remaining readily recognizable as the historic home and later associated garage. The Waikiki Farm Manager's Residence is therefore eligible for listing in the Spokane Register of Historic Places (SRHP) under Category A for its association with the early twentieth century Waikiki model farm, which probably made contributions to improved farming practices and livestock quality in the Inland Northwest. The residence is also eligible for the SRHP under Category B for its association with prominent industrialist Jay P. Graves, whose philanthropy allowed operation of the farm and distribution of numerous valuable purebred animals, at no charge, to farmers in lower income portions of the region and to agricultural institutions. The residence is also eligible for the SRHP under Category C as 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. In addition, the Rahn House and Garage are eligible for the SRHP under Category A for their association with post-World War II expansion of the suburbs, in this rather unusual case for Mr. Rahn's meticulous rehabilitation and improvement of an existing historical home.

## HISTORIC CONTEXT

### **Jay P. Graves Acquires His Fortune**

In the early 1870s, the first Euro-American settlers arrived at the falls of the Spokane River, which had been home to Native American people since time immemorial. Sawmills and flour mills soon occupied the banks of the Spokane River and settlers' homes began to dot the landscape. Construction of the transcontinental Northern Pacific Railroad through Spokane Falls in 1881 and gold discoveries in the Coeur d'Alenes two years later brought a surge of immigrants to the region (Kensel 1971:18-23; Stimson 1985:22, 23). Although the effects of the nationwide 1893 depression were felt in Spokane, mining in the Coeur d'Alenes, British Columbia, and Republic bolstered the local economy and between 1880 and 1915 the town developed into a major transportation and supply center (Mann 1980).

Opportunity associated with this growing region drew Jay P. Graves (1859-1948), an Illinois hardware merchant and Carthage College graduate, to Spokane Falls in 1887 with his wife Amanda and young son Clyde. Graves' older brother Frank, an attorney, was already living in Spokane at the time, easing the young family's transition (Arksey 2006).

Jay P. Graves and a partner, Charles F. Clough, established the Spokane real estate firm of Clough & Graves, and became moderately successful businessmen. The real estate market, however, faltered during the panic of 1893 leaving Graves in debt, and he left the firm to look for promising alternate ventures. Reports of mineral strikes in the Slocan and Rossland districts were circulating in Spokane at the time and Graves joined the mining rush to British Columbia (Durham 1912:489; Fahey 1994:4, 5; SR 1948).

After managing several British Columbia mining claims for wealthy Canadian and British investors, Graves – on the advice of a trusted acquaintance – plunged all his available capital into shares in the Old Ironsides and Knob Hill copper claims near Rossland. Graves and his wife had taken in a boarder named Aubrey L. White, a bachelor from Maine employed in a local stationery shop, and Graves hired him to find buyers for the Old Ironsides and Knob Hill stock. Graves moved his family into the Spokane Hotel, a residence and club frequented by mining men, and, although decades later White would claim Graves sold his home to finance development of the claims, Graves may have chosen the hotel for its access to mining news (Arksey 2006; Fahey 1994:4-6).

The Old Ironsides and Knob Hill were low-grade surface deposits and Graves, with the assistance of Aubrey White, spent several years convincing wealthy investors in eastern Canada and the United States that processing the ore could be profitable. In time Graves' quest for start-up capital was successful and in 1899 his new smelter near Grand Forks, which would become the Granby Consolidated Mining, Smelting and Power Company, Ltd., was completed. The following year, after construction of a branch rail line – also due in large part to Graves' persuasive persistence – the plant commenced operation. By 1906 nearly three-quarters of the district's mineral wealth was coming from the Granby, and in subsequent years the plant was recognized as the largest copper refining operation

in Canada, if not in the entire British empire. Despite record production in 1912, resulting in \$450,000 dividends for the investors, Graves resigned as General Manager the following year, citing ill health. He remained on, however, as a company director and vice-president until 1916. Within three years of Graves' final departure, the operation ceased to be profitable and closed permanently (Arksey 2006; Fahey 1994:6-8, 86).

In 1898, with money again coming in, Graves commissioned a fine classical style house in Spokane's upscale Browne's Addition, and retained one of the region's most highly acclaimed architectural firms, that of Kirtland K. Cutter and his assistant Karl G. Malmgren, for the design. The home was completed the following year and the Graves family moved into a neighborhood populated primarily by Spokane's newly wealthy elite (Matthews 1998:135; Northwest Museum of Arts & Culture [NWMAC] n.d.a).

Kirtland K. Cutter, after studying art in New York and Europe, arrived in Spokane in 1886 eager to start an architectural career, but found little work. The great fire of 1889, however, provided the opportunity Cutter needed to gain experience and establish himself as a talented professional. Within ten years he had become a highly respected and sought-after architect, catering to the tastes of Spokane's *nouveau riche*, men who had become rich through investment in the Inland Northwest's natural resources and growth industries, primarily mining, logging, and railroads. These men were not hesitant about ostentatious shows of wealth and wanted fine houses and mansions that implied time depth and old money. To that end Cutter experimented with formal Classical designs reminiscent of early American architecture, as well as the newly fashionable Tudor Revival style with its picturesque false half timbering, derived from medieval English precedents. Cutter was an idea man and he partnered with men who could turn his ideas into buildable plans. Karl Malmgren was just such a person, a trained and experienced architect with fine artistic and technical skills, and the partnership lasted from 1894 to 1917 (Matthews 1991:144-148, 1998:7, 37).

Although the Granby project is considered Graves' preeminent achievement, elevating him to millionaire status within a few short years, to Graves it merely provided the solvency and reputation he needed to accomplish other goals. Starting in the early 1900s Graves began to focus on development of Spokane and the Inland Empire, buying up large tracts of real estate in the city and on logged-off lands to the north, subdividing the properties, adding improvements, and selling the land at a profit. Availability of public transportation, parks, and schools greatly increased demand for the lots and Graves, with various partners, developed electric streetcar lines within the city, was instrumental in creating today's Manito Park, and enticed Whitworth College to relocate from Tacoma to land he donated in north Spokane. Graves' success with streetcar lines led to construction of electric railroads, eventually connecting Spokane with cities and towns as far afield as Coeur d'Alene, Pullman, and Moscow, lines which were consolidated under the name Spokane & Inland Empire Railroad Company. He built a power generating plant on the Spokane River at Nine Mile to power his electric rail lines and added recreation facilities along some routes to attract more riders (Arksey 2006; Dyar 1952:357; Fahey 1994). In 1909 Graves sold the Spokane & Inland Empire Railroad Company (S&IE) to James J.

Hill of the Great Northern and Northern Pacific railroads – the S&IE railroad was already in financial trouble by this time although Graves was one of the few people who knew it. Pleased with his coup, Hill invited Graves to stay on as president of the Spokane & Inland Empire at a salary of \$10,000 per year. By June 1911, when the company finally let Graves go, it was becoming obvious, to company management at least, that the line was failing (Fahey 1994:68-71).

In 1901 Jay P. and Amanda Graves purchased a beautiful 223-acre tract of land in the Little Spokane River valley seven miles north of Spokane for \$14,000 – to be used as their “country home,” a common practice among social elite of the day. The spot was well known to Spokane residents as Selheim Springs in reference to the numerous large springs gushing from the hillsides, and was a popular picnic destination. A contemporary newspaper article gives the legal description of the parcel as the East Half of the Southwest Quarter and Lots 6 and 7 (“west half of the southwest quarter”) of Section 6, and the Northeast Quarter of the Northwest Quarter and Lots 1 and 2 (“west half of the northwest quarter”) of Section 7, Township 26 North, Range 43 East, Willamette Meridian (Spokane Chronicle [SC] 1901a; Spokesman-Review [SR] 1901a).

### **Earlier Owners of the Jay P. Graves Estate Property**

Prior to Euro-American development of the region, the Little Spokane River valley figured prominently in the economies of local Native American people, and was a place of particular importance to members of the Spokane Tribe. The mouth of the Little Spokane, where the stream empties into the Spokane River six miles west of the current project, was a major trout and salmon fishery and the site of two large permanent Spokane villages, *Ntcmatsi'n* and *Nxweme'ne*. Another permanent Spokane village, *Tcdtrymu'lax* [spelling uncertain], although much smaller than those at the confluence, was situated beside the Little Spokane River near the mouth of Deadman Creek, two miles above the present project (Ray 1936:116, 135, 136; Ross 2011; Spier 1936; Wynecoop 2017:4). Sustained contact between local Native American populations and Euro-Americans began in 1810 with the establishment of Spokane House, a Canadian North West Company fur trading post, at the confluence of the Little Spokane and Spokane rivers (Edwards 1900; Ross 1998:280).

An 1899 U.S. government document, referring to lands in northeastern Washington that included the Little Spokane River drainage, noted that, “No treaty was ever made with these Indians for the extinguishment of their territorial rights. The U.S. simply took possession of their country...” In April 1872 the Little Spokane River was included in the initial and short-lived Colville Indian Reservation, which was returned to the Public Domain – lands owned by the federal government – three months later (Royce 1899:856, 857, Plate 167). In 1881 the federal government created a reservation for Native Spokane people 20 miles northwest of Spokane. Although many tribal members initially refused to move to the reservation, large numbers eventually complied as Euro-Americans gained legal title to their traditional lands (Ross 1998:280).

Land passed from federal government ownership to private ownership through homesteading and other federal land laws. On December 27, 1888 the Section 6 portion of the future Graves country home property was officially removed from the Public Domain as the Frank L. Sanborn cash entry claim. Cash entries were lands sold to private parties by the federal government at a fixed cost per acre, in Frank Sanborn's case \$2.50 per acre for a total of \$394.63, which he paid in Spokane Falls on May 15, 1884 (Bureau of Land Management 2020; Spokane County deed records).

An early account of the property, related by Spokane pioneer Milton S. Bentley, notes that Sanborn first claimed the property as a squatter in the fall of 1882 or spring of 1883 and by late summer 1883 had built a "little shanty" on the southeast side of the Little Spokane River. In August of that year Bentley was helping Sanborn harvest hay from a 5- or 10-acre field surrounded by an "old log fence" north of the river in a horseshoe bend of the stream. Bentley had observed a Native American camp with several teepees and 12 to 15 adults at nearby Dartford, and based on "no signs of any old log house" on Sanborn's property as well as small enclosed fields under cultivation by Native people farther downstream, believed the Sanborn hay field had originally been cultivated by Native Americans. While the two men were haying, several Native Americans from the Dartford camp arrived, grabbed Sanborn and Bentley, and demanded payment for the land, which they claimed as their own. (Bentley noted that the exchange was in the "Indian" language, which Sanborn appeared to understand.) Sanborn said he'd already settled with two other Native Americans for the property – one of whom was Chief Garry – and didn't intend to pay again. Bentley, however, noting the aggressive nature of the exchange, urged Sanborn to reconsider. Sanborn finally agreed and the two Euro-Americans immediately rode back to Spokane Falls with the Native Americans, where Sanborn gave them a "fine saddle" and "a little money" to settle the issue (SR 1925).

The Frank L. Sanborn who acquired the Section 6 property may be the Frank L. Sanborn who five years later, in 1889, owned the harness and saddlery shop in Pullman and an unidentified business in Sprague, purchased four farms during the same period in the Big Bend country, and passed away at age 35 in January 1895 (Find A Grave 2012a; Pullman Herald 1889).

Chief Garry, the son of a Spokane chief, was born around 1811 near the confluence of the Little Spokane and Spokane rivers. Under the sponsorship of the Hudson's Bay Company, he was educated at a mission school near what is today Winnipeg, Manitoba, and returned home fluent in English and French, and familiar with Euro-American ways. He became an influential leader of his people, often serving as a liaison between Native Americans and Euro-Americans, and taught reading, writing, religion, and agricultural methods to Spokane tribal members. Chief Garry is noted for establishing the Spokane area's first school as well as its first flour mill. The flour mill was built in the 1850s at Selheim Springs, which would later become part of the Jay P. Graves Estate, with B. F. Yantis, a miller from Olympia, providing the machinery and technical expertise. Although the mill operated for a time, disagreements between Yantis and the Native Spokane people resulted in Yantis moving the mill to the Colville area. Overgrown and

deteriorated remnants of the Selheim Springs mill – an overshot water wheel, mill stones, and logs from the building – could still be seen on the property in the 1880s (Brown 2019:2; Kershner 2013; SR 1925).

On November 24, 1884, six months after paying for the land, Frank L. Sanborn sold his Section 6 property to Adolph Selheim of Spokane Falls for \$1,600. Three years later, in January 1888, Selheim purchased the Section 7 portion of the future Graves country home property, immediately south of the Sanborn land, from the Northern Pacific Railroad Company for \$505. The U.S. federal government had previously conveyed this portion of the property to the Northern Pacific as a railroad grant – land to be sold as compensation for transcontinental rail line construction – and the government to railroad transaction was finalized May 17, 1894 (Bureau of Land Management 2020).

Selheim farmed the 223-acre property for over ten years and the springs, which the City of Spokane studied during this period as a potential source for city water, came to be known by his name. Selheim was born around the year 1836 in Strasbourg, Alsace, France on the border with Germany, and reportedly spoke with a pronounced German accent. He immigrated to the United States at age 16 and arrived in Spokane in 1883. Selheim developed the Little Spokane property as a ranch, and through frugal and honest dealings and shrewd investments also acquired “considerable city property.” By the mid-1890s his holdings were valued at \$40,000 to \$50,000. Then, on November 17, 1894, an incident occurred that would make the respected rancher a household name in Spokane and alter the course of his life. That evening Selheim and a good friend, William Smith, who worked seasonally at his ranch drove to Spokane where they had a few drinks at the New Club Saloon. Apparently more drinks were consumed as the evening progressed and around 8 p.m. Selheim, in a drunken rage, pulled a gun from his pocket and shot his friend. Smith died several days later and Selheim took out a mortgage on the Selheim Springs ranch to pay for his defense. The money turned out to be well spent: although there was no doubt Selheim had done the deed, at the conclusion of the trial in January 1895 he was acquitted. Following the trial, Selheim married, divorced, and remarried the same woman, all between January 1895 and July 1896. In February 1896 Selheim sold his Selheim Springs property, “one of the best hay ranches in the state,” and moved to a ranch on Peone Prairie and later, in 1901, to a cattle ranch near Usk (Record-Union 1895; Spokane County deed records; SC 1891, 1895, 1896, 1901c; SR 1892, 1894a, 1894b, 1894c, 1896; State of Idaho 1878-1898; State of Washington 1854-2013; U.S. Census 1900; Washington Territorial Census 1885). Although no information about the Selheim Springs ranch buildings was found, Selheim and later his wife apparently lived on the property.

In 1896 William E. Hall, Sr., a mining executive from Montana, purchased the Selheim ranch for \$10,000 as his family's country home. The Halls named their new retreat Hallsmere or Hallsmere Springs, and soon completed a number of improvements to the property, including installation of two waterwheels to provide power. Mr. Hall, often referred to as Captain Hall, had been born in 1837 in County Waterford, Ireland. By 1880 he was living with his wife and children in Salt Lake City where he served as

Superintendent of Mines. By the late 1890s Hall was employed as Superintendent of the highly productive Le Roi Mine in Rossland, British Columbia while his family lived in a "valuable residence" in Spokane. Capt. Hall, however, did not have long to enjoy his new country home. In a tragic accident in early January 1898, Capt. Hall lost his footing while going down into the Le Roi mine shaft and fell to his death. He was survived by his wife Sarah Ann Grose Hall and several children, including Pearl, Rose, Samuel, and William E. Hall, Jr., and left a "valuable estate" which included "extensive property interests" and the proceeds from a \$10,000 accident policy (SR 1896). After his father's passing, William E. Hall, Jr. continued to host picnics at Hallsmere and may have lived on the property. On July 8, 1901 William, Jr. and his wife Agnes sold the 223-acre Hallsmere property to Jay P. Graves for \$14,000, the deal brokered by Graves' former real estate partner C. F. Clough (Find A Grave 2013, 2014; Northwest Mining Association 1901:107; Spokane County deed records; SC 1897, 1899, 1900, 1901a, 1901b; SR 1898; U.S. Census 1880).

### **Jay P. Graves Develops His Estate**

Jay P. Graves was obviously delighted with his new purchase, and enthusiastically began planning the layout and features of his farm. Contemporary newspaper articles note a number of buildings already on the property at the time of the sale, including a "nice cottage" [undoubtedly the Waikiki Farm Manager's Residence] and several barns, some of which Graves planned to enlarge and one that would be moved from the property. By late summer of 1901 improvements were underway: a 3,000-foot road, 16 feet wide and 5.5 percent grade, was being constructed down the side hill [today's Vistawood Ct.]; an engineer was laying out the grounds, roadways, and paths and conducting "extensive surveying"; and about eight men were at work blasting out stumps, clearing brush, and leveling the land. Graves already had livestock on the property by this time and was in the process of replacing the existing wire fences with four-rail board fences to prevent injury to the animals. A site had been chosen for a "handsome and spacious country house," two stories high and about 150 feet long, to be built at the base of the side hill beside a proposed artificial lake "...a quarter of a mile west of the present buildings," near the site of the old picnic area. The new house was to be designed by the renowned firm of Cutter & Malmgren, and work on preliminary drawings had already commenced. The property's many springs would provide electricity and water to the house, other buildings, and grounds. The Graves family was considering names for their new estate and "Meadowbrook Farm" was high on the list (SC 1901a, 1901d, 1901e; SR 1901a, 1901b).

During the next few years Graves apparently remained occupied with work matters and the newspapers reported little development activity at his country home. In the summer of 1902, however, Graves sent an employee named Van B. De Lashmutt on a trip through Illinois, Iowa, and other mid-western states, where he purchased 17 registered Shorthorn cattle and a team of coach horses for the Little Spokane ranch. The following year Graves entertained two parties of prominent mining and railroad executives at his country

property, apparently with an eye to expansion of business interests (Spokane Press 1903; SR 1902, 1903).

By 1905 the Graves had selected "Waikiki" as the name for their Little Spokane ranch, a reference to the exceptional beauty and fresh-water springs in both locations [Waikiki, which the Graves family had visited, means "spouting water" in Hawaiian]. Graves was developing the property, now totaling 656 acres, as a model farm and numerous improvements had already been completed. The barn, in which 250 tons of hay from the Waikiki meadows had been stored, was described as "...the handsomest structure the writer has ever seen which bears the name of barn" [probably the large two-story wood frame barn which shows up prominently in many historical photographs of the Waikiki Farm Manager's Residence and the "Barn" depicted on the 1909 Waikiki map just northeast of the "Ho"/Waikiki Farm Manager's Residence (Figures 59, 60, and 63)]. The farm boasted 84 head of choice blooded cattle, 17 of which – mostly Shorthorns – had been entered in the Spokane Interstate Fair where some took top prizes. Gardens, watered by the springs, had been planted along the slopes, and a large artificial lake where fish would be planted had been constructed. A 75-horsepower electric plant powered by the springs would soon be installed on the property, and the County Commissioners had already accepted Mr. Graves' offer to pay half the expense of grading Mill Road to the estate, a route that would later, at Graves' request, be renamed Waikiki (SC 1905a, 1905b, 1905c, 1910; SR 1905).

A June 1905 newspaper account notes that the Waikiki "farmhouse compares favorably in design and finish with a modern city house, and near it is a most beautiful park, through which two trout streams flow, fed by never failing springs." No mention is made of the large two-story country home, previously proposed for construction near the artificial lake, suggesting plans had already changed (SC 1905a). Original architectural drawings, completed by Cutter & Malmgren for a major remodel of a small existing Waikiki residence, presumably the farmhouse mentioned in this article, are on file in the Northwest Museum of Arts & Culture archives in Spokane. These plans show a simple cross-gabled 1.5-story farmhouse, updated with a higher 1.5-story front-gabled addition on the west and a striking new Tudor Revival façade with decorative false half timbering – the present Waikiki Farm Manager's Residence. Although the architectural drawings are undated, the 1905 newspaper description suggests the remodel had already been completed by that date. Publications that mention a wedding held at Waikiki in December 1908 and Graves' "country home" (referring to an existing building) in 1909, as well as a photograph of the completed Waikiki Farm Manager's Residence in a ca. 1909 booklet (Figure 61), are additional evidence of the remodel date (SC 1909; SR 1908; Waikiki Farm ca. 1909). Historical photographs document planting of cottonwood saplings around the house and along nearby roadways about the time of the remodel.

The architectural drawings for the Waikiki Farm Manager's Residence remodel are titled, "Additions and Changes in Country Residence for Jay P. Graves Esq." The Graves are known to have lived in the home for a short time prior to completion of the Waikiki mansion, and the remodeled home was later occupied by Waikiki Farm managers or



superintendents (Cutter & Malmgren Architects n.d.; Dunham ca. 1931:1, 2; Spokane Public Library 2020a). Since the Graves sold their Browne's Addition home to Aubrey White in 1910 and the Waikiki Mansion wasn't finished until 1912, the Graves probably lived in the Waikiki Farm Manager's Residence during that period (Northwest Museum of Arts & Culture n.d.a).

According to newspaper accounts, the next few years, 1906 to 1909, established Waikiki as a profitable dairy, producing "absolutely pure" milk and cream for businesses such as The Palm confectionary in Spokane and for the general public. A large modern brick stable for the farm's dairy cattle and blooded stock was built in 1907, as well as a modern dairy house where the milk could be processed and stored [the brick stable is probably the handsome building – almost certainly a Cutter & Malmgren design – shown in the Figure 64 photo and depicted as the "Dairy Barn" on the Figure 59 1909 map]. By 1910 all Waikiki milk was processed on-site and sold only in bottles (SC 1906, 1907; SR 1907; Waikiki Farm ca. 1909).

Although Jay P. Graves continuously made improvements to his Waikiki estate, the next major construction effort was the fabulous Graves' mansion, designed ca. 1910, started in 1911, and completed in late 1912. Cutter & Malmgren again served as architects and Graves contracted with the Olmsted Brothers, a nationally renowned landscape architecture firm based in Boston, to design the grounds. The grand three-story 23-room Tudor Revival style home, one of the most elaborate and costly in all of Spokane, would be perched on the edge of the bluff overlooking the Little Spokane River valley and the farm below. A matching garage would be sited nearby and a curving entrance drive would lead to the home from an attractive stone and brick gateway half a mile away. So many workmen were required for the project that a construction camp was established on-site, complete with a large mess tent, bunk houses, commissary, and other facilities. Although the mansion was not completely finished until December 1912, Amanda Graves hosted a tea for 300 Spokane society women at the residence in September of that year, and a somewhat smaller party in October. There is speculation that the home, which cost over \$100,000, may have been financed primarily by Amanda rather than by Jay P. Graves (Fahey 1994:92; SC 1912; SR 1911a, 1912a, 1912b).

During subsequent years the Waikiki estate and dairy continued to expand, with Jay P. Graves investing an estimated \$500,000 in the property. 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 (SC 1920a; SR 1914). The operation kept numerous people employed, many of whom lived in bunkhouses or cottages on the property, and the fair wages and good working conditions resulted in many loyal and long-term workers. 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 in less affluent parts of the Inland Empire, and even shipped two prize-winning bulls to an agricultural school in India.

Although Graves took great satisfaction in showing his prize-winning Waikiki livestock and poultry, his goal was to breed animals that could improve farm stock in the region (SC 1912, 1922).

The Spokane economy began to slow in the 1910s and by the 1920s had become increasingly sluggish. Much of Jay P. Graves' money at that time was tied up in real estate – his Country Homes and Milan Farms developments contained thousands of acres – and flattening of the real estate market meant loss of the income he needed for operation of Waikiki. In addition to his financial troubles, Graves' wife Amanda, who had been ill with heart problems for several years, passed away at their Waikiki home in late November 1920. She was 62 years old. Three years later, in November 1923, Waikiki's large two-story wood frame barn, in use as a facility for testing individual cow's milk and butterfat production, burned. Although the staff were able to save the valuable cattle, the barn, worth several thousand dollars, was a total loss. This barn was replaced around 1925 with a large modern structure that could accommodate 150 cows [probably the long narrow one-story barn in the Figure 73 photograph, identified as the "Lower Barn" on the Figure 78 hand drawn map]. One bright spot for Graves in an increasingly bleak period, was his remarriage in 1921 to Mary Alice Hardin Towne, a widow from Illinois 20 years his junior, whom the Graves had met several years earlier in Pasadena. Alice was a pleasant and outgoing person and Jay P. Graves' son and grandchildren, as well as the socialites of Spokane, liked her (Dunham ca. 1931:2, 14, 16; Fahey 1994:98; Pratt 1948:120, 148; SC 1920b; SR 1923).

As Graves' financial troubles deepened he took out loan after loan. In an effort to restore his fortune, Graves invested in a series of mines, most in the Coeur d'Alenes of northern Idaho, but none panned out. Then, in 1929, the stock market crashed and Graves' finances went from bad to worse. He sold livestock to pay for vacations for himself and Alice and to maintain some semblance of his former elite lifestyle. In the early 1920s Graves had pledged his Waikiki home and farm and other real estate as security for several large loans, and in 1926, while he and Alice were in Hawaii, a trust company went through Waikiki appraising the assets for possible sale. Although the trust company did not seize Waikiki, they did take possession of Graves' Country Homes and Milan Farms holdings. In the late 1920s Graves began laying off his staff and selling his remaining livestock and in 1931 he leased the Waikiki Dairy along with its buildings and bottling plant to A. H. Poston & Sons, long-time owners of the Stadacona Dairy Farm in west Spokane. By 1934 it had become clear that Graves could no longer afford to maintain Waikiki, and he and Alice moved to the Roosevelt Apartments in Spokane. That same year, just when it appeared things could get no worse, the dairy barn Graves had built for \$35,000 – described as the largest in the Inland Empire – caught fire and burned to the ground [probably the 1907 brick barn, the "Dairy Barn" on the 1909 map (Figures 59 and 64)]. The fire destroyed 250 tons of hay worth \$5,000 as well as considerable farm equipment. Fifty small calves, the only cattle in the building at the time, were all rescued (Dunham ca. 1931:18; Fahey 1994:97-101; SR 1934, 1948).

Jay P. Graves put off the inevitable as long as possible, but in 1937 he reluctantly sold his beloved Waikiki to settle his debts. Graves used the proceeds to commission a new home for himself and Alice, a two-story 12-room structure on Spokane's South Hill designed by the firm of Rigg and Vantyne. The couple later moved to the Huntington Hotel in Pasadena, California, where in 1948 Jay P. Graves passed away at the age of 88 (Fahey 1994:101; SR 1948).

In 1931, after signing a long-term lease for Waikiki Dairy, Albert H. Poston and his sons Cecil A. Poston, Gordon R. Poston, and Charles A. Poston, moved Stadacona's 100 head of thoroughbred Guernsey and Holstein cattle to Waikiki Farm, where they joined Waikiki's 200-head Jersey herd. Following consolidation of the two herds, Waikiki – recognized as one of the most modern dairy facilities in the region – was operated as Stadacona-Waikiki Farms, although milk was still marketed separately under the original Waikiki and Stadacona brands. Two years later, in 1933, Albert H. Poston passed away and his sons took over operation of the dairy. In September 1937 Crystal Dairy merged with Waikiki Dairy, with the consolidated companies operating under the name Waikiki. Thirteen years later, in 1950, Waikiki Dairy merged with the Carnation Company and the Waikiki operation apparently closed (Northwest Museum of Arts & Culture n.d.b; SC 1931, 1937; SR 1931, 1933, 1962). Following closure of the dairy, the Waikiki Farm Manager's Residence sat vacant, unoccupied for nearly 15 years (Rahn siblings, personal communication 2020).

### **Later Owners of the Jay P. Graves Estate Property**

In early 1937 Charles E. Marr, who had made a small fortune in the grocery business, purchased Jay P. Graves' 800-acre Waikiki Estate for \$53,500 and moved into the mansion with his wife Lorraine. Although the farm buildings were included in the sale, they were under lease at the time to A. H. Poston & Sons. Cattle on the farm and the dairy equipment were not part of the transaction as they were owned outright by the Postons (Fahey 1994:101; SR 1936a, 1936b).

Charles E. Marr, a native of Missouri, had come to Spokane in 1909 where he started a grocery store in the downtown area. His business expanded over the years into the MacMarr grocery chain, which later merged with Piggly Wiggly, and eventually with Safeway, Inc. Following Marr's retirement from Safeway in 1932, he became involved in mining investments and other business ventures, many of which proved profitable. Mrs. Marr, during this period, was known for her extravagant parties which were very popular with members of the Spokane elite (SC 1975; SR 1946, 2012).

In April 1946 Charles E. Marr passed away at age 66 of a long-standing heart condition. Following his death, Mrs. Marr – obviously a woman of forceful personality – commanded that all four of her adult children, most of whom were living out of town, move to Waikiki. Surprisingly, all but one complied. During the first year, the families all lived with Mrs. Marr in the Waikiki mansion, apparently while their own small homes were under construction nearby. The family had no hired staff and served as their own

housekeepers, cooks, groundskeepers, and – after termination of the dairy lease – ranch hands. The Marr grandchildren figured prominently in this effort and remember the hard work – watering, pruning, hoeing, weeding, haying, cleaning cattle barns and chicken coops, and other chores – under the direction of uncles, aunts, and parents. But the grandchildren also recall their time at Waikiki as an idyllic period of fishing, swimming, hiking, hunting, and bike riding with siblings and cousins in the wilds of the Little Spokane valley (SR 1946, 2012).

Mrs. Charles E. Marr passed away in May 1962, and the following year her four children sold the Waikiki estate for more than \$500,000 (another article says \$350,000) to a group of developers doing business as the Waikiki Syndicate. Members of the syndicate were Thomas F. Meagher, president of Lumbermen's Supply Corporation; F. Wallace Rothrock, Spokane mining and financial investor, formerly of the Old Union stockyards; John A. Featherstone, Spokane mining investor; George F. Neils, a Libby, Montana, timber executive; and three Spokane physicians – Dr. Charles L. Gates, Dr. George N. Bagby, and Dr. R. N. Kleaveland (SC 1962, 1975; Spokane County deed records; SR 1963a, 1963b).

The Syndicate considered various development options for the land and began to sell off portions of the property as they were approached by buyers: the 8-acre parcel with the mansion went to Gonzaga University in 1963 at a cost of \$85,000 for use as a student retreat center; two smaller parcels on the valley floor, one of which included the Waikiki Farm Manager's Residence, went to private owners during the same period; and in 1973 the State of Washington Department of Game purchased 112 acres at a cost of \$115,000, lands extending from the Gonzaga parcel to the river and encompassing the two private parcels, an area that would later become popular for public hiking. The remainder of the Syndicate purchase was developed into the upscale Fairwood and Fairwood Crest housing developments and the Fairwood Shopping Center (SC 1975; SR 1963b, 1973a, 1973b, 2018). In the 1960s the Syndicate leased part of the old Waikiki Dairy, lands that would later be sold to the Game Department, to a Kenneth Drew as a private trout hatchery, and other portions of the property were leased for cattle grazing (Rahn siblings, personal communication 2020; SR 1973b).

Frederick C. and Viola Z. Rahn moved into the Waikiki Farm Manager's Residence in 1964 with their three young children, Gregory, Jeffrey, and Leslie, and sale of the 0.3-acre property was finalized in October of the following year. When the Rahns arrived the house was in an extreme state of disrepair, having sat vacant since 1950 when the dairy closed. Mr. Rahn, however, was a highly skilled and meticulous craftsman and repair and improvement of the Waikiki Farm Manager's Residence became a satisfying focus of his life. Mr. Rahn worked at a variety of jobs over the years, including accounting, data processing, and various entrepreneurial pursuits, but work on the Waikiki property occupied much of his free time. Soon after acquiring the property Mr. Rahn removed a collapsed farm building from the future garage site (ca. 1965); designed and personally built the large 1.5-story detached garage, carefully matching the decorative elements of the house (ca. 1965); added the brick wall and covered walkway between the house and

garage (ca. 1967); built the brick retaining wall in front of the house (ca. 1967); and leveled the back yard and installed the granite retaining wall and steps (ca. 1964-1967). Improvement to the home's interior were ongoing from 1964 until Mr. Rahn passed away in 2019, and he put great effort into retaining the home's historic character.

In March 2020 the Rahn family sold the Waikiki Farm Manager's Residence, County Tax Parcel 36066.9045, to Shirlee Hachman-Chatterton (Spokane County deed records). Ms. Hachman-Chatterton is an enthusiastic champion of historical buildings and is delighted to be the owner of such a historically important building. Shirlee's love for this property comes from having grown up on a farm/ranch in northwest Montana, with wide open spaces, crops to harvest, and big herds of cattle, much like this area experienced. She imagined the life of the pioneer as she listened to stories from her Grandmother, who told her of adventures and hardships coming West in a covered wagon and settling in Montana when it was still Montana Territory. Admiring the determination and strength of the pioneers, Shirlee has a desire to keep alive the remnants of the past for the generations of the future. Shirlee feels blessed to be able to carry on the preservation that Rahns have done so well, and is looking forward to sharing this home and its history with the community and those who are interested in life of the pioneer soul of more than 130 years ago.

The Department of Game, after acquiring its parcel in 1973, removed all remaining farm buildings (Rahn siblings, personal communication 2020), leaving the Waikiki mansion and the Waikiki Farm Manager's Residence the only extant buildings from Jay P. Graves' Waikiki Estate.

### **Residents and Possible Residents of the Waikiki Farm Manager's Residence**

The following people are known to have lived in the Waikiki Farm Manager's Residence while it was in use as a Waikiki Farm building:

Jay P. and Amanda Graves, farm owners, ca. 1910-1912 (Spokane Public Library 2020a).

William David Auld, farm superintendent/manager, and his wife and children, 1919-1931; prior to coming to Waikiki Auld was director of the Canadian government experimental farms near Calgary; a native of Scotland, Auld became a naturalized U.S. citizen ca. 1929 (Dunham ca. 1931:11; Find A Grave 2012b; SC 1920a; Spokane Public Library 2020a, 2020b; SR 1922; U.S. Census 1920, 1930; U.S. District Court 1890-1972).

Bernard and Ruth Vannurden, Waikiki engineer and cook respectively, and their children, lived in the basement for a short time between 1937 and 1943 during the Poston lease (Vannurden and Dunham 2018).

The following people may have lived in the Waikiki Farm Manager's Residence while it was in use as a Waikiki Farm building:

A. O. Mead / A. R. Mead, farm superintendent/manager, ca. 1908-1909 (Evergreen 1909; SR 1908).

J. A. Todd, farm superintendent, ca. 1911 (SR 1911b).

Ira P. Whitney, farm superintendent/manager, ca. 1910-1919; Mr. Whitney was a Professor of Dairying at Washington State College from 1905 to 1910, at least part of that time as Head of the Dairy Department (Kent Journal 1917; SC 1946; U.S. Census 1910, 1920; U.S. Selective Service System 1917-1918).

Albert H. Poston, farm manager under the Poston lease, 1931-1933; Mr. Poston, a native of Quebec, came to the U.S. in 1880 (Find A Grave 2017; SR 1931, 1933).

Cecil Poston, farm manager under the Poston lease, 1933-1950; Cecil Poston was one of Albert H. Poston's sons (SR 1931, 1937).

### **Addresses of the Waikiki Farm Manager's Residence/Rahn House and Garage through the years**

Waikiki Farm (1910s-1920s)

Route 7 (ca. 1918)

Waikiki Rural Delivery 7 (1920s-1940s)

Five Mile Township, Spokane (ca. 1920)

Waikiki Road, Five Mile Township, Spokane (ca. 1930)

Waikiki Rural Delivery 9 (early 1930s)

W. 1120 Waikiki Road, Spokane (ca. 1960s)

### **STATEMENT OF SIGNIFICANCE**

Prominent Spokane industrialist Jay P. Graves' 1901-1931 Waikiki model farm probably made contributions to improved farming practices and livestock quality in the Inland Northwest through its public outreach programs and donations of purebred champion animals to agricultural colleges and farmers' cooperatives. Today the Waikiki Farm Manager's Residence remains the last extant building from this facility [Graves' Waikiki mansion, on the bluff above the farm, also remains extant]. The Waikiki Farm Manager's Residence retains a high degree of integrity – of location, design, materials, workmanship, and association – making it readily recognizable as the historic home.

As such, the Waikiki Farm Manager's Residence is eligible for listing in the Spokane Register of Historic Places (SRHP) under Category A, for its association with the theme of Agriculture, specifically the agricultural research and education efforts that occurred there. The residence is also eligible for listing in the Spokane Register of Historic Places under Category B and the theme of Social/Humanitarian efforts, 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.

The Waikiki Farm Manager's Residence was designed ca. 1905 by the esteemed Spokane architectural firm of Cutter & Malmgren as an extensive remodel of a small existing ranch house. The firm, in consultation with owner Jay P. Graves, selected the newly-popular Tudor Revival style to modernize the building, 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 Waikiki Farm Manager's Residence is therefore eligible for listing in the Spokane Register of Historic Places (SRHP) under Category C, for its association with the theme of Architecture, specifically as 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.

During the 1960s the residence and a small tract of surrounding land became the home of Frederick and Viola Rahn and their children, as the Waikiki Estate was subdivided for residential developments, a shopping center, and other uses. The residence had been vacant nearly 15 years when the Rahns moved in, and Mr. Rahn, a highly accomplished craftsman with an inborn appreciation for historic preservation, immediately set to work addressing the building's severe deferred maintenance issues. Ca. 1965 Mr. Rahn designed and built the detached garage just east of the residence and around 1967 added the property's brick walls, picket fences, and covered walkway, meticulously imitating the construction and ornament used by Cutter & Malmgren in their designs for the house and nearby Waikiki mansion complex (Bozarth Retreat Center). During subsequent years Mr. Rahn completed many additional upgrades to the residence, generally on the interior or less visible sides of the building, always attempting to retain the home's historic character.

The Rahn House and Garage property, then, is eligible for listing in the Spokane Register of Historic Places (SRHP) under Category A, for its association with the most recent historical phase of the Exploration/Settlement theme, that of post-World War II suburban expansion, a trend that occurred as widespread automobile ownership allowed middle class families to move to the suburbs. In this rather unusual case, Mr. Rahn chose to rehabilitate a historic home rather than move to a typical mid-century development, probably saving this important historical building from demolition.

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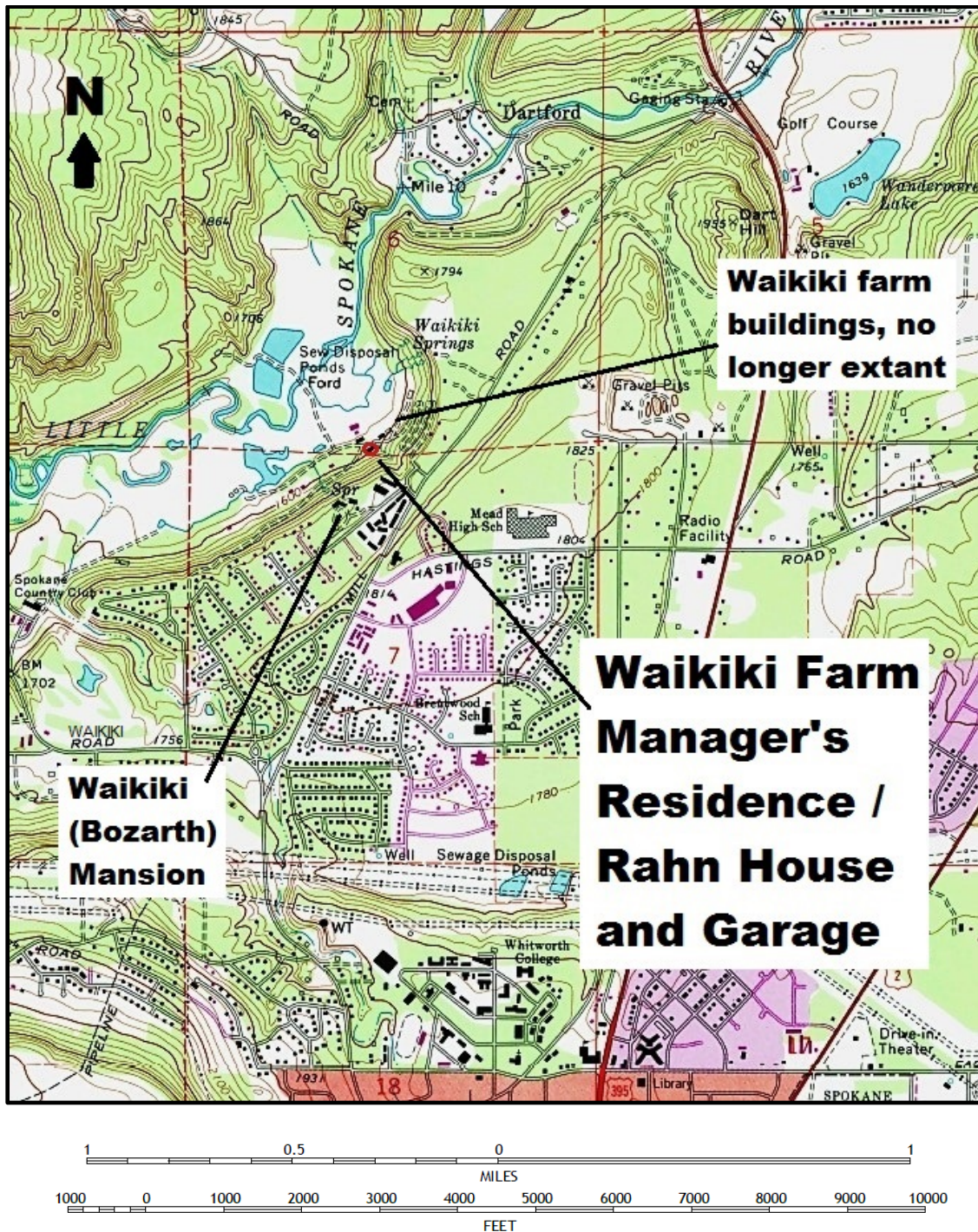
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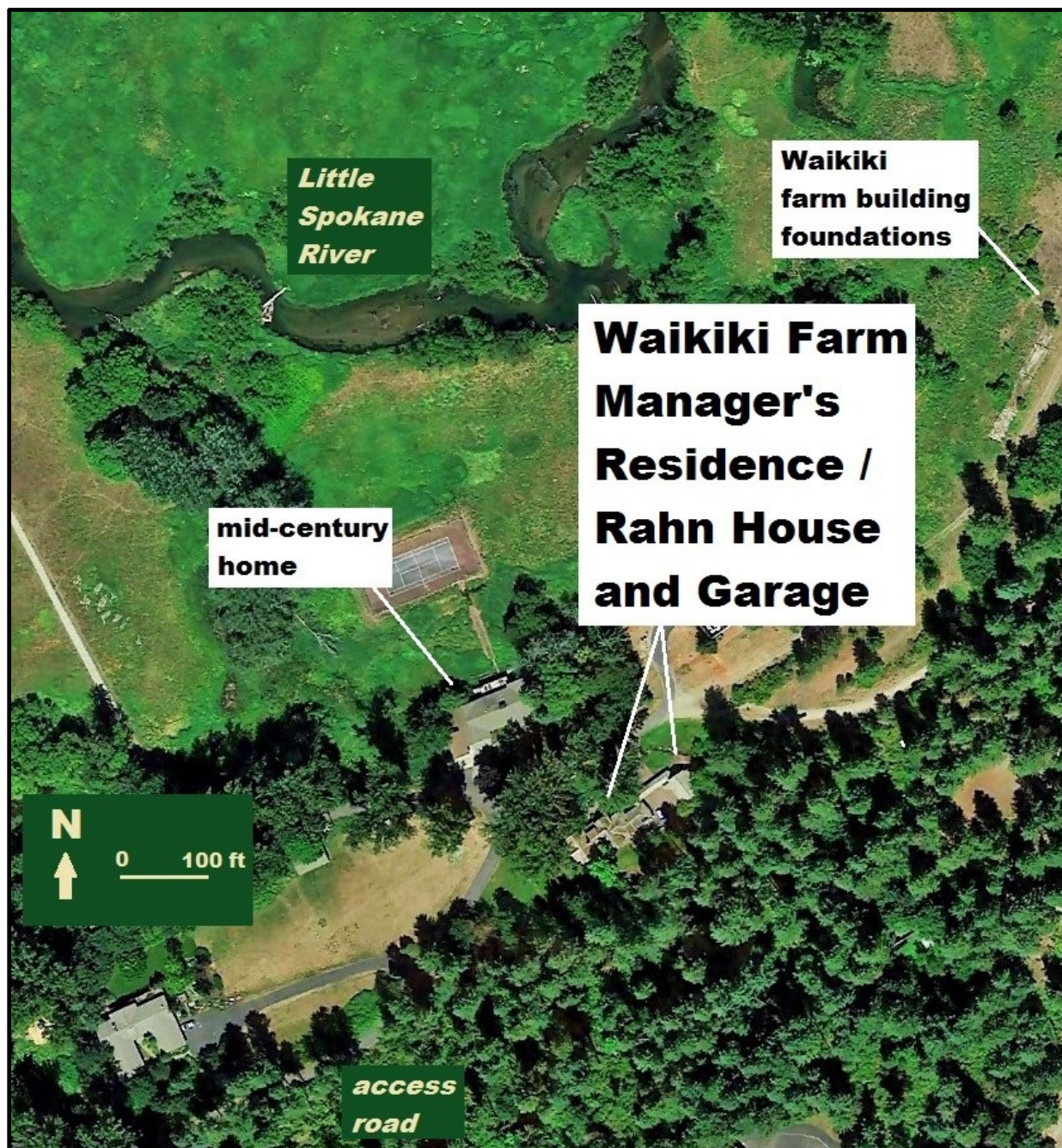
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**Figure 1.** Location of the Waikiki Farm Manager's Residence/Rahn House and Garage (adapted from Dartford, Wash., 7.5-minute quadrangle, U.S. Geological Survey, 1973, photorevised 1986).





*Figure 2.* Waikiki Farm Manager's Residence/Rahn House and Garage (adapted from Google Earth aerial photograph, 2018).





**Figure 3.** Overview of the Waikiki Farm Manager's Residence/Rahn House and Garage property (photograph courtesy of Gayle Terry Real Estate). View to the southeast.



**Figure 4.** Overview of the Waikiki Farm Manager's Residence/Rahn House and Garage property: garage partially visible at left, house at right. View to the southeast.





**Figure 5.** Overview of the Waikiki Farm Manager's Residence/Rahn House and Garage property as seen from the access road. View to the east.



**Figure 6.** Overview of the Waikiki Farm Manager's Residence/Rahn House and Garage property: garage at left, house partially visible at right. View to the southwest.





**Figure 7.** Residence, north/front elevation: left to right, ca. 1910-1925 east wing, ca. 1885-1900 east addition, ca. 1885 gable front and wing section, ca. 1905 west addition. View to the southeast.



**Figure 8.** Residence, north/front side: ca. 1885 gable front and wing section, left, ca. 1905 west addition, right. View to the southeast.





**Figure 9.** Residence, north/front and west sides: ca. 1885 gable front and wing section, left, ca. 1905 west addition, right. View to the southeast.



**Figure 10.** Residence, west and south/rear sides: ca. 1905 west addition, left, ca. 1885 gable front and wing section, right. View to the northeast.





**Figure 11.** Residence, south/rear elevation: ca. 1905 west addition, left, ca. 1885 gable front and wing section, center, ca. 1885-1900 east addition, right. View to the northwest.



**Figure 12.** Residence, south/rear elevation: left to right, ca. 1905 west addition, ca. 1885 gable front and wing section, ca. 1885-1900 east addition, ca. 1910-1925 east wing. View to the west.





**Figure 13.** Residence, east and north/front sides: ca. 1910-1925 east wing and ca. 1967 covered walkway, foreground. View to the southwest.



**Figure 14.** Residence, north/front side: ca. 1885 gable front and wing section, left, ca. 1905 west addition, right. View to the southwest.





**Figure 15.** Residence, detail of stone foundation and cladding at the northwest corner of the ca. 1905 west addition. View to the southeast.



**Figure 16.** Residence, detail of eaves and false half timbering on north/front and west sides of the ca. 1905 west addition. View to the southeast.

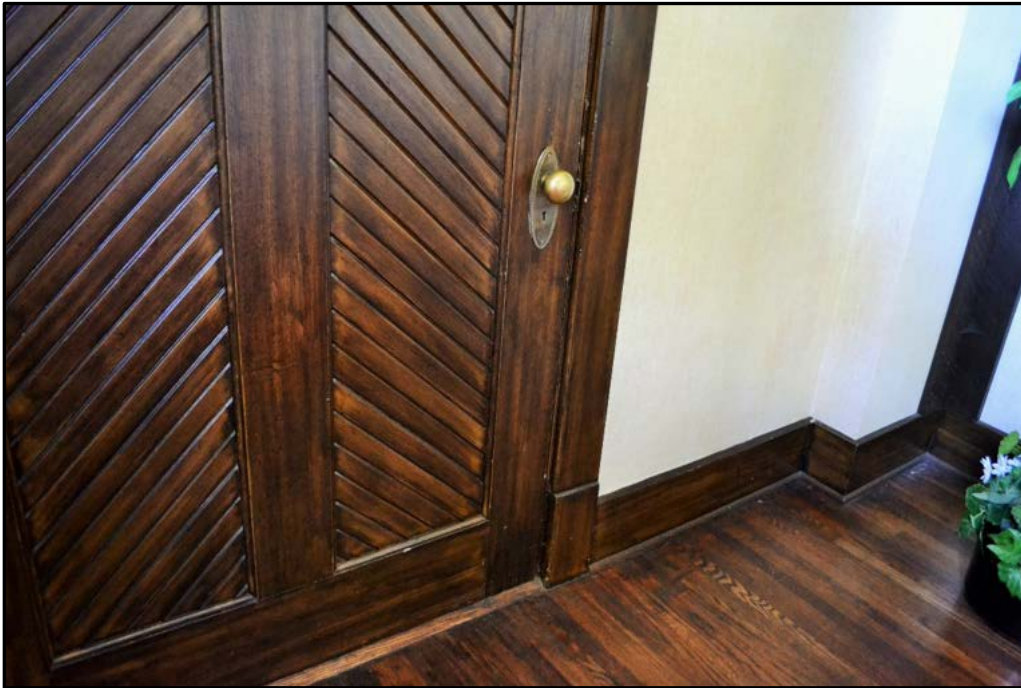


**Figure 17.** Residence, first floor: Cutter & Malmgren Living Room (Rahn Big Living Room) in ca. 1905 west addition (photograph courtesy of Gayle Terry Real Estate). View to the southeast.



**Figure 18.** Residence, first floor: Detail of Cutter & Malmgren designed fireplace in the Cutter & Malmgren Living Room (Rahn Big Living Room). View to the east.





**Figure 19.** Residence, first floor: Detail of Cutter & Malmgren designed oversized door to front porch in the Cutter & Malmgren Living Room (Rahn Big Living Room). View to the southeast.



**Figure 20.** Residence, first floor: Detail of stairway in the Cutter & Malmgren Living Room (Rahn Big Living Room); the balustrade was hand crafted in the 1960s or 1970s by Mr. Rahn. View to the southeast.



**Figure 21.** Residence, first floor: Cutter & Malmgren Sitting Room (Rahn Dining Room) in wing of ca. 1885 gable front and wing section (photograph courtesy of Gayle Terry Real Estate). View to the southwest.



**Figure 22.** Residence, first floor: Detail of brick fireplace in the Cutter & Malmgren Sitting Room (Rahn Dining Room); the wooden surround was hand crafted by Mr. Rahn. View to the southwest.



**Figure 23.** Residence, first floor: Detail of Cutter & Malmgren designed standard size front door in the Cutter & Malmgren Sitting Room (Rahn Dining Room). View to the northwest.





**Figure 24.** Residence, first floor: Cutter & Malmgren Dining Room (Rahn Kitchen) in gable front section of ca. 1885 gable front and wing (photograph courtesy of Gayle Terry Real Estate). View to the north.



**Figure 25.** Residence, first floor: Cutter & Malmgren Kitchen (Rahn Family Room) in ca. 1885-1900 east addition (photograph courtesy of Gayle Terry Real Estate). View to the north.



**Figure 26.** Residence, first floor: Hallway from the Cutter & Malmgren Kitchen (Rahn Family Room) to the original back door, with second floor and basement stairwells at right. View to the southwest.



**Figure 27.** Residence, first floor: Cutter & Malmgren Bed Room (Rahn Library) in rear extension of gable front section, ca. 1885 gable front and wing section. View to the southwest.





**Figure 28.** Residence, first floor: West portion of Staff Dining Room (Rahn Laundry Room of Back Room) in ca. 1910-1925 east wing (photograph courtesy of Gayle Terry Real Estate). View to the southwest.



**Figure 29.** Residence, first floor: East portion of Staff Dining Room (Rahn Sun Room of Back Room) in ca. 1910-1925 east wing (photograph courtesy of Gayle Terry Real Estate). View to the southwest.





**Figure 30.** Residence, second floor: Cutter & Malmgren Bed Room (Rahn Parents' Bedroom) in ca. 1905 west addition (photograph courtesy of Gayle Terry Real Estate). View to the northwest.



**Figure 31.** Residence, second floor: Detail of original ceramic light fixture in the Cutter & Malmgren Bed Room (Rahn Parents' Bedroom). View to the southwest.



**Figure 32.** Residence, second floor: Cutter & Malmgren Bed Room (Rahn Leslie's Bedroom) in ca. 1905 west addition (photograph courtesy of Gayle Terry Real Estate). View to the northwest.



**Figure 33.** Residence, second floor: Cutter & Malmgren Hall and Guns & Fishing Tackle storage (Rahn Hall and Toy Closet) in wing of ca. 1885 gable front and wing section. Note the steps at right leading to the slightly higher second floor of the ca. 1905 addition. View to the southwest.



***Figure 34. Residence, second floor: Cutter & Malmgren Store Room (Rahn Dressing Room) in wing of ca. 1885 gable front and wing section. View to the southwest.***



**Figure 35.** Residence, second floor: Cutter & Malmgren Bath Room (Rahn Bathroom) in wing of ca. 1885 gable front and wing section (photograph courtesy of Gayle Terry Real Estate). View to the northeast.



**Figure 36.** Residence, second floor: Cutter & Malmgren Bed Room (Rahn Jeff's Bedroom) in gable front section of ca. 1885 gable front and wing (photograph courtesy of Gayle Terry Real Estate). View to the north.





**Figure 37.** Residence, second floor: Room of unknown use (Rahn Greg's Bedroom) in a ca. 1910-1925 rear extension of the ca. 1885 gable front and wing's gable front section. View to the southwest.



**Figure 38.** Residence, basement: Cutter & Malmgren Cellar (Rahn Basement) with stairway. View to the east.



**Figure 39.** Residence, basement: Cutter & Malmgren Cellar (Rahn Basement); note diagonal banding in the poured concrete wall. View to the southwest.



**Figure 40.** Residence, basement: Cutter & Malmgren Cellar (Rahn Basement) with coal chute in upper east wall; note combination of concrete and brick wall construction. View to the northeast.





**Figure 41.** Ca. 1965 Garage, east and north/front sides. View to the southwest.

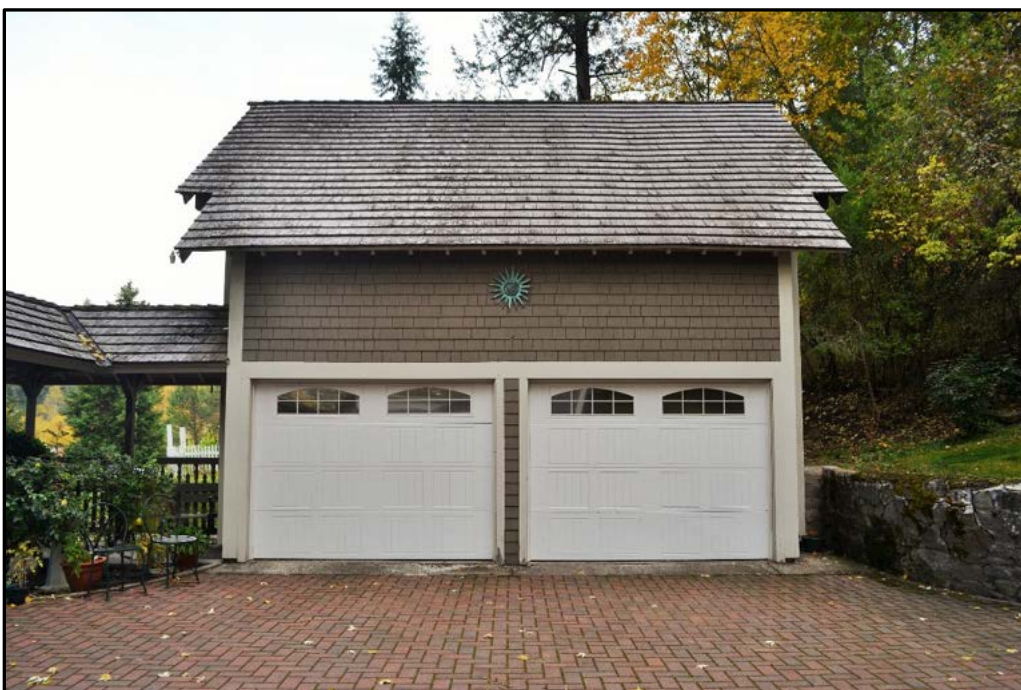


**Figure 42.** Ca. 1965 Garage, north/front elevation. View to the southeast.





**Figure 43.** Ca. 1965 Garage, north/front and west sides. View to the east.



**Figure 44.** Ca. 1965 Garage, west elevation. View to the northeast.



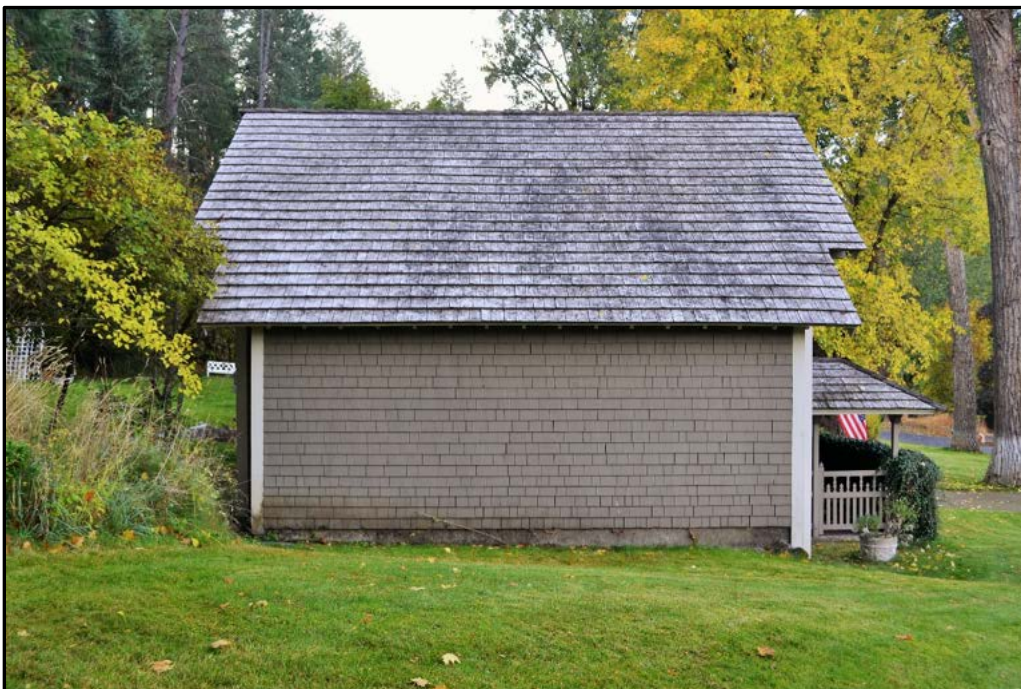


**Figure 45.** Ca. 1965 Garage, west and south/rear sides. View to the northeast.



**Figure 46.** Ca. 1965 Garage, south/rear side. View to the northeast.





**Figure 47.** Ca. 1965 Garage, east elevation. View to the southwest.



**Figure 48.** Spring-fed stream flowing through property just east of the garage (photograph courtesy of Gayle Terry Real Estate). View to the southeast.





**Figure 49.** Landscaping completed by Mr. Rahn ca. 1960s-1980s. View to the south.



**Figure 50.** Landscaping completed by Mr. Rahn ca. 1960s-1980s. View to the west.



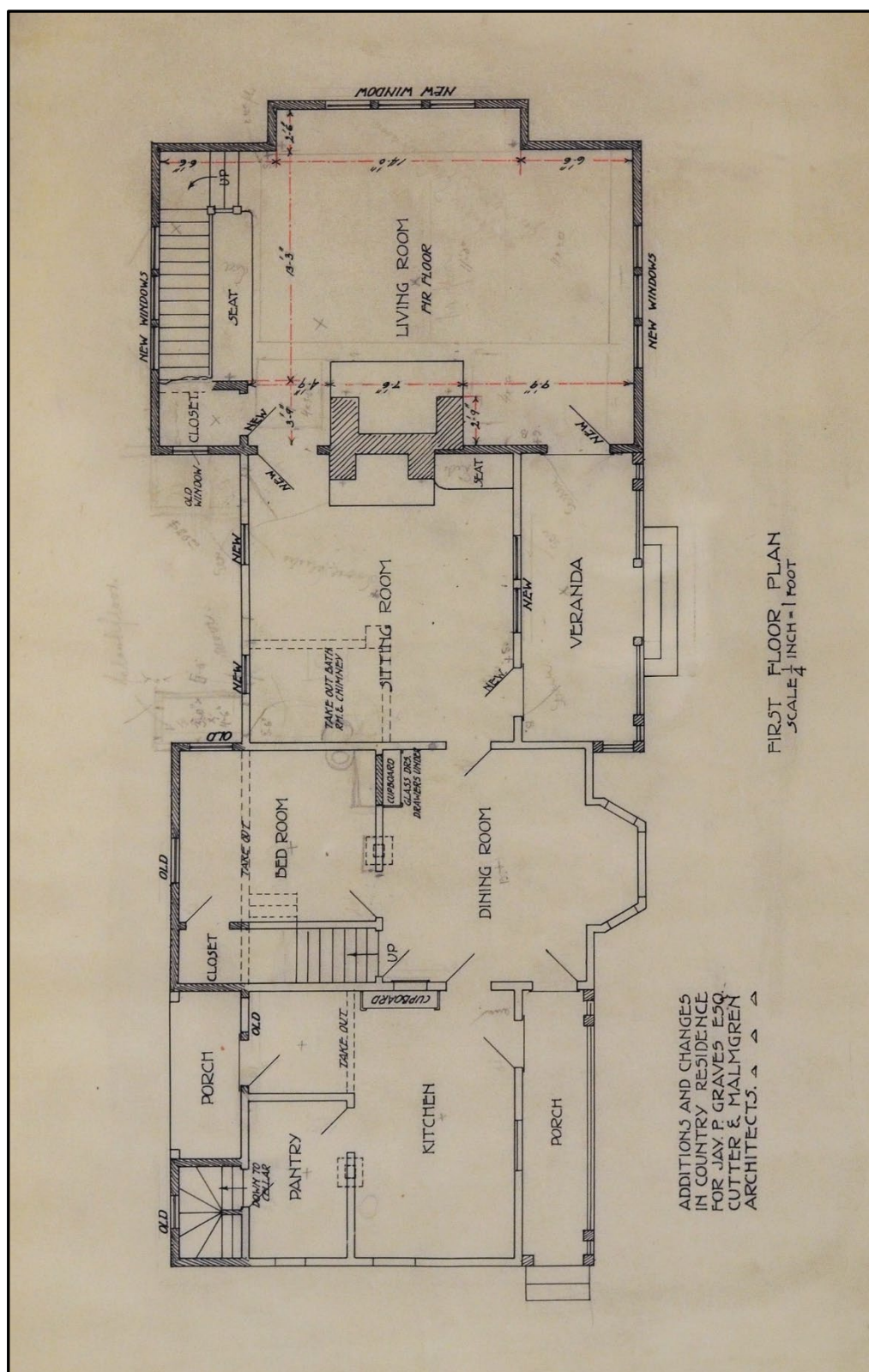
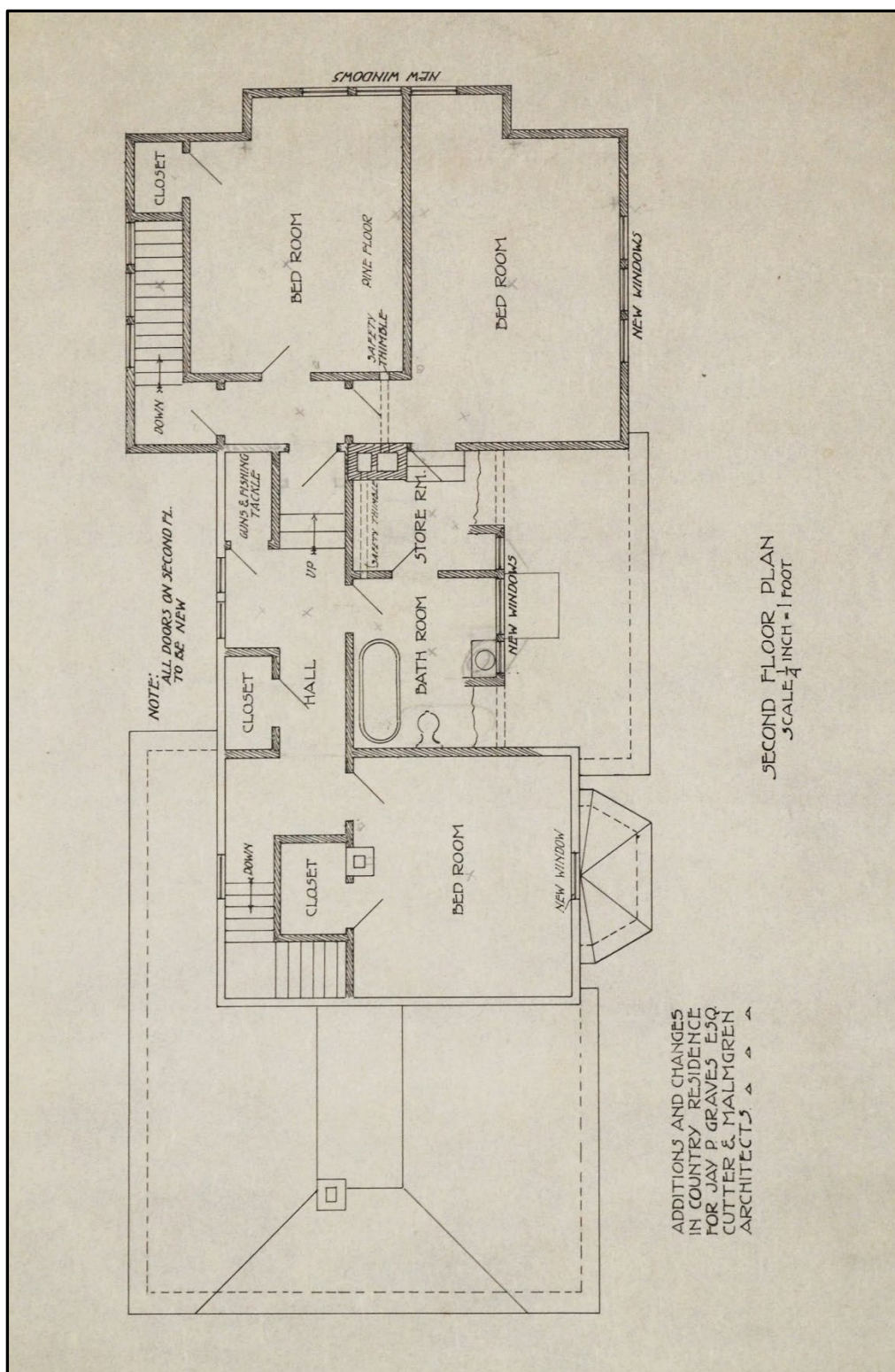
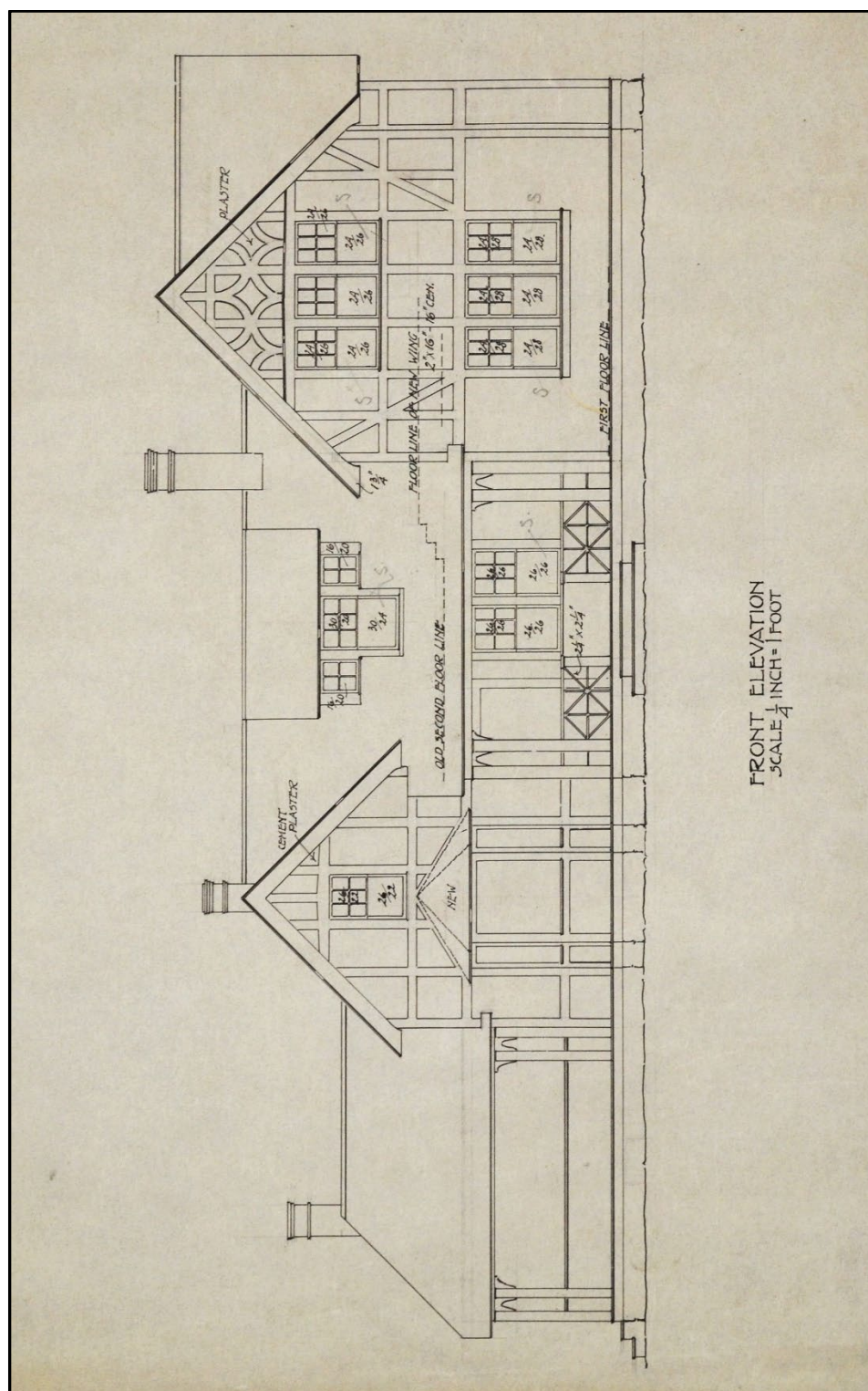


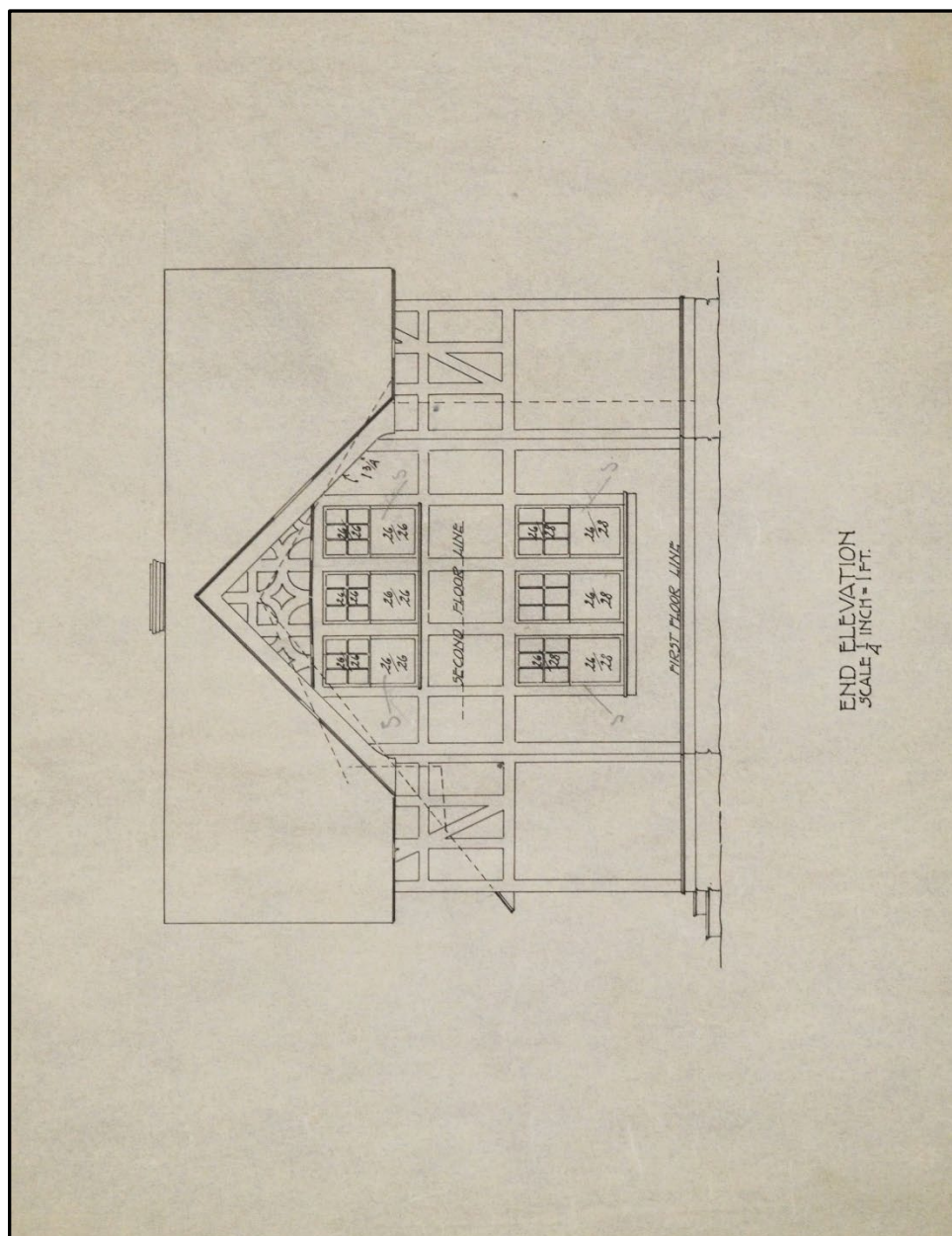
Figure 51. Cutter & Malmgren first floor architectural plans, undated but ca. 1905 (Northwest Museum of Arts & Culture, Jay P. Graves Collection, L84-207.300).





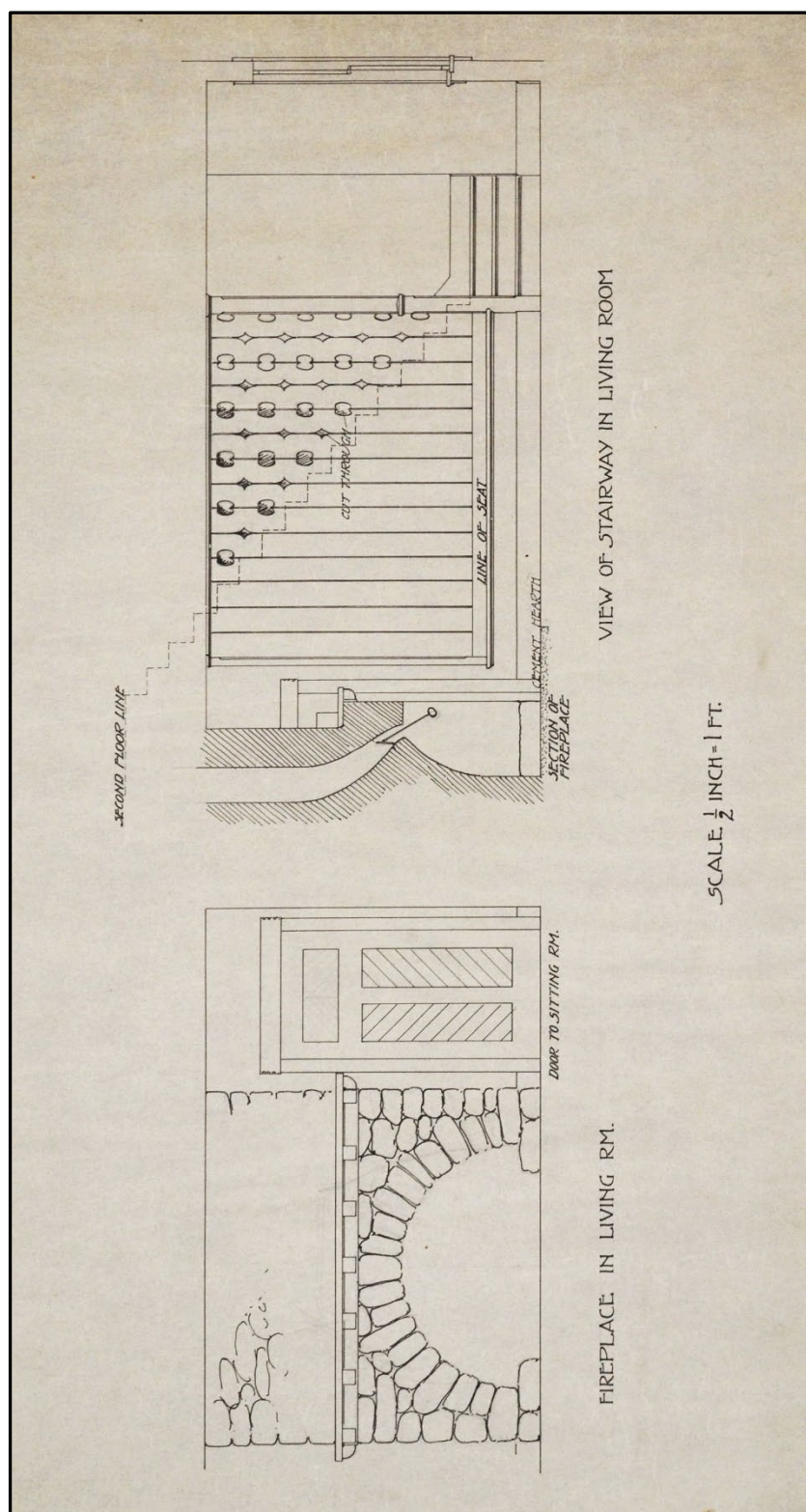


**Figure 53.** Cutter & Malmgren front elevation architectural drawings, undated but ca. 1905 (Northwest Museum of Arts & Culture, Jay P. Graves Collection, L84-207.300).



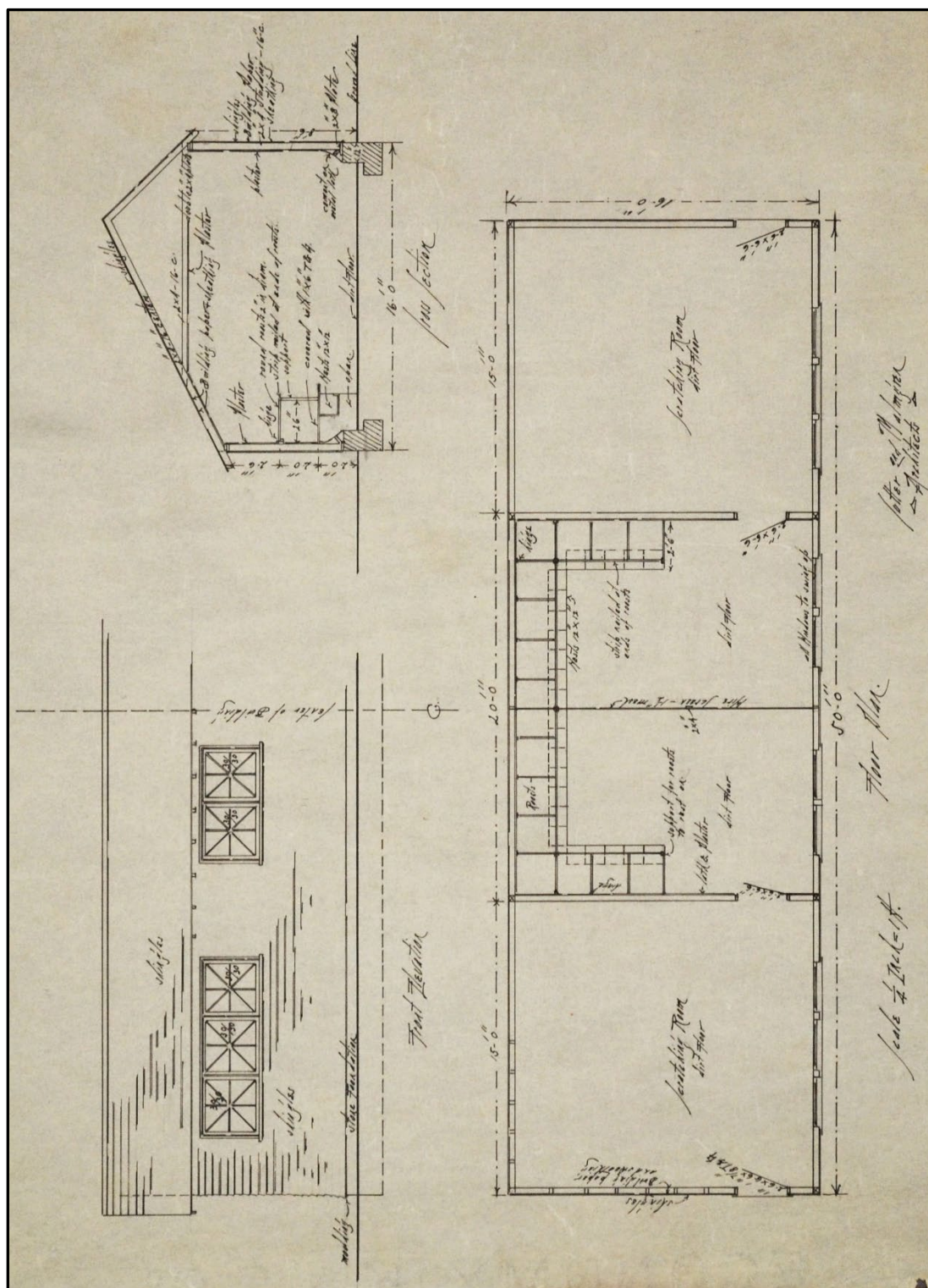
**Figure 54.** Cutter & Malmgren west elevation architectural drawings, undated but ca. 1905 (Northwest Museum of Arts & Culture, Jay P. Graves Collection, L84-207.300).



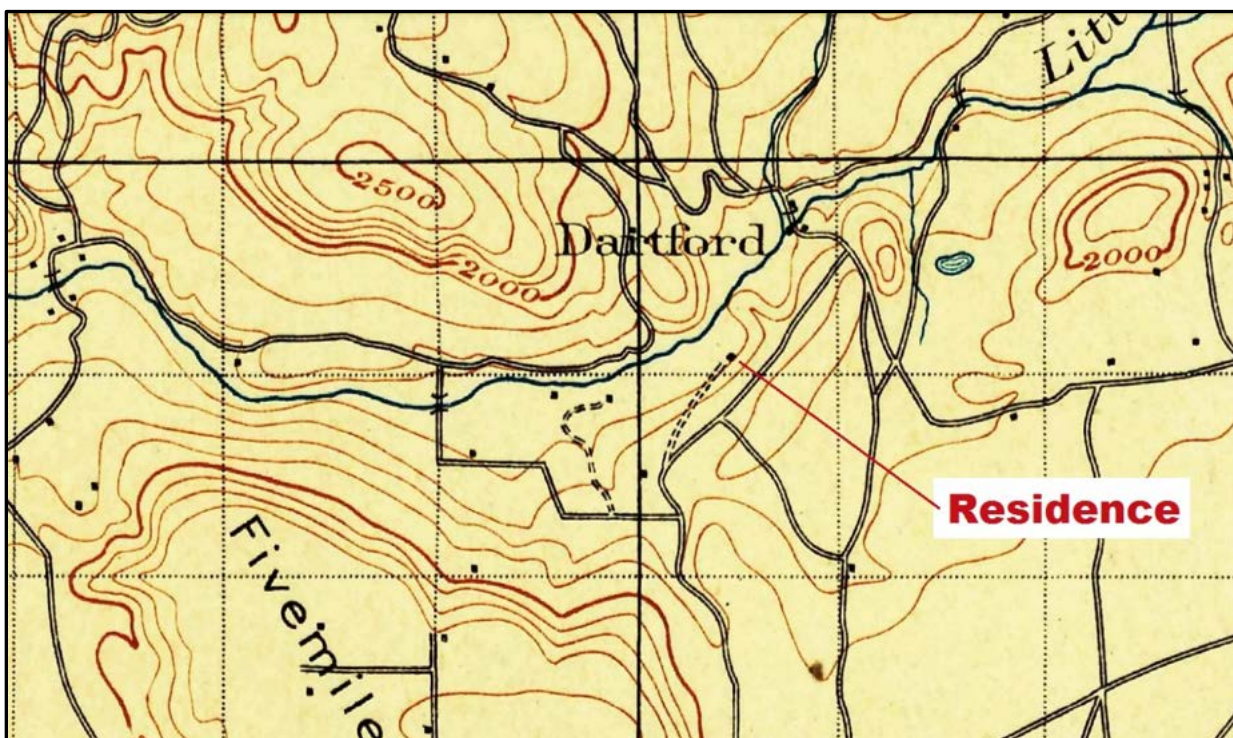


**Figure 55.** Cutter & Malmgren architectural drawings for interior features, undated but ca. 1905 (Northwest Museum of Arts & Culture, Jay P. Graves Collection, L84-207.300).





**Figure 56. Cutter & Malmgren architectural plans for a Waikiki chicken house, undated but ca. 1905, documenting the firm's willingness to design mundane structures (Northwest Museum of Arts & Culture, Jay P. Graves Collection, L84-207.300).**



**Figure 57.** House that would later become the Waikiki Farm Manager's Residence/ Rahn House, 1898 (U.S. Geological Survey 1901).



**Figure 58.** Jay P. Graves, 1923 (Northwest Museum of Arts & Culture, Online Photograph Archives, L87-1.23148-23).



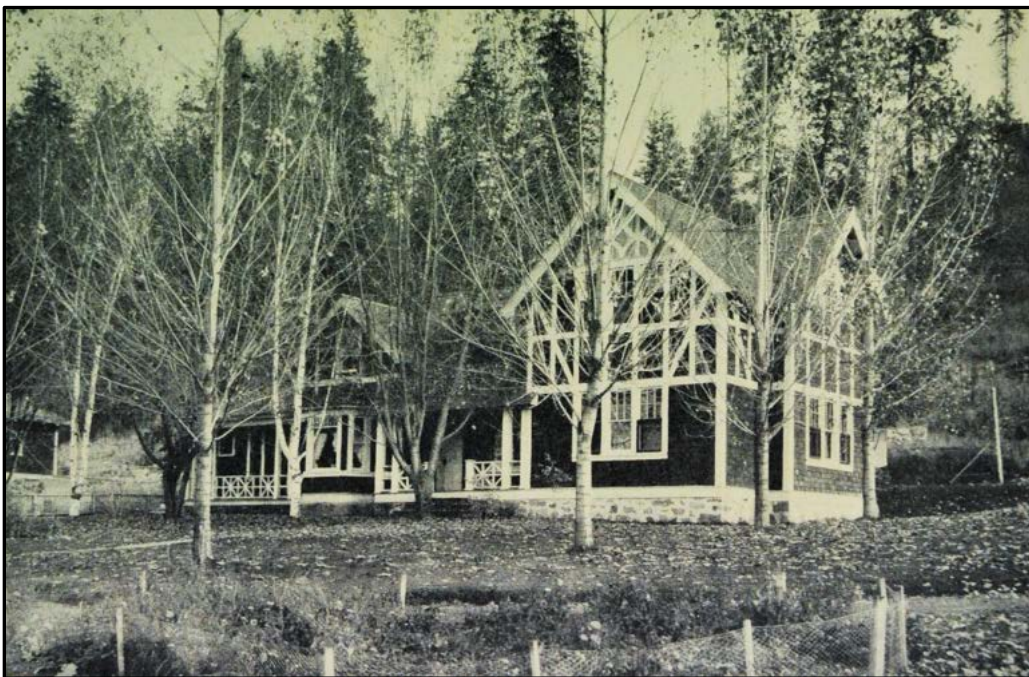


**Figure 59.** Map of Waikiki Farm, 1909 (Northwest Museum of Arts & Culture, Jay P. Graves Collection, L84-207.158.12; Lupfer 1909).



**Figure 60.** Waikiki Farm, ca. 1910 (Olmsted Archives 3879-2). View to northeast.





**Figure 61.** Waikiki Farm Manager's Residence, ca. 1909 (Waikiki Farm ca. 1909).



**Figure 62.** Waikiki Farm Manager's Residence, ca. 1920 (Spokane Public Library 2020a). Note that east wing is present and front porch is screened.



**Figure 63.** Wood frame barn with brick barn in distance, ca. 1910 (Olmsted Archives 3879-7).



**Figure 64.** Brick barn, ca. 1910 (Olmsted Archives 3879-8).



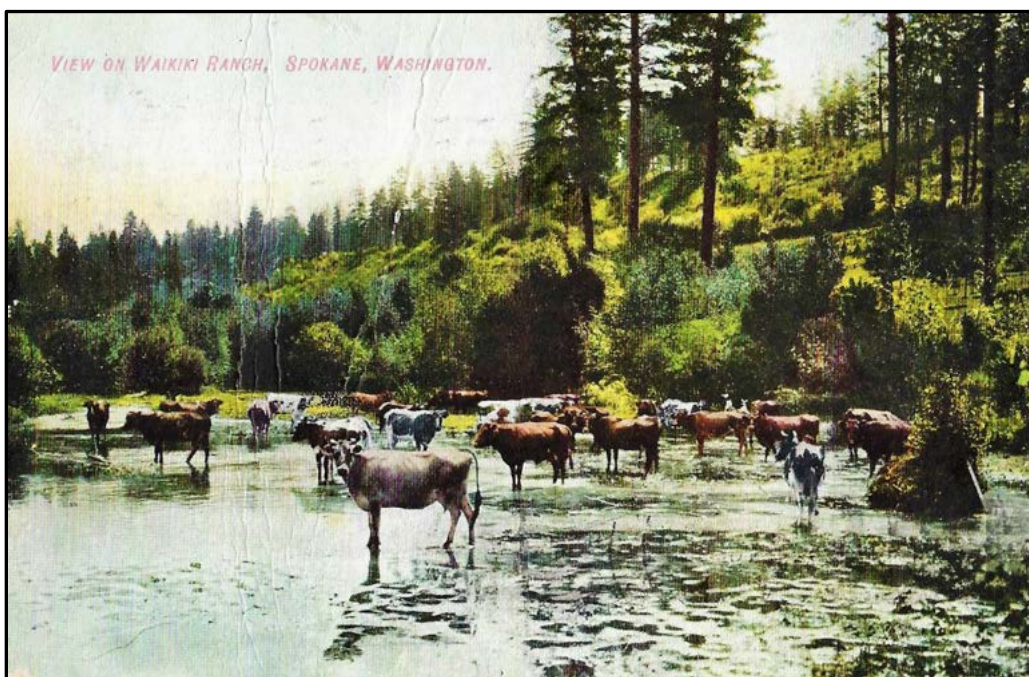


**Figure 65.** Chicken house, ca. 1910 (Olmsted Archives 3879-16). This chicken house was designed by Cutter & Malmgren (see Figure 56).



**Figure 66.** The “Old Mill” that “furnished power before electric service was installed,” ca. 1910 (Olmsted Archives 3879-9; Waikiki Farm ca. 1909). Note the boxed eaves, matching construction of the residence’s ca. 1895-1900 east addition, and the remodeled residence in the background.





**Figure 67.** Post card showing cattle on Waikiki Farm, ca. 1910 (courtesy of Ann Sharley collection.).



**Figure 68.** Waikiki Farm delivery wagon, ca. 1910 (Northwest Museum of Arts & Culture, Online Photograph Archives, L87-1.42516-44).



**Figure 69.** Waikiki mansion, north side, overlooking the Waikiki Farm, ca. 1915 (Olmsted Archives 3879-37).



**Figure 70.** Waikiki mansion, south/front side, ca. 1915 (Olmsted Archives 3879-28).





**Figure 71.** Farm Manager William Auld and his family, ca. 1919: front row, George, William and his wife Elizabeth, John; back row, William David, Margaret, Clarence (Spokane Public Library 2020b).



**Figure 72.** William Auld, ca. 1919, with a load of what appears to be bagged wool on the Waikiki Farm truck (Spokane Public Library 2020c).



**Figure 73.** The “Lower Barn” (long monitor-roofed building), 1928 (press photo courtesy of Ann Sharley collection). View to the northeast.



**Figure 74.** Unidentified Waikiki Farm employee with dairy cow, 1929 (Northwest Museum of Arts & Culture, Online Photograph Archives, L87-1.38901-29).





**Figure 75.** Harold Vannurden, child in front row, Bernard Vannurden, far right in back row, and other Waikiki Farm employees during the Poston lease, 1938 (courtesy of the Rahn Family collection, photo probably from Ruth Vannurden).



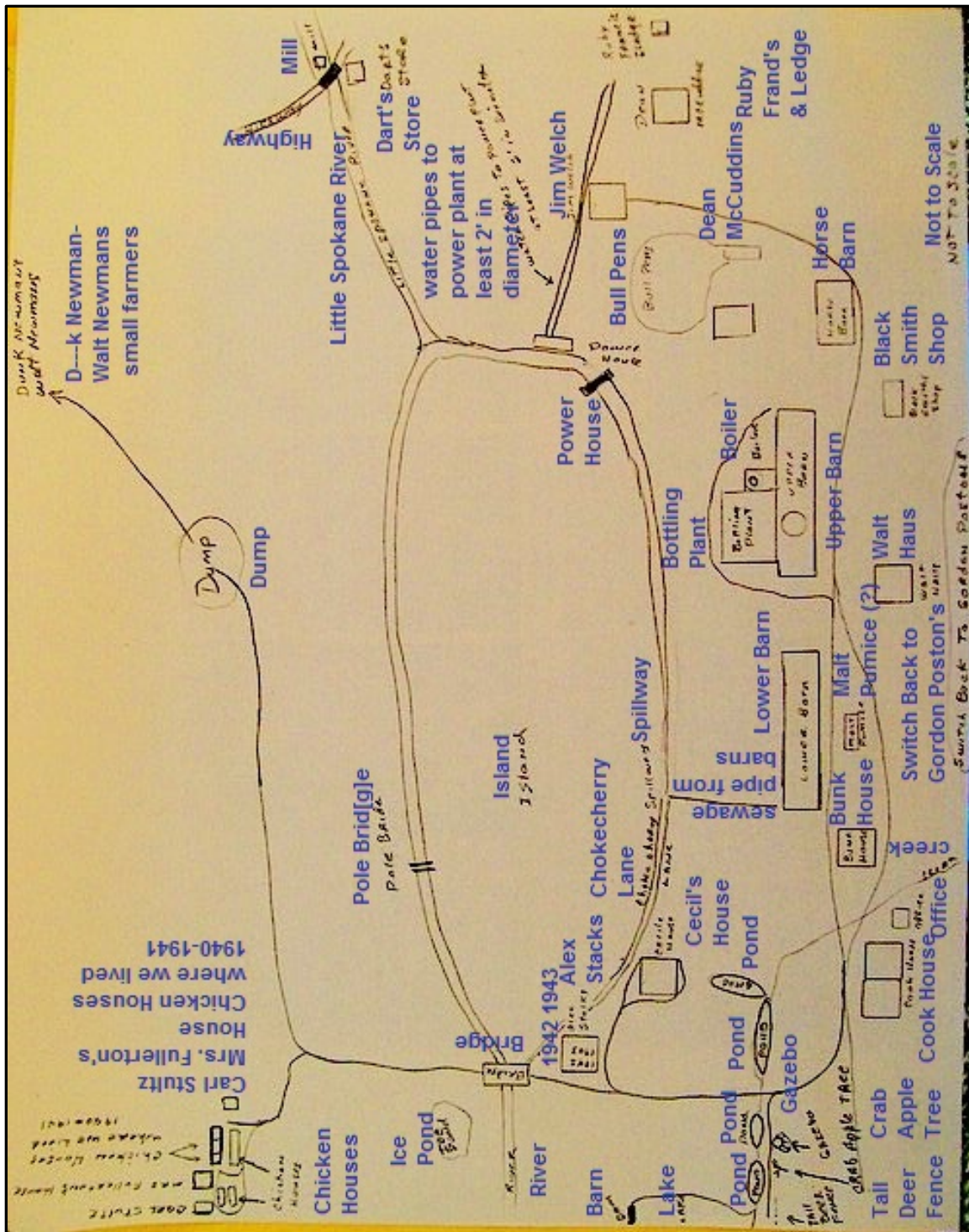
**Figure 76.** Harold Vannurden and two friends in front of the Waikiki Farm Manager's Residence, which the Vannurdens called the "Cook House," 1938 (courtesy of the Rahn Family collection, photo probably from Ruth Vannurden; Vannurden and Dunham 2018).





**Figure 77.** Unidentified Waikiki Farm employee in the dairy bottling plant, photograph undated but during the Poston lease, 1931-1950 (Northwest Museum of Arts & Culture, Waikiki Dairy and Poston Family Collection, RE SC 465).

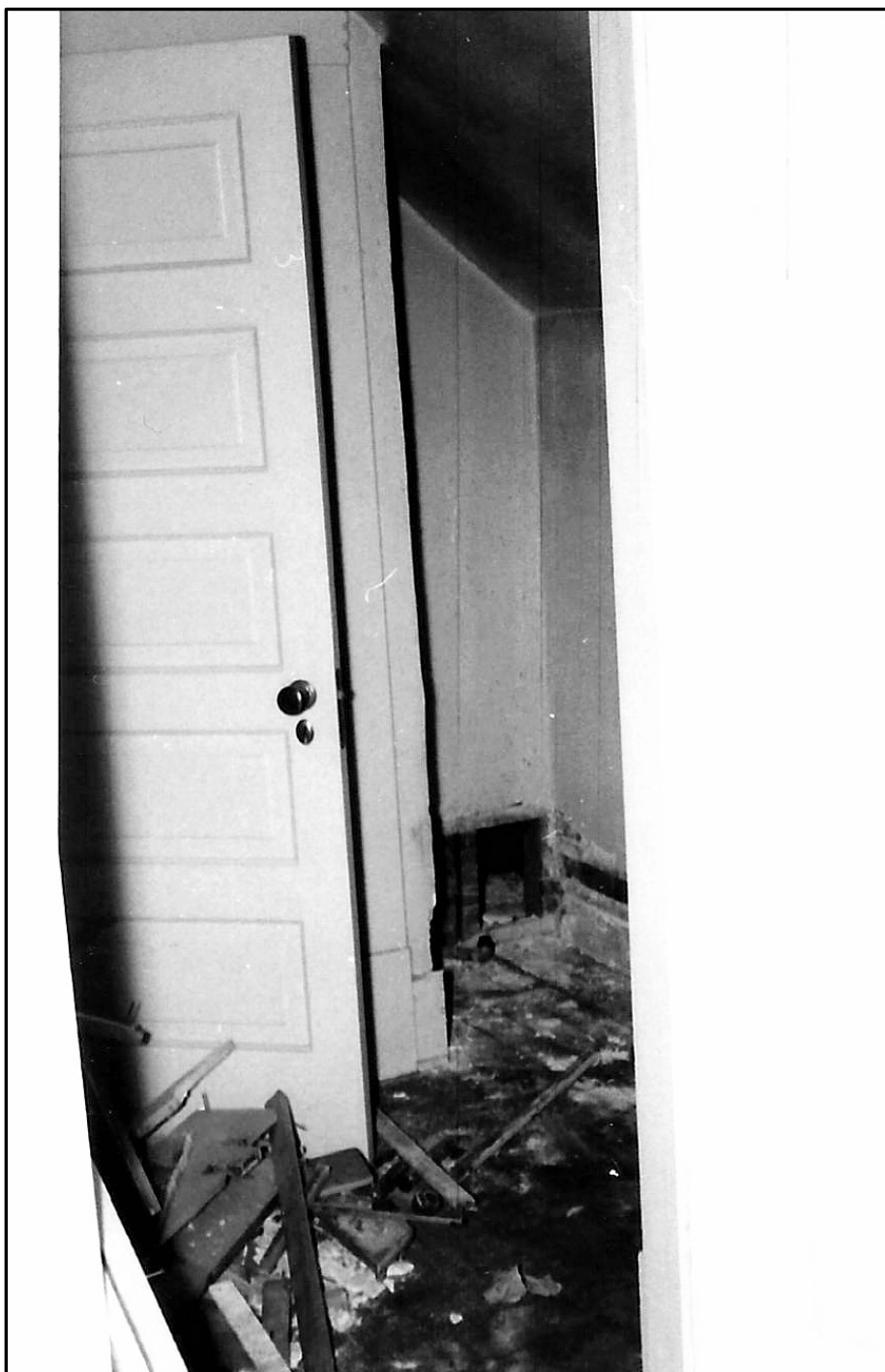




**Figure 78.** This hand-drawn map is probably the sketch Harold Vannurden created from memory at age 85, ca. 2015, depicting Waikiki Farm ca. 1940 during the Poston lease (map courtesy of the Rahn Family collection; see O’Leary ca. 2015). Annotations based on a hand-written annotated version in the Rahn Family collection, by an unknown informant.



**Figure 79.** Northwest corner of the Rahn dining room, shortly after the family moved into the house in 1964 (photograph courtesy of the Rahn Family collection). The built-in cabinet, which the Rahns removed, was immediately to the right (north) of the brick fireplace.



**Figure 80.** West wall of the Rahn dressing room between the upstairs bathroom and parents' bedroom, shortly after the family moved into the home in 1964 (photograph courtesy of the Rahn Family collection).





**Figure 81.** Jeffrey Rahn standing beside the collapsed Waikiki Farm office building, ca. 1965 (photograph courtesy of the Rahn Family collection). Soon after this picture was taken, Jeffrey's father Frederick Rahn built the garage in this location. View to the southeast.



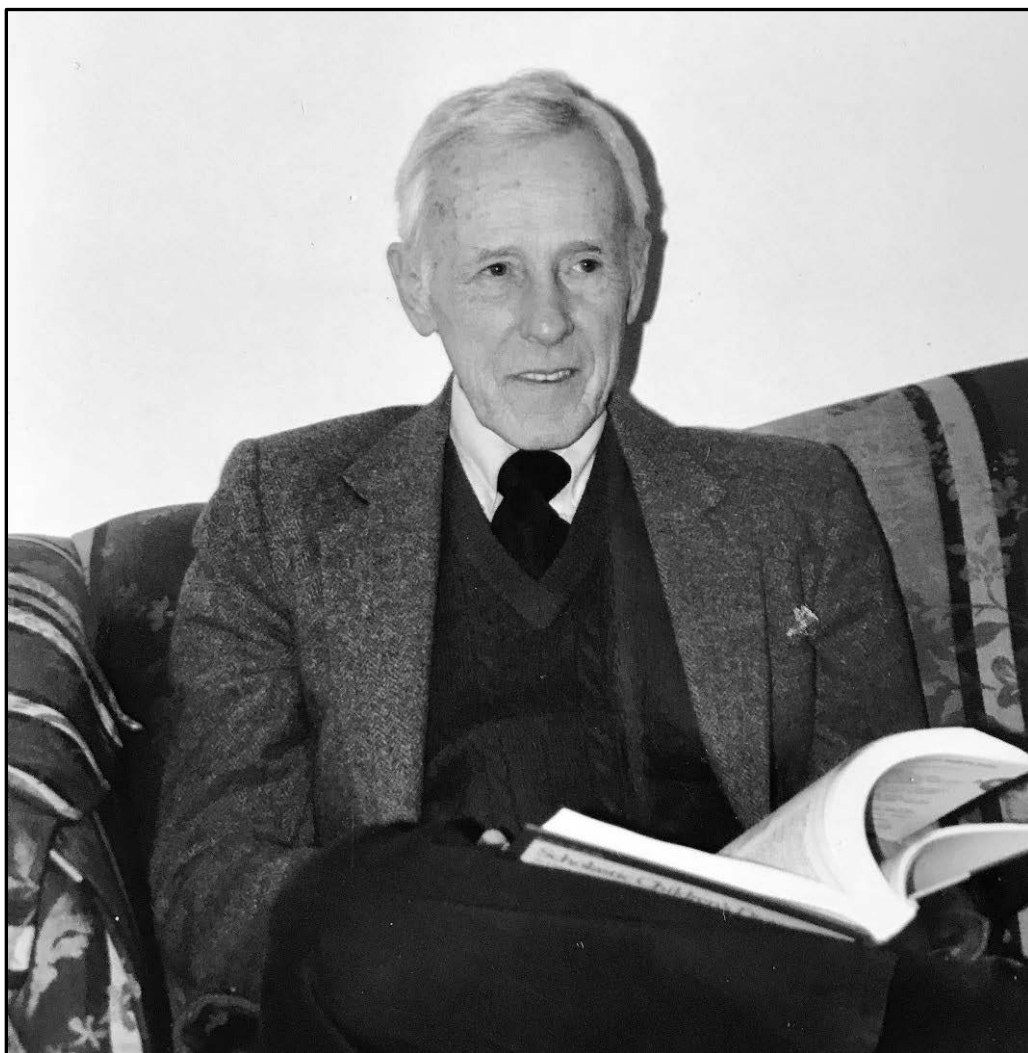
**Figure 82.** Viola Rahn, her daughter Leslie, and the family dog Baron, ca. 1965, just east of the residence (photograph courtesy of the Rahn Family collection). During this period a number of Waikiki Farm buildings remained extant, including those seen in the background. View to the northeast.



**Figure 83.** Frederick Rahn, ca. fall 1999, renovating the east portion of the Staff Dining Room (Rahn Sun Room of Back Room) in the ca. 1910-1925 east wing (photograph courtesy of the Rahn Family collection). View to the southeast.



**Figure 84.** Same subject and view as Figure 83, ca. May 2000 (photograph courtesy of the Rahn Family collection).



**Figure 85.** Frederick Rahn, ca. 1999 (photograph courtesy of the Rahn Family collection).