



**Spokane City/County Register of Historic Places Nomination  
ARTHUR & FLORENCE DAVIS HOUSE**

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**7. DESCRIPTION**

*(continuation sheets attached)*

**Architectural Classification**

**Condition**

excellent

good

fair

deteriorated

ruins

unexposed

**Check One**

unaltered

altered

**Check One**

original site

moved & date

**8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE**

*(continuation sheets attached)*

**Applicable Spokane Register of Historic Places Categories: 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 or construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory history.
- E** Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

*Bibliography is found on one or more continuation sheets.*

**10. DIGITAL PHOTOS, MAPS, SITE PLANS, ARTICLES, ETC.**

*Items are found on one or more continuation sheets.*

**11. GEOGRAPHICAL DATA**

Acreage of Property

Less than one acre.

Verbal Boundary Description

Spokane Estates Plat A, Part B24 in Spokane County.

Verbal Boundary Justification

Nominated property includes entire parcel and urban legal description.

**12. FORM PREPARED BY**

Name and Title

Linda Yeomans, Consultant

Organization

Historic Preservation Planning & Design

Street, City, State, Zip Code

501 West 27<sup>th</sup> Avenue, Spokane, WA 99203

Telephone Number

509-456-3828

Email Address

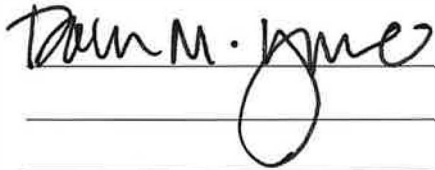
[lindayeomans@comcast.net](mailto:lindayeomans@comcast.net)

Date Final Nomination Heard

November 15, 2023

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ARTHUR & FLORENCE DAVIS HOUSE

**13. SIGNATURE(S) OF OWNER(S)**



**14. FOR OFFICIAL USE ONLY**

Date nomination application filed: 10/1/23

Date of Landmarks Commission Hearing: 11/15/23

Landmarks Commission decision: Approved

Date of City Council/Board of County Commissioners' hearing: December 5, 2023

City Council/Board of County Commissioners' decision: Approved

**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.**



11/15/23

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

**PASSED AND ADOPTED** this  
5<sup>th</sup> day of December, 2023.



ATTEST:

*Ginna Vasquez*

Ginna Vasquez, Clerk of the Board

BOARD OF COUNTY COMMISSIONERS  
OF SPOKANE COUNTY, WASHINGTON

*Mary L. Kuney*  
Mary L. Kuney, CHAIR

*Josh Kerns*  
Josh Kerns, VICE-CHAIR

*Al French*  
Al French, COMMISSIONER

*Amber Waldref*  
Amber Waldref, COMMISSIONER

*Chris Jordan*  
Chris Jordan, COMMISSIONER

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**Megan Duvall**  
**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
Third Floor—City Hall  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201

**Date**

Attest:

Approved as to form:

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City Clerk

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Assistant City Attorney

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*Photo by homeowner, Dawn Wynne*

*A 2023 photograph of the south façade of the Arthur & Florence Davis House*

## ***SECTION 7: DESCRIPTION OF PROPERTY***

### ***Summary Statement***

The Arthur W. & Florence C. Davis House was constructed in 1914 as one of the first houses erected in the Country Homes Development neighborhood just south of Whitworth University in north Spokane County (Mead Township). The Davis House is a good example of the Craftsman style applied to a single-story bungalow. The home is protected by a very low-pitched cross-gable roof with widely overhanging eaves, exposed rafter tails, and massive exposed beams. Thick brick square porch piers support the porch roof, and a cutout wood balustrade protects the porch deck. The home is clad with original double-course cedar shingles, and retains original multi-paned windows. A noted Craftsman-style detail in the Davis House is a large expansive living room anchored by a fireplace inglenook with built-in bench seats and built-in bookcases with leaded-glass doors. Well-preserved with a high degree of integrity in original location, design, materials, workmanship, and association, the Arthur W. & Florence C. Davis House is eligible for listing on the Spokane City/County Register of Historic Places.

### ***CURRENT APPEARANCE & CONDITION***

#### ***Site***

The property is located one mile south of Whitworth University in north Spokane County. The property was built on an irregular piece of land listed as “Spokane Estates Plat A” in the County Homes Development. The Spokane County Assessor office identifies the property’s parcel number as 36184.1906 with its location at Range 43 East, Township 26 North, Section 18. Nearly rectangular in shape from north to south, the west boundary of the property measures 303 feet from north to south, and the east boundary of the property

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measures 277 feet from north to south. The northern boundary of the property spans a width of 147 feet, while the southern boundary spans a width of 162 feet.<sup>1</sup> Measuring just less than one full acre, the property faces south along West Graves Road. The Walter & Florence Davis House was constructed in the southwest corner of the lot, and is identified by house number 306. Located behind the house in the lot's center and northeast rear corner is a 2003-built wood-post carport. The carport is attached to a circa-1973 wood-frame garage, which was built onto an original circa-1914 wood-frame barn.<sup>2</sup> The lot is flat and features a manicured park-like area with lawn and mature trees that frame the house. A private graveled circular driveway curves northwest from Graves Road towards the front of the home, and exits the property at the lot's southwest front corner. A graveled driveway leads north from the circular driveway in front of the house to the barn/garage/carport building at the northeastern rear of the property. A wood security fence encircles and protects the property. Sited south of Whitworth University, the Davis House is located within three miles of three busy roads, including N. Division Street/US Highway 395 to the east, W. Hawthorne Road to the north (fronts Whitworth University), and N. Wall Street to the west. Single-family homes built after 1913 to the 1970s, and a few apartment buildings erected during the 1990s-2000s surround the property.



*A 2023 photo of the wrap-around front porch at the southeast corner, looking south*

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<sup>1</sup> Spokane County Tax Assessor. Spokane Public Courthouse, Spokane, WA.

<sup>2</sup> Ibid.



*A 2023 photograph of the east elevation of the Davis House, looking west*

### ***House Exterior***

The Davis House is one story in height and forms a rectangular shape. The south façade and rear north face of the house each measure 34 feet in width from east to west. The east and west sides of the house each measure 50 feet in length from north to south.<sup>3</sup> The one-story bungalow is covered with a low-pitched cross-gable roof with overhanging unenclosed 3-foot-deep roof eaves, exposed rafter tails, and exposed triangular knee braces. The roof is covered with composition shingles. The exterior of the house is clad and protected with double-course cedar shingles. Windows include original multi-paned double-hung units and multi-paned casement units. The foundation that supports the house is made of basalt rock with an outer protective layer of applied rough-textured concrete. Basement windows were installed when the house was built and feature multiple panes.

### ***South Facade***

The low ground-hugging Craftsman-style design of the home's south façade helps define the dwelling as a one-story bungalow with a very low-pitched, shallow cross-gable roof. Roof eaves are unenclosed and widely overhanging with cutout exposed rafter tails. The house was originally designed in 1914 with a small gable front porch over the front door.<sup>4</sup> In the 1990s, the original small front porch over the front door was removed and replaced with a larger wide and deep wrap-around covered front porch that extends from nearly the far west end of the porch deck to the east end of the porch deck. The porch wraps around

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<sup>3</sup> Ibid.

<sup>4</sup> Ibid.



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the home's southeast corner, and extends in a northerly direction to the center of the home's east wall. A cutout wood balustrade encircles the wrap-around front porch deck, and is located between square brick porch piers. A brick porch wall supports the deep wrap-around front porch.

#### *East, West, and North Elevations*

The home's large porch and cross-gable roof is covered with composition shingles. Roof eaves around the house are unenclosed with 3-foot overhangs. Exposed wood rafters support the overhanging roof. Triangular-shaped wood braces help support the overhanging eaves. In 1938, an enclosed sleeping porch was built onto the north rear elevation of the house, and is illuminated by multi-paned casement windows.<sup>5</sup> Between 1970 and 2015, a small enclosed back porch was built onto the east elevation of the house at the rear northeast corner. The northeast corner back porch is 8 feet long and 5 feet wide, and is enclosed with double-hung windows.

#### *House Interior*

The single-story Arthur & Florence Davis House holds a gross living area of 1,740 square feet at the first floor. A full basement is located under the house and also holds 1,740 square feet of living space.<sup>6</sup> A 44-inch-wide original 1914 front door made of curly fir opens from the center of the house to an expansive living room. The 14-foot-deep room extends the entire 34-foot width of the house from the west end of the room to the east end. Ceilings are 8 feet in height. The west end of the living room supports a built-in bench seat under a large picture window capped by a stained-glass transom window, and flanked by two small multi-paned casement windows. The opposite east end wall in the living room supports a popular Craftsman-style focal point called an inglenook. The inglenook in the Davis House includes a center brick fireplace, ceramic tile hearth, fir mantel supported by four wood brackets, two matching wall lights above the mantel, and two flanking built-in bench seats and built-in bookcases protected by glazed doors. The entrance to the inglenook is framed by a widely curved fir ceiling arch and two matching fir colonnades. The colonnades support two 4-foot-high built-in bookcases with glazed doors, and two thick square columns that are attached to the bookcases and rise to the curved arch. Two matching multi-paned windows flank the fireplace chimney above the mantel. A ribbon of four 6/1 double-hung wood windows are located on the south wall next west of the living room's front door. All woodwork in the living room and inglenook is made of curly fir and is stained a rich, dark walnut color.

Two multi-paned French doors open north from the living room's northwest corner into a library located along the west elevation in the center of the house. All woodwork is painted white, the floor is a continuation of the oak hardwood in the living room, and a wide multi-paned window illuminates the library from the west wall.

Another wall entrance with three multi-paned French doors in the northeast corner of the living room opens into a formal dining room. The dining room's north wall features a

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<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

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center built-in hutch & buffet. The built-in hutch above the built-in buffet includes shelving for china and glassware, which is seen through leaded glass doors at the front of the hutch. The built-in buffet below the built-in hutch features a wooden countertop for serving, and eight drawers for silverware and linens, etc. Two other floor-to-ceiling full-height china cabinets with leaded glass doors flank the dining room's built-in buffet/hutch. Shelving in the full-height cabinets is deep and able to hold and protect glassware, china, etc. The hutch & buffet as well as the woodwork in the dining room is all made of curly fir stained a deep walnut color, matching the woodwork in the living room and inglenook. The floor is oak hardwood, and the ceiling is 8 feet high.

The library and dining room both open north into a central interior service hall. A door opens from the hallway west to a three-piece bathroom with ceramic fixtures and a large built-in storage cupboard. A door by the bathroom opens from the hall into a bedroom in the northwest corner of the house. The hall also leads to another bedroom in the center north rear of the house, a kitchen on the east wall of the house, and a flight of stairs next to the dining room that lead down to a full basement. All of the woodwork is painted white. The ceiling is 8 feet in height. The bedrooms and hall are protected with an oak hardwood floor that matches that in the living room, dining room, and library. The floor in the kitchen is made of wide plank pine, stained to match the color of the existing oak hardwood floors. The hall bathroom was remodeled in 2022 with updated fixtures, built-in storage, and a floor of small hexagonal ceramic tiles.

The northwest bedroom is equipped as a multi-purpose bedroom, closet, and laundry room. The center north bedroom is used as sleeping quarters, and opens north through multi-paned French doors into a circa 1938 sleeping porch. The sleeping porch has hardwood oak floors and is surrounded at the west, north, and east by multi-paned casement windows. A deep bench seat is built on the west wall under the windows. The woodwork in the bedroom is painted white while the woodwork in the enclosed sleeping porch is painted dark green.

The center hall leads east into the kitchen, located in the northeast corner of the house on the first floor. The kitchen was remodeled in 2022-23. It was finished with white-painted Shaker-style cabinets and cupboards, a pine plank floor, a stone countertop, and new appliances. Built-in bench seats provide storage and are located at the north end of the kitchen. An exterior Dutch door opens to an enclosed back porch with steps that lead down to grade at the northeast corner of the house.<sup>7</sup>

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<sup>7</sup> A "Dutch" door is split in half with the bottom half moving independently from the upper half—popular in America in the 1920-1940s.

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*A 2023 photograph of the living room and inglenook, looking east*



*A 2023 photograph of the inglenook at the east end of the living room*

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*A 2023 photograph of the dining room and built-in hutch/buffet and china cupboards*



*A 2023 photo of the east end of the enclosed sleeping porch, looking northeast*

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A flight of stairs descends from the central service hall to a full basement. The basement holds a finished family room with a working fireplace under the living room on the first floor. The basement also includes two bedrooms, bathroom, shop, and a large miscellaneous storage room. An entrance at the rear north of the house exits from the storage room to concrete stairs that rise to the back yard.

***ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS***

The Davis House is pictured in a 1958 black & white photograph from the Spokane County Tax Assessor. In the 1990s, the original porch and porch roof were replaced with a larger and deeper porch and porch roof that wrapped around the home's southeast corner, and extended north along the east exterior wall of the house to the home's midpoint. The roof is supported by massive beams and a decorative truss. Modifications were made when a back porch was built and enclosed at the rear northeast corner of the house. The interior of the house underwent renovations from 2021 to 2023 to the kitchen, first-floor bathroom, first-floor bedrooms, an enclosed sleeping porch, and basement rooms.



*1958 photograph from the Spokane County Assessor's Office  
of the Davis House at West 306 Graves Road*

**SECTION 8: STATEMENT OF SIGNIFICANCE**

<i>Areas of Significance</i>	<i>Community Planning &amp; Development</i>
<i>Period of Significance</i>	<i>1914</i>
<i>Built Date</i>	<i>1914</i>
<i>House Builder</i>	<i>Sylvester W. True</i>
<i>Neighborhood Developer</i>	<i>Country Homes Development Company</i>

**Summary Statement**

Built in 1914, the historic Arthur & Florence Davis House, located at West 306 Graves Road, is eligible for listing on the Spokane Register of Historic Places under Category A. The home is significant as a product of community planning and development through the Country Homes Development Company, a business that planned and established a residential neighborhood called “Country Homes Estates” in Spokane County north of the city.<sup>8</sup> Descriptive advertisements from the development company County Homes Estates noted “delightful home sites” with “a 20-minute ride from the center of Spokane,” and available lots on which to build single-family homes on “one, two, and five-acre sites.”<sup>9</sup>

**HISTORIC CONTEXT**

Located on the banks of the Spokane River, the small settlement of Spokane was founded around 1873. The town was blessed with an abundance of natural resources, including a series of powerful waterfalls on the Spokane River, thick forests of pine and fir trees, agricultural lands for farming and cattle grazing, and nearby mountains ripe for mining, mineral exploration, and subsequent extractions. In the 1880s, prosperity shone on the town when abundant gold and silver lodes were discovered in the Coeur d’Alene mining region just east of the city. Transportation was needed to haul the gold and silver out of the mines, and by the late 1880s, numerous railroad routes linking Spokane to the Western, Midwestern, and Eastern United States were established.

The Spokane community grew and experienced a growth spurt with a population explosion that swelled from 20,000 people in 1890, to over 36,000 by 1900.<sup>10</sup> Ten years later in 1910, the city’s population had surged at an unprecedented rate to over 100,000 inhabitants. Single-family homes, built at a rapid pace throughout the city, were erected in Spokane’s central business district and in areas that surrounded the downtown. Sited more than a mile from the city’s downtown commercial and banking core, these neighborhoods constituted Spokane’s first suburbs and provided suburban living with easy reach of downtown via graded roads designated for horse-drawn buggies, the city’s first automobiles, and public transportation such as streetcars. As the city’s population continued to grow, additional neighborhoods were developed and built around the city with planned infrastructure that included lots platted for residential homes, paved city streets and sidewalks, buried water and sewer lines, overhead street lighting, and appointed areas designed specifically for the construction of schools, churches, city parks and playgrounds, and park-like boulevards.

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<sup>8</sup> Fahey, John. *Shaping Spokane, 1997*. Page 97.

<sup>9</sup> Fahey, John. *Shaping Spokane, 1997*. Page 97.

<sup>10</sup> *Polk’s Spokane City Directories, 1880 to 2023*.

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As Spokane’s population continued to expand, suburban areas specifically designed for commercial shopping, schools, churches, and residential housing reached the City of Spokane’s northern limit at Frances Avenue—and continued to spread north into available open land governed by Spokane County.

***STATEMENT OF SIGNIFICANCE***

***Category A***

To be considered for listing under Category A, a property must be associated with single events, or with a pattern of events, repeated activities, or historic trends. A pattern of events or historic trends must clearly be important within an associated context, such as development of a community or a residential neighborhood within a community. The nominated property must have an important association with the historic event or historic trends, and it must retain historic integrity.<sup>11</sup>

The Arthur & Florence Davis House is historically significant as one of the early single-family homes built north of Spokane in Spokane County. The house was erected in the residential community called Country Home Estates, developed from 1914 to 1970 by the Country Homes Development Company. The residential community is roughly bounded by W. Hawthorne Road to the north, N. Wall Street to the west, N. Division Street/US Highway 395 to the East, and W. Hoerner Avenue to the south.

In 1912, Jay P. Graves, a Spokane real estate developer, railroad and mining man, and founder of Whitworth College (University) in Spokane County, helped organize the Country Homes Development Company. One of the earliest “empire builders” and forefathers of Spokane, Graves purchased over 3,000 acres of open and pine-studded land in the Mead Township, five miles north of Spokane in Spokane County.

*Here and there Graves’s land speckled with attractive treed sections, hills that blazed with spring and summer flowers, and arresting vistas. Consequently, on July 15, 1912, Graves organized the Country Homes Development Company... He had first thought to call it the “Suburban” company but, in the articles of incorporation, lined out the word and penned “Country Homes” instead, evoking images of space and quietude. The company’s purposes were to plat and develop real estate, build electrical and water-pumping plants and distribution systems, and, of course, buy, sell, and hold land...[as well as] pave roads and establish auto-bus service.<sup>12</sup>*

In addition to platting future home sites for residential housing through the Country Homes Development Company, Graves and the development company reserved a pine-studded site for the relocation of Tacoma, Washington’s Whitworth College. It was argued the rebuilt college would provide “musicals, lectures, and other college interests together with a clean social atmosphere, which would attract many desirable citizens to locate here.”<sup>13</sup>

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<sup>11</sup> National Register Bulletin 16A. U.S. Dept of the Interior, National Park Service, National Register, 1991.

<sup>12</sup> Fahey, John. *Shaping Spokane*, pp 92-93.

<sup>13</sup> Fahey, John. *Shaping Spokane*, p. 93.

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In 1914, Whitworth College was relocated and rebuilt on land adjacent north of the Country Homes Estates neighborhood along the north edge of Hawthorne Road in Spokane County, and began its first academic year with 40 students enrolled. Today in 2023, more than 2,500 students are enrolled in Whitworth College, now called Whitworth University.

***Davis House***

In 1912, landowners Jay P. Graves and his wife, Amanda Graves, warranted Spokane Estates Plat A to the Country Homes Development Company. Two years later in 1914, Spokane home building contractor, Sylvester W. True, leveled the land and erected a single-family house designed as a one-story Craftsman-style bungalow. Located one block south of Whitworth University, the home's official address was listed as West 306 Graves Road, named in honor of Jay P. Graves, the property's developer. The Arthur & Florence Davis House was one of the first homes built in the Country Homes Estates residential neighborhood, and demonstrates the popularity of the bungalow house form and Craftsman-style details preferred by home-buyers who purchased similar residences in Country Homes Estates.

On October 17, 1916, Arthur Davis, a prominent Spokane lawyer with offices in the Zeigler Block on W. Riverside Avenue in downtown Spokane, and his wife, Florence Davis, purchased the newly-built single-family dwelling for \$3,000 on Graves Road. Arthur & Florence Davis owned and resided in the house for the next 22 years from 1916 to April 1938.

Arthur Davis was born in 1873 in Iowa, attended Upper Iowa University, and earned a Bachelor of Science degree in 1893. He taught school for seven years. He then studied law at the University of Iowa, and married Florence Carpenter. Arthur and Florence Davis moved to Spokane, and Arthur and his brother Irving Davis eventually incorporated the law firm Davis, Neil & Davis. Arthur served on various Spokane public school boards, and the Board of Regents for Washington State University for 23 years (*Spokesman-Review*, 19 September 1945). North Hall at Washington State University was renamed Davis Hall in recognition of Arthur Davis and his many accomplishments. Arthur died in June 1945. Florence Davis, Arthur's wife, lived in Spokane for 65 years. She was praised as a past grand matron and dignitary of the Order of Eastern Star and supreme queen of the Daughters of the Nile. Florence died in March 1972 at the age of 90.

***Subsequent Homeowners***

W. F. Wilson and his wife Maude Wilson purchased the Davis House for \$3,500 in 1938. In 1945, the property changed hands when it was resold to Florence Davis, widow of Arthur W. Davis. Eight years later, Florence Davis sold the property in 1953 for \$17,250 to Clinton B. Folkrod and Jane Byers Folkrod. Clinton Folkrod worked as an engineer at the Kaiser Aluminum & Chemical Plant in Spokane Valley. In 1972, the Folkrods sold the property to Lloyd J. Davis and his wife Florence.



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In May 1979, Craig and Rochelle Fetcho purchased the historic Davis House for \$83,000. Craig Fetcho worked as a machinist and construction worker for Ram Engineering Rebuild. Later, Craig Fetcho worked for Northwest Engine Rebuilding as a machinist working on custom engines. The Fetchos owned and lived at the property at 306 W. Graves Road for 36 consecutive years from 1979 to July 2015. During their time as homeowners of the property, Craig & Rochelle Fetcho enlarged and rebuilt the home's front porch and porch roof in the 1990s.

Allan Aldous bought the property in 2015 for \$315,000. He sold the home in 2018 for \$350,000 to Noah and Celeste Simone.

In 2021, current owners Patrick & Dawn Wynne purchased the property on Graves Road for \$645,000. Patrick is a master automotive technician. Dawn worked 15 years in corporate management for three of the nation's largest automotive corporations. In 2016, the Wynnes purchased the circa-1958 Midway Texaco gas station on Nevada Street in north Spokane. They renamed it the "509 Garage" and today operate the business as a neighborhood automotive repair shop.

***Bungalow House Form***

The historic Walter & Florence Davis House is an example of the bungalow house form and the Craftsman style. The home retains and displays multiple stylistic elements and architectural features of the bungalow house form and the Craftsman-style tradition.

Architectural historian Jan Cigliano (*Bungalow: American Restoration Style, 1998*) defines the American bungalow:

*Bungalow is a form of house, a type of structure designed in a number of architectural styles; style by contrast, is a particular period and genre of design. The bungalow house type is a single-family residence, one and one-and-one-half stories high, and designed in elevation, plan, and roofline to achieve a horizontal and rectangular emphasis.*<sup>14</sup>

The American word "bungalow" was derived from the British and East Indian word "bangle" which referred to low, one-story thatched huts with wide verandahs that were built in Hindi East India during British occupation. The 19th-century bungalow became popular with the British and was eventually built around seaside resorts in England. The appeal of the bungalow house form and its more affordable construction cost grew tremendously during both the English and American Arts & Crafts periods in the late 1800s and early 1900s, and was described by Gustav Stickley, a prominent voice in the American Arts & Crafts movement, as a "house reduced to its simplest form which never fails to harmonize with its surroundings..."<sup>15</sup> Ideal value attributed to bungalows afforded descriptive adjectives such as "simple, comfortable, nature's materials-colors-forms,

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<sup>14</sup> Cigliano, Jan. *Bungalow*. 1998.

<sup>15</sup> *Ibid*, p. 12.

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modest, crafted by artisans, integrated with the natural environment, affordable, and art if form and function.”<sup>16</sup>

The bungalow house form was popular in America from about 1900 to 1940, and was particularly embraced in the United States, especially along the West Coast in areas like Pasadena and Los Angeles, California where the bungalow house form was sometimes called a “California bungalow” or a “Pasadena bungalow.” Low-slung California bungalows were especially suited to the southwest United States and other warm climates (or hot summers), and were purposefully designed to keep the hot sun out of the house by shading the home as much as possible. Examples of shade-producing bungalow features include ground-hugging house forms (close to the cool ground versus the high, hot sun) with widely overhanging roof eaves, unobstructed interior open spaces and multiple windows for interior cross-ventilation, and shade-producing trees.

The Davis House is built as a typical single-story, ground-hugging horizontal house form that exemplifies the iconic bungalow. The house features a wide covered front porch, deep porch overhangs, double-course shingle siding, and multi-paned windows.

### *The Craftsman Style*

Popular from about 1900 to 1930, the Craftsman style has its roots in nature. Natural materials were revered such as indigenous river rocks or field stones, brick (especially clinker brick), hand-split wood shingles, wood clapboard siding, heavily textured coarse stucco to smooth fine stucco, leaded-glass windows, burnished copper and brass, and hand-forged wrought iron. The liberal use of natural woodwork hand-rubbed to a rich patina was paramount for interior treatments and included oak, fir, ash, walnut, chestnut, tamarack, cedar, mahogany, and other woods. Along with natural building materials, the Craftsman style emphasized horizontal prominence, and designers and architects plied their “tricks of the trade” in achieving this emphasis. Some of these design tricks included the application of architectural forms and elements such as one-story and one-and-one-half-story bungalow house forms, low-pitched roofs with widely overhanging eaves, exposed/extended rafter tails, wide bargeboards with tapered or cut-out ends, exposed structural members (rafter tails, brackets, posts, beams), mortise-and-tenon joints, numerous horizontal “belly” bands/stringcourses/belt courses that separated siding treatments or junctures between floors, horizontal rows of windows, tapered exterior walls and tapered porch supports, tapered window and door surrounds, and partial or full-width covered front porches and *porte cocheres* (carports).

Interior elements were driven by the “back to nature” mantra of the Craftsman style, and included an open and unobstructed living space in principal rooms such as a living room and dining room, wide portals or colonnades between open spaces, rows of multiple windows to let in natural light, natural-finished oak/fir/walnut/mahogany and other wood surfaces in woodwork/floors/built-ins, brick/stone/stucco fireplaces, 8-foot-high or lower ceilings under roof eaves, and deep and muted earth tones to infuse the bungalow with a

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<sup>16</sup> Ibid, p. 13.

natural, subliminal calm (browns/greens/ochres/reds). The aforementioned architectural details all worked together to accentuate the natural aesthetic and horizontal emphasis of the house.

***Bungalow Form and Craftsman Style Characteristics of the Davis House***

- 1914 construction date within Craftsman-style time period, 1900-1930
- Single-story house built as a bungalow form
- Low-slung, ground-hugging horizontal house shape
- Low-pitched cross-gable roof
- Deep bargeboards with tapered, cutout ends
- Widely overhanging, unenclosed eave overhangs
- Exposed tapered, cutout rafter tails
- Triangular knee braces
- Wide, thick brick chimney
- Stained double-course cedar shingles that cover exterior vertical walls of house
- Enclosed sleeping porch at rear of house with multi-paned casement windows
- Front door, original 1914 Craftsman-style design, made of solid fir
- Original casement and double-hung multi-paned windows
- Expansive interior—a Craftsman-style design feature
- Original oak hardwood flooring
- Interior doors, woodwork, and built-ins in living room, dining room, and inglenook—highest-quality select fir woodwork burnished to a dark walnut color
- Brick fireplace
- Built-in inglenook with built-in bench seats, fireplace-flanking bookcases with leaded glass doors
- Built-in bookcases in inglenook's entry colonnade
- Built-in hutch & buffet, china closets, bench seats under windows, bookcases, linen closet
- Original dining room chandelier and wall sconces

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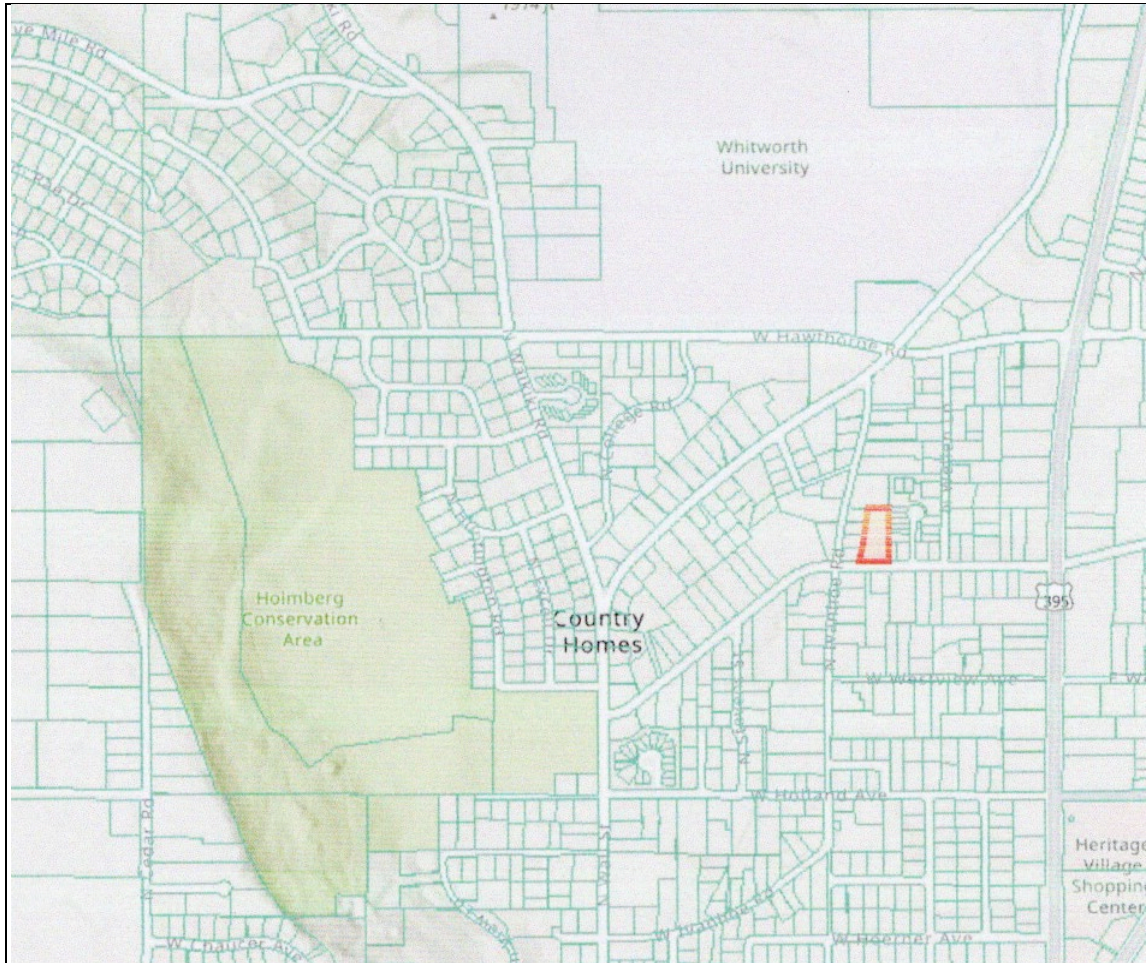
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- 2022 SPA Holiday Party Invitation! December 3, 2022 at 306 West Graves Road, Spokane, WA.

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north



**2023  
SPOKANE PLAT MAP**

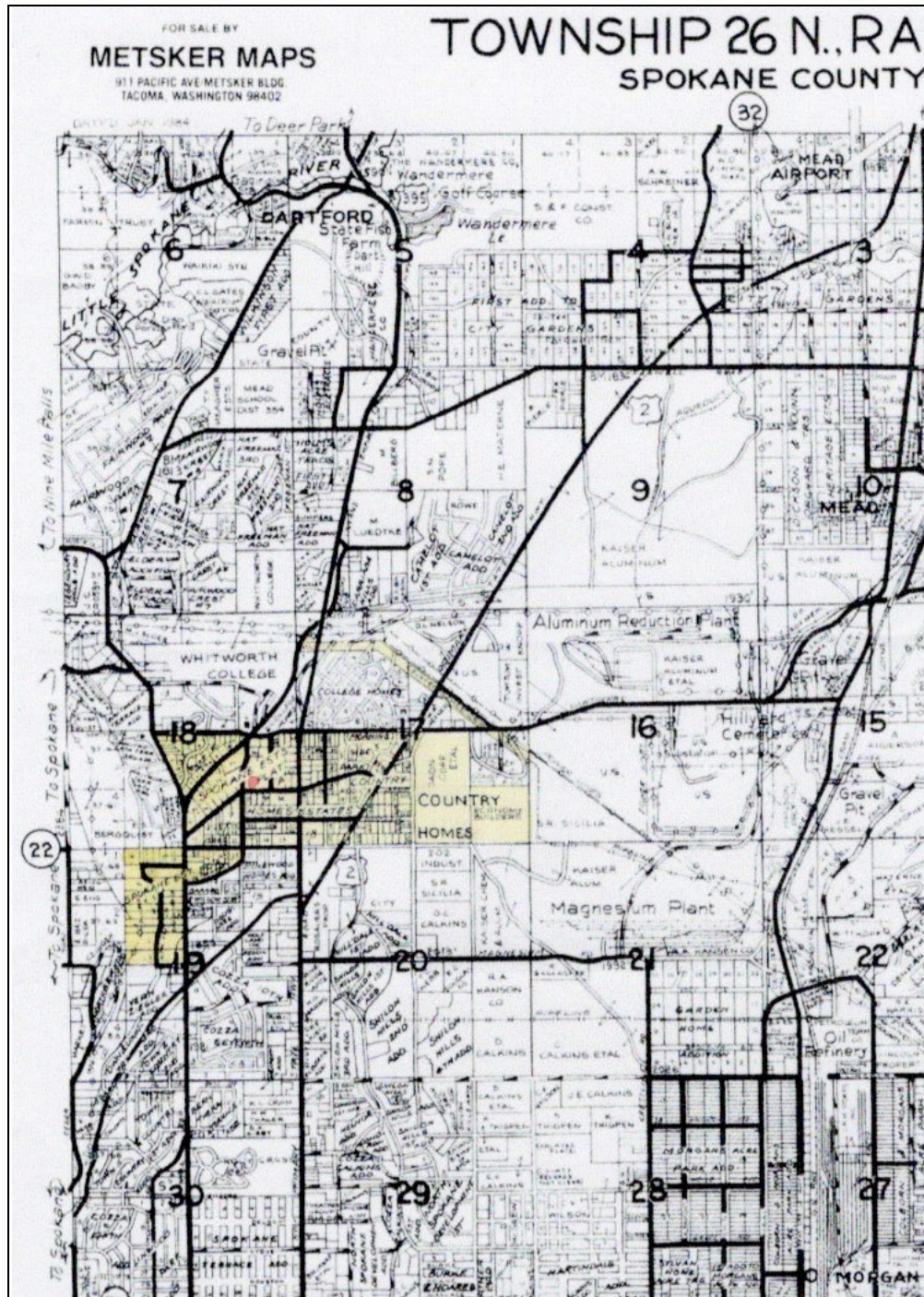
**306 W. Graves Road**

The property is outlined in red ink on the map.

*Source: Spokane County Tax Assessor Records  
Spokane County Courthouse, Spokane, WA.*

north

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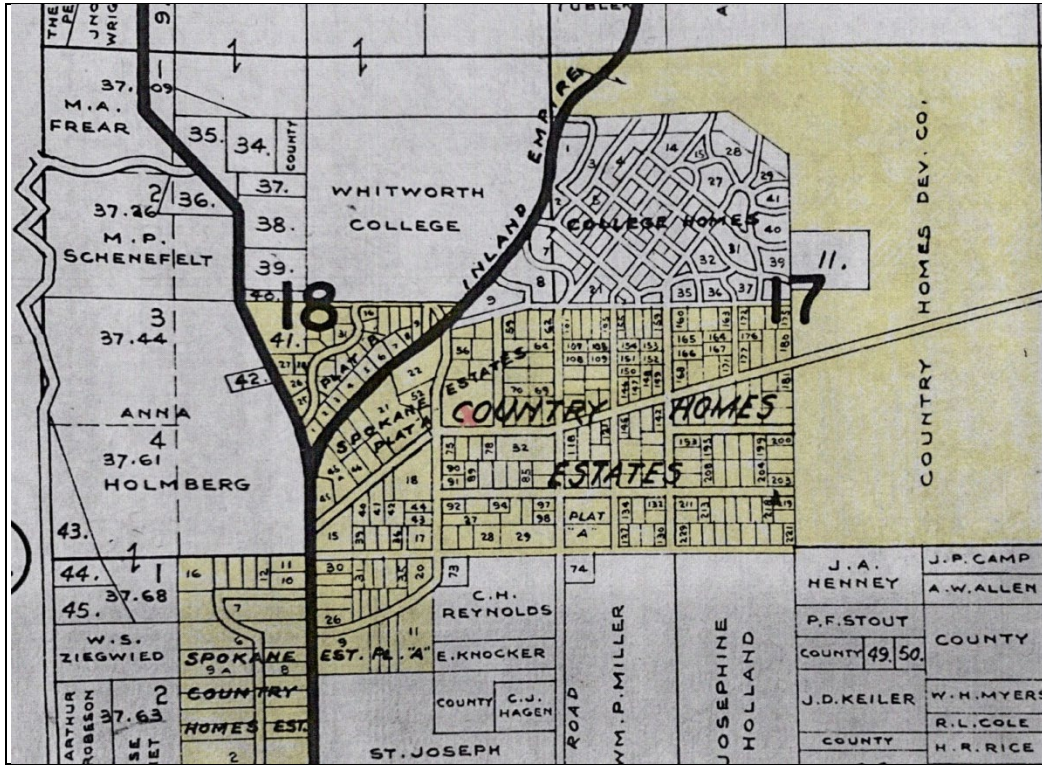


**1984 Metsker Plat Map of Spokane County**

*The Davis House is marked by a pink dot as property built in Spokane Country Homes Estates Plat A as shown on the map*

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**ARTHUR & FLORENCE DAVIS HOUSE**

north



**1930 Metsker Plat Map of Spokane County**

*The yellow highlighted areas indicate land owned by Spokane Country Homes Estates A & Spokane Country Home Estates B.*

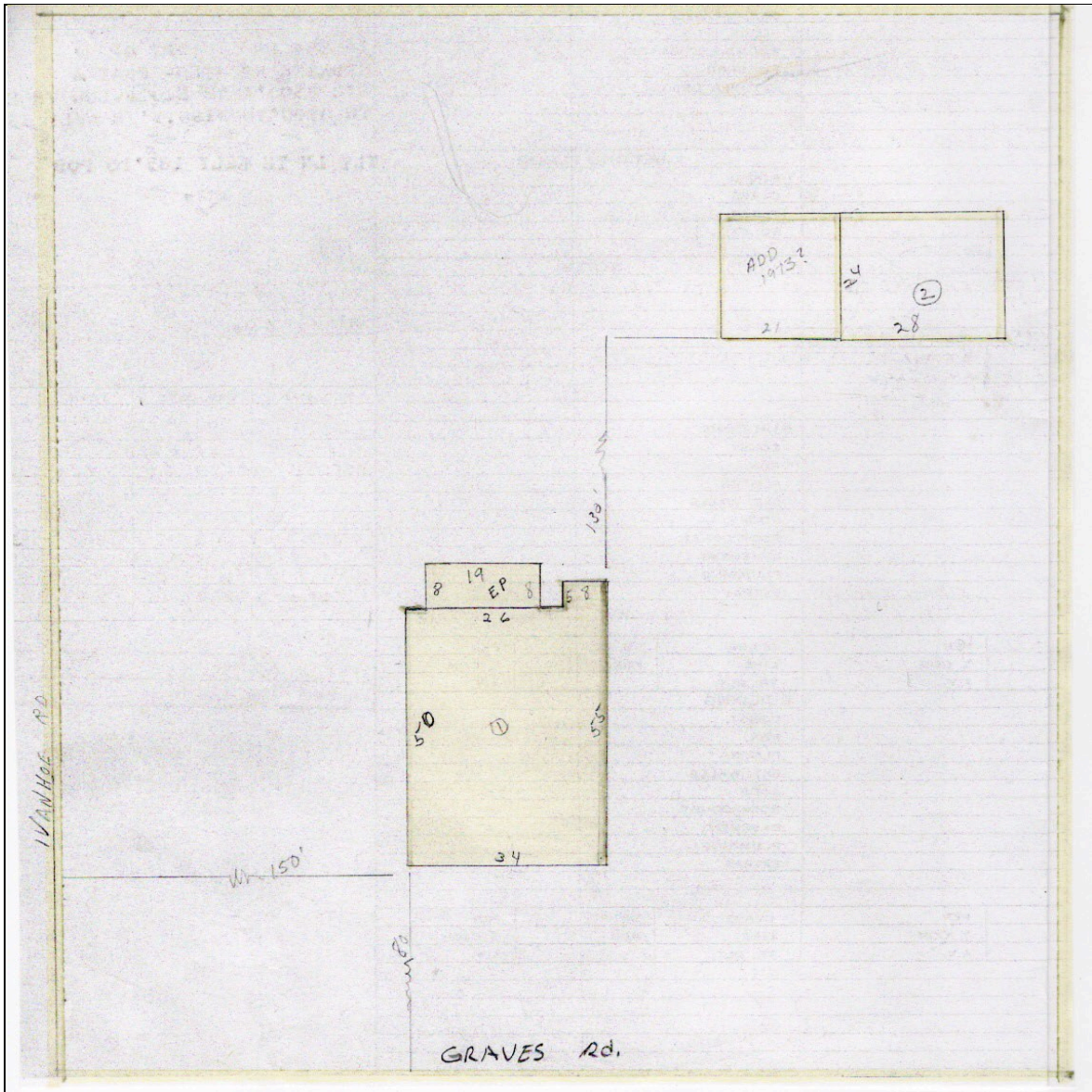
*The pink "X" on the map indicates the Davis House property, West 306 Graves Road, in Spokane Country Homes Estates Plat A.*

Source: 1930 Metsker Plat Map of Spokane County  
 Spokane Public Library

north



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**1973 SITE PLAN**

**Davis House  
306 W. Graves Road**

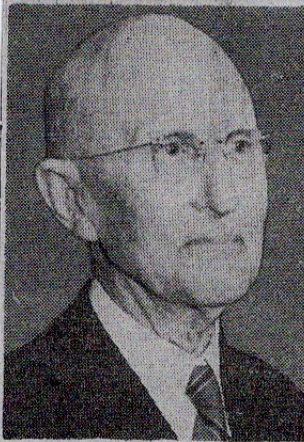
Source: Spokane County Tax Assessor

## PIONEER OF CITY TAKEN BY DEATH

Jay P. Graves, 88, pioneer Spokane mining, railroad and dairy man, and Whitworth college's greatest benefactor, died at 9 this morning in the Huntington hotel, Pasadena, Calif., his wife notified relatives here today.

Mr. Graves had been seriously ill for eight months and under care of a special nurse. A brother, Frank H. Graves, died January 19.

Jay Graves is credited with bringing Whitworth college to Spokane.



Jay P. Graves

In 1914 he gave 200 acres of ground in Country Homes Estates, just north of the city, to the school, then located on the Coast, and it was moved to Spokane.

Graves, who has been on the Whitworth board of trustees since 1914, was awarded an honorary doctor of laws degree by the college several years ago. He assisted in financing the first two buildings on the campus, McMillan and Ballard halls, and has been responsible, through the years, for many improvements at Whitworth.

His latest project was the planting of an avenue of hawthorne trees which beautify the campus each year at commencement time. He also was responsible for the many beautiful locust trees at the college.

Jay P. Graves hall, which serves as a gymnasium and auditorium, was named in his honor. Graves road, in Country Homes Estates near the Whitworth campus, also was named for him.

Born in St. Marys, Ill., and educated at Carthage college, Mr. Graves married the late Amanda Cox in 1879 and brought her to Spokane in 1887. They arrived Christmas night.

(Continued from page one)

He engaged in the real estate and investment business until 1895, when he became interested in mining. He acquired properties in British Columbia and established the Granby Consolidated Mining, Smelting and Power company, which became the greatest copper producer in the British empire.

### Headed Rail Firm

In 1903 he helped organize the Spokane Terminal company, the Spokane Traction company, the Spokane and Inland Railway company and the Coeur d'Alene and Spokane Railway company. These later were consolidated into the Spokane and Inland Empire Railroad company with Mr. Graves as president.

This company operated 250 miles of electric railway and produced its own power from a generating plant it constructed on the Spokane river at Nine Mile. He eventually sold his interest to the Great Northern.

Mr. Graves' home on the Little Spokane river was one of the show places of the Inland Empire, and his Waikiki dairy herd was considered one of the best in the Pacific northwest.

He was a director of the Old National bank, the Union Trust company and Union Securities company. He was a past president of the Spokane Country club and a member of the Spokane club, Sons of the American Revolution and the Presbyterian church.

Mr. Graves has been in California since his retirement about two years ago. Survivors include his second wife, the former Alice Hardin of Fulton, Ill., whom he married in 1921; Paul H. Graves, Spokane attorney, nephew, and Mrs. W. G. Graves, Pasadena, sister-in-law. His only son, Clyde M. Graves, died in 1941.

Funeral services will be in Pasadena, with interment in Spokane.

**"Pioneer of City Taken By Death."**  
*Spokane Daily Chronicle, 27 April 1948*

**"Warren Lauds Life of Graves."  
Spokesman-Review, 29 April 1948**

<p><b>WARREN LAUDS LIFE OF GRAVE</b></p> <p>Dr. Frank F. Warren, president of Whitworth college, made the following comment yesterday on the death Tuesday of Jay P. Graves, eminent mining man and Spokane pioneer, in Pasadena, Calif.:</p> <p>"Millions of men have in their lifetime built houses. Thousands have built stores, factories, skyscrapers and churches, but only now and then has a man built a college. The name of Jay P. Graves will always be linked with that of Whitworth college, for without him there would have been no Whitworth in Spokane.</p> <p>"The desire to have a college for the youth of the Inland Empire, the tireless efforts to bring about the gift of the entire campus, and the raising of funds for the first building were all his, and they meant the establishment of a strong, accredited college near to his beloved Spokane.</p>	<p><b>Bulwark of Optimism.</b></p> <p>"In the year 1914 Whitworth college as a result of his work was moved from Tacoma to Spokane. In the difficult years that followed and through the discouraging years of World war I., Jay P. Graves proved to be a mountain of strength and a bulwark of optimism and encouragement to the struggling life of his beloved college. To the very end of his years in Spokane he gave without stint of his physical strength, his influence, and his means that Whitworth might become what it is today—a strong, well established, accredited college.</p> <p>"He visualized its beautiful campus housed with suitable buildings for a great student body. He dreamed of a campus beautiful and artistic and one of the scenic attractions of the Inland Empire. He refused to become disheartened but always looked forward to the better days that were just ahead. Presidents came, labored, and passed on to other fields of activity, but Jay P. Graves remained constant through all the changes and steadied with his own hand the helm of the ship which he felt would some day sail into quieter waters.</p> <p><b>Passing Mourned.</b></p> <p>"Today, the board members of Whitworth, friends of the college, faculty and students mourn his passing and wish that there were some tangible way to show the appreciation that is felt for his life and labors. I saw him on his deathbed, and he said then as he had said so many times before, 'No man should live who does not leave the world a little better because of his life.'"</p> <p>"In the twilight of his years that which seemed to bring him his greatest happiness was his recollection of the college and of the assurance he felt that it would continue strong, good, and ever growing. Some of his interests will soon be forgotten and some of the things that he may have hoped would live on will pass away, for that is life, but beyond doubt he will always be remembered as the man who built a college, and that college is Whitworth."</p>
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**Photo 1**  
***The south façade of the Arthur & Florence Davis House in 2023, looking north***



**Photo 2**  
***South façade and east elevation of the Davis House in 2023, looking north***

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**Photo 3**  
*The south façade of the Davis House, looking north in 2023*



**Photo 4**  
*Looking east through front porch in 2023*

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**Photo 5**  
**Looking south through the southeast corner of the front porch in 2023**



**Photo 6**  
**A 2023 photo showing tapered roof eaves at the southeast corner of the front porch**

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**Photo 7**  
***Looking west at the east elevation of the house in 2023***



**Photo 8**  
***Looking at the north rear elevation of the house in 2023***

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**Photo 9**  
***Looking south alongside the west elevation of the house in 2023***



**Photo 10**  
***Looking north in 2023 at a barn that covers a carport, garage, shop, and storage***



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**Photo 11**  
**2023 photograph of living room, looking east**



**Photo 12**  
**2023 photograph of living room, looking west**

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**Photo 13**  
**2023 photograph of inglenook, looking northeast**



**Photo 14**  
**2023 photograph of inglenook, looking southeast**

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**Photo 15**  
**Photograph of dining room in 2023, looking northeast**



**Photo 16**  
**Looking southeast through dining room to inglenook in 2023**

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**Photo 17**  
**2023 photograph of the kitchen, looking north**



**Photo 18**  
**Northwest bedroom used as a multi-purpose clothes closet/laundry/workroom**

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**Photo 19**  
**2023 photograph of west end of sleeping porch on north rear face of the house**



**Photo 20**  
**2023 photograph of east end of sleeping porch at north rear face of house**