

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

22-2838

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10 900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name

HUTTON, LEVI & MAY ARKWRIGHT HOUSE

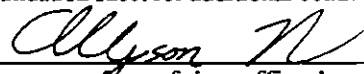
**2. Location**

street & number  
city or town  
vicinity  
state  
code  
county  
code  
zip code

2206 East 17th Avenue  
Spokane  
  
Washington  
WA  
Spokane  
063  
99203

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally (☐ See continuation sheet for additional comments.)

  
Signature of certifying official and title

10-25-01  
Date

State or Federal Agency Certification

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria (☐ See continuation sheet for additional comments)

Signature of commenting or other official and title

Date

State or Federal agency and bureau

USDI/NPS NRHP Registration Form  
**HUTTON, LEVI & MAY ARKWRIGHT HOUSE**  
Spokane County, Washington

Page 2

**4. National Park Service Certification**

I hereby certify that this property is

- ☐ entered in the National Register  
☐ see continuation sheet  
☐ determined eligible for the National Register  
☐ see continuation sheet  
☐ determined NOT eligible for the National Register  
☐ removed from the National Register  
☐ other with explanation

Signature of Keeper

Date of Action

**5. Classification**

Ownership of Property

Category of Property

Number of Resources Within Property

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

Contributing  
2  
1  
3

Non-Contributing  
1 building  
    sites  
    structures  
    objects  
1 TOTAL NUMBER

Name of related multiple property listing  
(Enter "N/A" if property is not part of a multiple listing)

Number of contributing resources previously listed  
in the National Register?

N/A

0

**6. Function or Use (Enter categories from instructions)**

Historic Functions

DOMESTIC--SINGLE DWELLING

Current Functions

DOMESTIC--SINGLE DWELLING

**7. Description (Enter categories from instructions)**

Architectural Classification

LATE 19th and EARLY 20th CENTURY REVIVALS

Materials

foundation  
roof  
walls

CONCRETE & BRICK  
CONCRETE TILE  
WOOD SHIPLAP SIDING

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets )

**8. Statement of Significance** (Enter categories from instructions)

Applicable National Register Criteria (Mark "x" in one or more boxes for criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our 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

Criteria Considerations (Mark "X" in all the boxes that apply)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location
- ☐ C a birthplace or a grave
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure
- ☐ F a commemorative property
- ☐ G less than 50 years of age or achieved significance within the past 50 years

Areas of Significance

ARCHITECTURE

Period of Significance

1914-1928

Significant Dates

1914

Significant Person(s)

LEVI and MAY ARKWRIGHT HUTTON

Architect

GEORGE W. KEITH

Building Contractor

P L PETERSON

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

**9. Major Bibliographical References**

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

- ☐ State Historic Preservation Office
- ☐ Federal agency
- ☐ University

- ☐ Other State agency
- ☒ Local government
- ☐ Other

Name of repository

Spokane City/County Historic Preservation Office  
City Hall, Spokane, WA 99201

USDI/NPS NRHP Registration Form  
**HUTTON, LEVI & MAY ARKWRIGHT HOUSE**  
Spokane County, Washington

Page 4

**10. Geographical Data**

Acreage of Property  
UTM References  
Verbal Boundary Description

1.45 acres  
Zone 11, easting 471622, northing 5276129.  
Riverview Addition part of L1 B4 north 500 ft of west 1/2 &  
east 1/2 of Vac Stp 30 ft wide east of adjacent B25  
Houghton & Callahan Addition  
The nominated property includes the entire parcel historically  
associated with the Hutton House.  
35281 0310.

Boundary Justification

Parcel Number

**11. Form Prepared By**

name/title  
organization/title  
street & number  
city or town  
state  
zip code  
telephone  
email  
date

Linda Yeomans, Consultant Planner  
Historic Preservation Planning  
501 West 27th Avenue  
Spokane  
WA  
99203  
509-456-3828  
lyeomans@qwest.net  
26 February 2001

**Additional Documentation**

Map

U.S.G.S. map, 7.5 series

Photographs

14 black and white photos (2 sets) & 12 color slides  
2 black and white photocopies (circa-1915 photo)

**Property Owner**

name  
street & number  
city or town  
state  
zip code  
telephone number/email

Doug and Karen Sonneborn  
2206 East 17th Avenue  
Spokane  
WA  
99203  
536-8128

Paperwork Reduction Act Statement. This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).  
Estimated Burden Statement. Public reporting burden for this form is estimated to average 181 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127, and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 1 of 4

LEVI & MAY ARKWRIGHT HUTTON HOUSE  
Spokane County, Washington

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**Narrative Description**

*Summary Statement*

Listed on the Spokane Register of Historic Places, the Levi & May Arkwright Hutton House is one of the finest examples of the Neoclassical architectural style in Spokane. Located adjacent to the west end of Lincoln Park, the house is highly visible at the intersection of East Seventeenth Avenue and a vacated portion of South Crestline Street which crests at the top of a hill and jogs around the property. Built in 1914, the Hutton House is unaltered and remains a single-family residence. The home retains all seven elements of integrity including its original location, design, setting, materials, workmanship, and feeling, and has a deep-rooted association with early pioneers of Spokane.

**Current Appearance and Condition**

*Site*

The Hutton House is built on Lot 1, Block 4 in the Riverview Addition and borders the western-most boundary of Lincoln Park. Platted two-and-one-half miles southeast of downtown Spokane, the neighborhood is located at the base of a steeply wooded basalt bluff and is dominated by Lincoln Park and by the Hutton House, one of the largest homes in the area. The house faces west and is the focal point of the East Seventeenth Avenue corridor between Perry and Crestline Streets. The lot measures 125 feet wide and extends 500 feet south and uphill to the base of a basalt bluff. The property is bordered by Lincoln Park to the east, the steep bluff to the south, and single-family homes built from 1900 to 1960 to the west and north.

*Exterior*

The Hutton House is a simple rectangular shape with side gables and formal massing. The house rises two-and-one-half stories and measures roughly 50 feet wide and 60 feet deep with 3000 square feet on the first floor and nearly 2000 square feet on the second floor. The roof is covered in concrete tiles and is embellished with a classic entablature composed of cornice returns, boxed eaves, a wide frieze band, and a modillion course. Three brick chimneys with decorative corbels rise from the roof. The entire house is clad in white-painted wood shiplap siding custom-cut with an ogee curve designed for maximum water run-off. The siding is two-and-one-half inches high and measures up to one-and-one-half inches thick. The house is supported by a red brick-veneered concrete foundation wall. Except for the plate glass windows on the north facade and the palladian windows in the east and west gable peaks, most of the windows in the house are simple one-over-one, wood-sash, double-hung units flanked and protected by louvered wood shutters. The windows on the south elevation are not covered by shutters, and two windows in the kitchen were replaced in 2000 with one tripartite window. An original leaded-glass fanlight window (removed from the west gable peak when the house was remodeled five months after it was built in February, 1914) caps the new kitchen window, creating a palladian window design.

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 2 of 4

LEVI & MAY ARKWRIGHT HUTTON HOUSE  
Spokane County, Washington

The house features a primary and secondary facade, each having entryways. The west facade and front entrance of the house is considered the home's formal front entry and was designed with its axis aligned to the center of East Seventeenth Avenue. This elevation features a one-story porch wing with a turned-post balustrade that surrounds a roof deck. Partially enclosed, the porch wing forms a recessed entrance at the front entry. Symmetrical window placement and a palladian window in the gable peak accentuate the west elevation of the house.

Regarded as the home's secondary entrance facade, the north face of the house is dominated by a prominent full-width, two-story porch embellished with a roofline balustrade and a lower full-width porch. The two-story porch is supported by massive Tuscan columns arranged in pairs and groups of three. Doric capitals accentuate the columns. Turned-post balustrades with Chippendale embellishment protect the first- and second-floor porch decks and the roof deck. The first-floor porch is marked by an unusual feature: an exterior fireplace faced in red brick and pink sandstone located next to the porch door.

The east elevation of the house features symmetrically balanced window placement and a one-story *porte cochere* supported by Tuscan columns. The south elevation of the house is defined by a perpendicular wing complete with a detailed jerkinhead gable roof. One the southeast corner is an enclosed back entry porch.

*Interior*

The interior of the house can be accessed by two formal entrances located on the west and the north facades of the house. The front door located on the home's west face is made of polished mahogany and is surrounded by an elliptically arched transom light and two leaded-glass sidelights. The door opens to a small vestibule clad in original wallpaper designed to simulate burnished leather. Linoleum lines the floor and covers original marble terrazzo. The vestibule opens to a large formal main hall that measures nearly 11 feet wide and more than 50 feet long. A built-in paneled mahogany bench seat marks the north wall of the hall. A wide staircase illuminated by a window above the landing features a turned-post balustrade that winds up to the second floor. The open string stair is made of polished mahogany and is embellished with a decorative wave pattern on the stringboard and three barley twist-patterned balusters anchored to each tread. A formal living room opens north from the hall and measures 20 feet wide and 30 feet long. Designed as the room's focal point, a symmetrically balanced inglenook on the east wall features a center fireplace flanked by two identical built-in glass-doored bookcases and bench seats. The main hall opens midway north to an arched opening and to a smaller north hall that leads to a guest bedroom, bathroom, and a formal entrance located on the north facade of the house. The formal west and north entries, vestibule, main hall, north hall, and living room all feature woodwork made from polished Mexican mahogany.

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 3 of 4

LEVI & MAY ARKWRIGHT HUTTON HOUSE  
Spokane County, Washington

Located across from the living room, a formal dining room opens from the main hall and measures 21 feet wide and 25 feet long. In contrast to the mahogany woodwork in the vestibule, main hall, north hall, and living room, the dining room is finished in walnut-stained quarter-sawn fumed-oak wainscoting, plate rail, deep crown and floor molding, doors, and window trim. The room opens east to a butler's pantry that features built-in glass-doored china cabinets painted antique white and an oval basin lined with a nickel-silver alloy designed to retard tarnish while used to clean sterling flatware, silverplate, and silver holloware. The butler's pantry opens to a kitchen, half-bath, and an enclosed back porch on the southeast corner of the house. A small closet noted on the original floor plan as the "silver vault" holds a massive iron safe and is located off the northwest corner of the kitchen.

The second floor of the Hutton House features five bedrooms, a sleeping porch, storage closets, and two bathrooms. Except for the main hall and formal staircase, the woodwork is finished in antique white enamel paint. The northeast corner bedroom features a fireplace with a blue ceramic tile surround. An interior staircase that leads up to the attic and down to the kitchen, and three bedrooms and a bathroom located along the south wall of the house, were originally designed for use by domestic help. The bedrooms were labeled on the original 1914 plans as the "sewing room," "servant's room," and "trunk room." Ceiling heights in the first and second floors of the Hutton House measure 10.6 feet and most of the floors throughout the house (except for vestibule, bathrooms, and kitchen) are made of solid oak planking. Except for the kitchen, bathrooms, and the upstairs bedrooms along the south wall, all of the light fixtures in the house are original. The basement contains a furnace room, laundry and storage facilities, a powder room, a billiards room, and a recreation room with a fireplace, indoor grille, and a wet bar with a fountain.

*Garage, Greenhouse, Trellis, Root Cellar, Log House, and Rock Walls*

A side-gabled garage is located behind the southeast corner of the Hutton House. It rises one-and-one-half stories and forms a rectangular footprint that measures approximately 21 feet wide and 31 feet deep. An original glass-enclosed greenhouse that measures 16 by 11 feet is attached to the south elevation of the garage. The north facade of the garage features two gabled dormers with cornice returns and multi-paned windows, and two automatically controlled sliding garage doors located at ground level. Built with identical materials used to match the main house, the walls of the garage are clad in ogee-curved wood shiplap siding, and the roof is covered in concrete tiles. The interior of the garage features a finished attic designed and intended for use by a chauffeur and/or gardener, and a large room at the ground level designed to house two automobiles.

A wood trellis originally created for use as a rose arbor is located west of the Hutton House. It features decorative scroll-sawn rafter tails supported by knee braces. Basalt rock walls surround the house, following the perimeter of the property. Originally constructed when the house was built, the rock walls measure nearly three-feet-high and three-feet-thick. To accommodate a change in grade as the land slopes up from Seventeenth Avenue to a basalt bluff, the

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 4 of 4

**LEVI & MAY ARKWRIGHT HUTTON HOUSE**  
**Spokane County, Washington**

rock walls are staggered with massive basalt rock posts that join sections of the rock wall. The posts allow each section of rock wall to be constructed at a different horizontal level as the wall follows the sloped gradient of the land. A root cellar, built partially underground in the hill, is located towards the rear of the property behind the greenhouse. Concrete steps lead down to a concrete-walled root cellar that measures eight feet wide and eight feet long. Hidden by trees and thicket, extant remnants of a small log cabin are located at the base of the wooded bluff behind the garage at the southern end of the property.

**Original Appearance and Subsequent Alterations**

The Hutton House was originally designed and built in 1914 as a one-and-one-half story home with twin gabled dormers joined by a shed dormer. Instead of the current two-story porch located on the home's north facade, a single-story porch supported by paired Tuscan columns distinguished the home's north face. Five months after the house was erected, the north facade of the home was remodeled and rebuilt. The porch and dormers were removed, the roof enlarged, and a full-width, two-story facade-porch with a roof-line balustrade and a full-width lower porch were constructed. The change to the home's facade created a space for a third-floor ballroom to be located in the attic. The ballroom was never built, however, and the attic remains completely unfinished.

After the 1914 remodel, the house remained unaltered until the original wood shingle roof was recovered with composition shingles in the 1930s. In 1950, the composition shingles were removed and the roof was recovered with concrete tiles. At the same time, the kitchen, first and second floor bathrooms, and the basement were remodeled. A billiards room, recreation room, fireplace, indoor grille, and wet bar were constructed in the basement. During the 1980s, the original garage doors were replaced with accordion-fold sliding doors, and in the 1990s, an automatic door-opener was installed. Between 1995 and 1999, the house and garage underwent extensive restoration, repair, and maintenance work. The house and garage roofs were repaired, deteriorated millwork was replaced, the exterior of the house and garage was repainted, and the greenhouse was repaired. Inside the house, the first-floor guest room bathroom was remodeled. In 2000, the kitchen and second-floor master bathroom were remodeled. Work included restoring the original cook's pantry along the kitchen's east wall, removing the circa 1950s dropped ceiling in the kitchen, and rebuilding period cabinetry. Appropriate period light fixtures were installed in the kitchen, and a new gas range was refitted in the same location as the original range.



NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 1 of 7

LEVI & MAY ARKWRIGHT HUTTON HOUSE  
Spokane County, Washington

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**Statement of Significance**

*Summary Statement*

Built in 1914, the Levi & May Arkwright Hutton House is one of Spokane's finest examples of the Neoclassical architectural style. Designed by noted Spokane architect George W. Keith, the house was built for Levi and May Arkwright Hutton, two of Spokane's most significant humanitarians and civic benefactors. Their huge financial success from the Hercules Mine, and their unbounded energy and committed passion to social reform greatly impacted Spokane and the surrounding area. An ardent supporter of the women's suffrage movement, May Arkwright Hutton's strong words and hard work led to the right of all women to vote in Washington State. Levi Hutton fulfilled a life-long dream and built the Hutton Settlement, one of the country's best-designed and longest-running orphanages, which is currently in use today. Historically and architecturally significant for its association with the development of early Spokane and the contributions of original owners Levi and May Arkwright Hutton, the Hutton House is eligible for listing on the National Register of Historic Places under Criteria B and C.

**Historical Context**

The town of Spokane began in the 1870s when pioneers settled in the area. They joined several Spokane Indian tribes who were living and fishing along the banks of the Spokane River. The small community grew and was soon nationally recognized as a center for mining, lumber, agriculture, and rail transport. Experiencing phenomenal growth, Spokane's population tripled from 36,000 in 1900, to over 100,000 by 1910. Railroad magnates, lumber barons, and mining millionaires bought land in the city and commissioned Spokane's most prominent architects to design their new homes. These homes were frequently large, elegant, and sometimes ostentatious manifestations of the owner's wealth and social status. The Hutton House is one such home.

*The Riverview Addition*

Before 1887, the Riverview Addition in southeast Spokane was unplatted, undeveloped land at the base of a steeply wooded basalt bluff. The landscape at the base of the bluff was characterized by basalt outcroppings and open fields with farms and orchards surrounded by thick stands of fir, spruce and pine trees. The land was platted in 1888 as the Riverview Addition and extended north from the base of the bluff to Fourteenth Avenue, and from Crestline east to Regal Street. Lincoln Park, located between Seventeenth Avenue and the bluff, was planned as a neighborhood focal point, and comprises nearly a third of the area.

The Riverview Addition formed part of early Spokane's southeast city limit. Although somewhat remote, the area offered affordable lots with mature evergreen trees, abundant wildlife, and incredible viewsheds of the city and northern mountain peaks. The addition's picturesque setting beckoned prospective homeowners to enjoy 'life in the country' while also enjoying city amenities conveniently located in the neighborhood such as Lincoln Park, Franklin School,

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 2 of 7

LEVI & MAY ARKWRIGHT HUTTON HOUSE  
Spokane County, Washington

public transportation, buried sewer lines, electricity, and fresh tap water. By 1930, Lincoln Park was landscaped and the Riverview Addition was fully developed. Distinguished from other homes by style, size, and setting, the Hutton House is the largest home in the Riverview Addition and is the only Neoclassical style house in the neighborhood.

*Levi W. Hutton*

Levi W. Hutton was born in 1860 on an Iowa farm and was orphaned at the young age of six years old. He was then shuttled from one relative to another resulting in fewer and fewer days spent in school. While other children attended school and played, young Levi worked continuously as a farmhand. Uneducated, Levi left Iowa at the age of 19, and worked his way west to Missoula, Montana where he learned to drive a steam locomotive. He excelled in railroad work, came to Spokane, and was hired as a fireman by the Northern Pacific Railway. In 1887, Levi Hutton was promoted to locomotive engineer and was responsible for running an ore freight train on the Burke-to-Wallace run in the rapidly developing Coeur d'Alene, Idaho mining district. Known as Al by his friends, it was in Kellogg that Hutton met May Arkwright.

*May Arkwright Hutton*

May Arkwright was born in 1860 in the small coal-mining community of Washingtonville, Ohio. As an illegitimate child and abandoned by her parents at an early age, May was eventually taken out of school to care for her blind grandfather. Instead of playing with dolls and other children, 10-year-old May accompanied her grandfather to the public square in Washingtonville where they listened for hours to open-air evangelists, soap-box orators, and would-be politicians. She worked hard and developed an interest in politics, especially in the national suffrage movement and in the unemployed and disadvantaged people who came in droves to hear the free lectures. May grew up fast and learned to survive on her own. Reports indicate that May was a tough-speaking but kind-hearted woman who "could never appear anywhere unnoticed, and once she took the floor, she put everybody under her thumb. She had a dominating and arresting personality and a fine intellect that could command the attention of any gathering" (Montgomery).

Lured by enticing tales of lucrative gold fields, May announced her desire to get rich quick. In 1883, she joined 40 men, women, and children from the Ohio coal mines and traveled to the Coeur d'Alene mining country where there were several booming mining camps. She opened a small boarding house and dining room for miners near Wardner Junction, Idaho (now called Kellogg) and was immediately successful. In 1887, one of May's boarders was a young railroad engineer named Levi Hutton. Within a year after they met, May Arkwright and Levi Hutton were married on November 17, 1887. In 1888, they moved to Wallace, worked hard, and invested their earnings and free time procuring interests and working claims in the Hercules and other mines. In 1901, a blast of dynamite was exploded in the Hercules Mine where the Huttons owned a 3/32nd interest and uncovered one of the world's largest, most-lucrative veins of silver and lead ore.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 3 of 7

**LEVI & MAY ARKWRIGHT HUTTON HOUSE**  
**Spokane County, Washington**

Their hard work and financial investments were profitable, and May and Levi Hutton became millionaires. In 1907, they left Wallace and settled in Spokane. They built the Hutton Block located at South 9 Washington Street in the city's downtown business district, and moved into the building's luxurious fourth-floor penthouse suite. The Hutton's burgeoning wealth allowed them to concentrate on causes sacred to them. Both were politically and socially active in the Spokane area. May served as president and director for various organizations including the Florence Crittenden Home for unwed mothers, the Spokane Children's Home, and the Afro-American Woman's Charity Club. She organized Spokane Women for World Peace, served on the board for the Northwest Mining Association, and offered support to union workers, abandoned women and children, and to those in need of help.

May's most significant contribution to Spokane and Washington State was in politics. May stated that for too long a woman had "been treated as an inferior being by man and governed by man-made institutions instead of being treated as his equal as she should be in every respect." She believed that all women should be able to work, speak, vote, and take responsibility for their actions just as men were expected to do. Advancing her cause, May wrote songs, poems, a book, and gave speeches throughout the country. She spearheaded women's suffrage in Washington State and rallied women from across the nation to support the national suffrage movement. In a reply to her brother in Ohio, May wrote in 1909,

"I am almost as busy as a U. S. Senator. Within the last five weeks, I have addressed never less than four, and as many as eight, meetings during the afternoon and evening, where from 20 to 500 people were gathered. We are working night and day for woman suffrage in this state. But I consider it good practice, for you know my ambition to be a United States Senator" (Montgomery).

In 1910, May's hard work paid off and women were granted the right to vote in the State of Washington. A decade later, all women in America were guaranteed the right to vote when the 19th Amendment to the United States Constitution was ratified in 1920.

In 1912, May was one of the first women from Washington State elected as a delegate to the Democratic National Convention. Associated with national dignitaries in 1914, May received such men as William Jennings Bryan, Idaho Senator W. E. Borah, Washington State Senator C. C. Dill, and Chicago's infamous attorney Clarence Darrow in her home on Seventeenth Avenue in Spokane.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION  
CONTINUATION SHEET

Section 8 Page 4 of 7

LEVI & MAY ARKWRIGHT HUTTON HOUSE  
Spokane County, Washington

May's health began to fail in the winter of 1914-1915. Determined to continue her work, she received dignitaries and many friends. In July of 1915, she hosted a lavish lawn party from her wheelchair for more than 1000 people during a convention for the Washington State Federation of Women in Spokane. Less than four months later, May died on October 6, 1915. During the eight years she lived in Spokane, it was said that May gave over \$450,000 to charity, tuning away no one. Perhaps no legend is more enduring in Spokane than that of May Arkwright Hutton. She was described by historian James Montgomery as "the most important woman east of the Cascades and, in many ways, the most important woman in Washington State." Even her severest critics acknowledged that "she had a way with her, that hosts of people liked her for her directness and point-blank honesty, that she was a born leader, and above all, that she got things done."

After May's death, Levi Hutton remained in their home on East Seventeenth Avenue. He was regarded as a modest, well-respected citizen and served on various charitable boards and commercial directorates. From 1915 to 1918, the Hercules Mine paid huge dividends to Levi, exceeding one million dollars. He bought acreage east of the city in the Spokane River Valley and focused on a cherished dream that he and May had envisioned before her death: to erect a state-of-the-art orphanage. After May's death, work began. As Levi's most passionate pursuit, the Hutton Settlement was opened in 1919 for orphaned children. Construction costs reached \$750,000, and the orphanage was described as one of the finest in the country. In addition to the Hutton Settlement, Levi was responsible for building the Liberty Theater and the City Ramp Garage in downtown Spokane. Levi Hutton died on November 3, 1928, leaving his entire estate to the Hutton Settlement.

*The Hutton House*

May and Levi Hutton lived in their penthouse suite in the Hutton Block from 1907 to 1914. In 1913, they commissioned Spokane architect George H. Keith to design their home on East Seventeenth Avenue. Believing that many of Spokane's social elite looked down upon them due to the way they had acquired their money, and because they wanted land for a cow and a garden, the Huttons chose to build their home in a remote part of the city, away from the socially prominent neighborhoods.

She chose a building site at the east end of the East Seventeenth Avenue cable car line where the turn-around was located at the crest of a hill. This way, May reasoned, their friends without carriages or automobiles could ride the cable car to their new home. In addition to their acreage, May and Levi bought land east of their homesite and donated it to the city of Spokane for a park (named Lincoln Park). Architect Keith hired Spokane contractor P. L. Peterson to build the house, and in 1914, the home was completed at a reported cost of \$45,000.

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8      Page 5 of 7

**LEVI & MAY ARKWRIGHT HUTTON HOUSE**  
**Spokane County, Washington**

When the house was finished, May was not pleased with the design. She insisted that Keith design a more elaborate facade. She asked for more columns and a greater opulence than Spokane socialite and millionaire-miner John Finch's palatial home in Browne's Addition. As such, the entire north facade of the Hutton House was enlarged to grandiose proportions. The one-story porch became a two-story, full-facade porch supported by ten of the tallest Tuscan columns in the city of Spokane. The additional attic space was to be finished as a ballroom. When completed, the remodeled Hutton House was a dramatic expression of Neoclassical style and was reminiscent of the elaborate antebellum mansions of the Southern United States. The home was featured in numerous newspaper articles and had all the necessary "modern" conveniences in 1914 including concealed radiators, "a stationary vacuum cleaning plant, electric cooking range, laundry with trays, washer, and mangle." Only the finest attention to detail and the best craftsmanship was employed in the home's construction. The house was immense with nearly 5000 square feet of interior space, featuring lavish oversized rooms with embossed paper on the walls, nickel-silver and brass Art Nouveau light fixtures and sconces, cut-glass door knobs, exotic mahogany woodwork, a sewing room, a trunk room, and a massive steel vault. The ivory enamel woodwork in May's room was a rich hand-rubbed patina that required five coats of paint. It took two painters two-and-one-half months to complete the work. The Hutton House was heated with coal-fired hot water and featured three fireplaces--with one built of "velvet brick and Minnesota pink sandstone" uniquely located outside on the front porch.

The property also featured a "modern garage" complete with "chauffeur's quarters...and a greenhouse.. heated by hot water." Maple trees were planted around the northwest corner of the property along Seventeenth Avenue, and basalt rock walls were constructed along the east and west borders. A small, one-story building constructed of notched logs was built at the base of the bluff in the woods behind the Hutton House. According to long-time area residents and local legend, the log dwelling was a gift from Levi to May Hutton. It commemorated the log cabin they first shared as newlyweds while working in the Coeur d'Alene mining camps, and also served as a quiet place in which May could find sufficient solitude necessary to write her poetry.

*The Lux Family*

After Levi Hutton's death in 1928, the house changed hands several times. In August, 1950, John J. "Joe" and Alphonsie Lux bought the Hutton House for \$25,000. They raised ten children and lived in the Hutton House for more than 49 years. In Idaho, Joe Lux was a successful farmer, rancher, and businessman. His family reports he bought the Nez Perce and Idaho Railroad, helped incorporate Empire Airlines, purchased the Nez Perce and Kamiah Grain Company, and helped establish the Sunrise Silver and Lead Mine. After he moved his family to the Hutton House, Joe Lux helped found a Canadian oil company called Western Naco, served on numerous business and educational boards, was appointed chairman for Washington State Governor Rossellini's re-election campaign, increased his farm and ranch operations in Idaho and Oregon, and toured South America with a "People to People" group appointed by the U. S.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 6 of 7

**LEVI & MAY ARKWRIGHT HUTTON HOUSE**  
**Spokane County, Washington**

federal government to represent the Alliance for Progress program. Alphonsie Lux was an accomplished woman with a master's degree in classical languages and was active in parent-teacher and philanthropic programs associated with numerous Spokane Catholic parishes and schools including Sacred Heart, Holy Names, Gonzaga Preparatory School, and the Poor Clare Nuns. Joe Lux died in April, 1998, and Alphonsie Lux died in February, 1999.

In November, 2000, Doug and Karen Sonneborn bought the Hutton House. Karen is an interior designer and civil engineer, and Doug is a specialty contractor who owns and operates Aluminum Products, Incorporated. Committed to the preservation and careful maintenance of the property, the Sonneborns are repairing and restoring the house, garage, greenhouse, rock walls, and gardens. Restoration and remodel plans for the kitchen and master bathroom were designed by Karen Sonneborn, and the cabinetwork was completed by her son Timothy Stewart, a professional cabinetmaker and millworker.

**Architectural Significance**

*The Neoclassical Style*

The Hutton House is a fine example of the Neoclassical architectural style. The style is an eclectic fusion of Early Classical Revival (1770-1830) and Greek Revival (1825-1860) traditions, and was popular in the United States from 1895 to 1950. Identifying features of the Neoclassical style include a two-story side-gabled or hip-roofed house with a prominent facade dominated by a central front entry, symmetrical window placement, and a full-height porch supported by classical columns. The 1893 World Columbian Exposition held in Chicago featured many buildings executed in the Neoclassical style and was partly responsible for the American City Beautiful Movement that followed. The Movement sparked a revival of interest in classical architecture and the Neoclassical style became the height of fashion throughout the country.

*George W. Keith*

Spokane architect George W. Keith practiced in Spokane from 1908 to 1925, and partnered with Spokane architect Harold Whitehouse from 1908 to 1914. Acting alone, Keith was responsible for residential and commercial buildings in the city including the Hutton House, the Manito Masonic building, and the Riblet Mansion. In partnership with Whitehouse, Keith designed the Morgan House and other, smaller homes built in Spokane. Keith's designs for the Hutton House, the Riblet Mansion, and the Morgan House were executed for wealthy homeowners who all wanted large houses. The Riblet Mansion reflects the Italian Renaissance style, while the design of the Morgan House is most like the Hutton House. Built on Spokane's South Hill, both homes were built in the early 1900s and are excellent examples of the Neoclassical style and are finished with fine mahogany woodwork, oak and maple floors, and are surrounded by manicured lawns and mature deciduous trees planted at the time of construction.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 7 of 7

LEVI & MAY ARKWRIGHT HUTTON HOUSE  
Spokane County, Washington

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*Compare and Contrast*

The Hutton House is the only Neoclassical style home in Spokane's Riverview Addition. Like the Hutton House, most of the domestic architecture surrounding the property was built during the beginning of the 20th century, however, in contrast to the Hutton House, most of the houses in the neighborhood reflect Tudor Revival, Spanish Eclectic, Craftsman Bungalow, Swiss Chalet, and a variety of simple vernacular stylistic treatments.

The Hutton House can be compared to other Neoclassical style homes in Spokane. They include the Armstrong House located at 1022 West Ninth Avenue (built in 1910), the Finch House located at 2340 West First Avenue (built in 1897), and the Morgan House located at 242 East Manito Place (built in 1909). All four homes are excellent examples of the Neoclassical style and were designed by accomplished Spokane architects for prominent homeowners. The Morgan House was also designed by George Keith, who at the time was in partnership with Harold Whitehouse.

All four homes are two-story buildings and feature facades dominated by symmetrically balanced fenestration and porches and/or porticos supported by massive classical columns—a distinguishing element of the Neoclassical style. In contrast to the other three homes, the Hutton House is the only home that features a full-facade, two-story porch with a roof-line balustrade and a lower full-width porch. The Morgan House and the Armstrong House have full-width second-story porches with lower porches but do not feature roof-line balustrades. The Armstrong and Hutton houses both feature single-story attached *porte cocheres*, and the Finch, Morgan, and Hutton homes all have attached single-story porch wings—all elements of the Neoclassical style. While some of the original exterior design and porch wings of the Finch and Morgan houses have been altered or enclosed, the exteriors of the Armstrong and Hutton houses remain nearly unchanged. In addition, the original garage for the Finch House was altered and is now used as a single-family residence. In contrast, the Hutton House garage is unaltered and remains in use as an automobile garage.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9      Page 1 of 1

**LEVI & MAY ARKWRIGHT HUTTON HOUSE**  
**Spokane County, Washington**

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION  
CONTINUATION SHEET

Section 12 Page 1 of 1

LEVI & MAY ARKWRIGHT HUTTON HOUSE  
Spokane County, Washington

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**Additional Documentation**

*All photographs were taken by Linda Yeomans, planning consultant, in January, 2001 All negatives are located in Spokane City/County Historic Preservation Office, Spokane, WA*

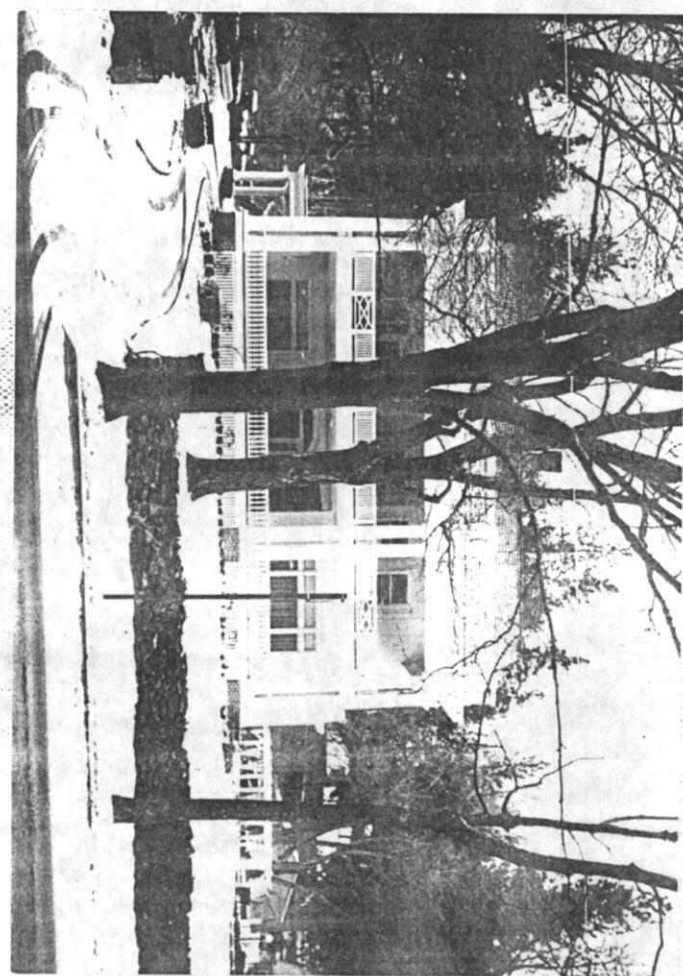
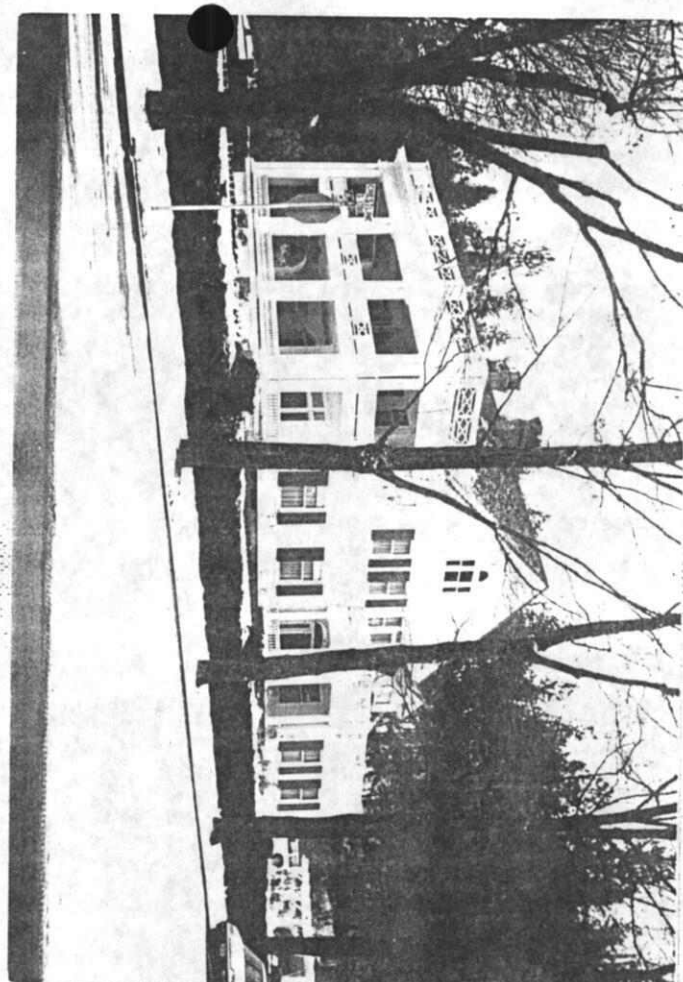
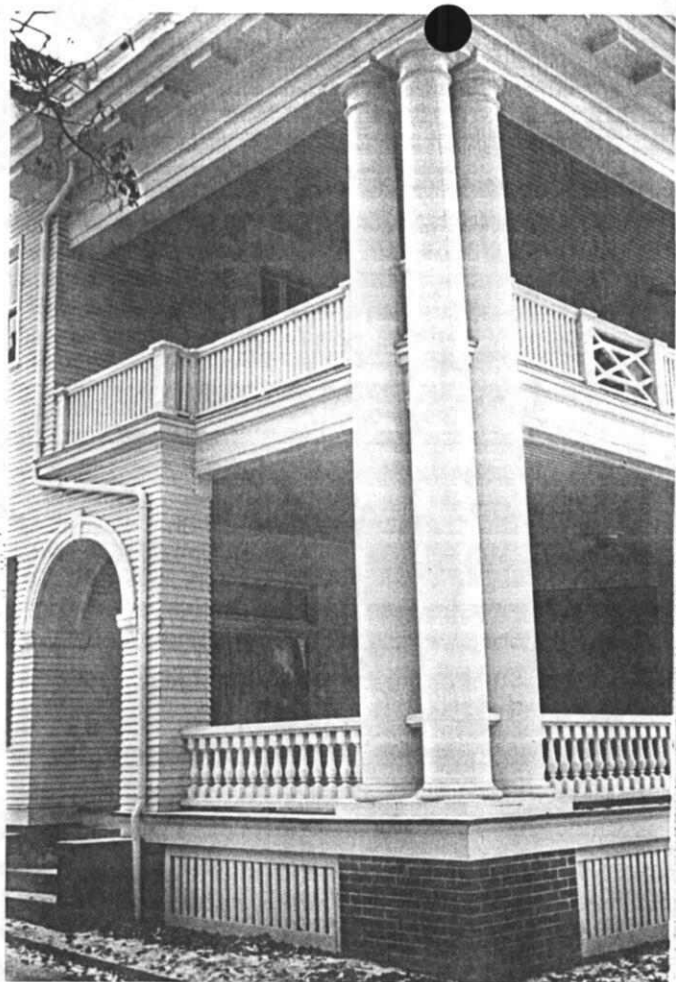
Black and white photographs--2 sets.

- 1) Northwest facade of house, looking southeast.
- 2) North facade of house, looking south.
- 3) Northeast corner of house, looking at porch.
- 4) North facade porch of house.
- 5) North facade porch of house, first floor fireplace and north entrance
- 6) East elevation of house and *porte cochere*
- 7) Southeast corner of house, looking north.
- 8) Rear, south elevation of house, looking north.
- 9) North facade of garage, looking south.
- 10) Main first floor hall and staircase, looking east.
- 11) Main first floor staircase with newel post and baluster detail.
- 12) First floor living room fireplace, looking east.
- 13) First floor butler's pantry.
- 14) South elevation of garage and greenhouse, looking northeast.
- 15) North elevation of underground root cellar, looking south.

Two photocopies of circa-1915 black and white photograph of northwest facade of house, looking south.

Color slides--1 set.

- 1) Northwest facade of house, looking south.
- 2) West elevation of house, looking east.
- 3) North facade of house, looking south
- 4) North facade porch detail
- 5) East elevation of house.
- 6) Rear, south elevation of house.
- 7) Living room fireplace and built-in bookcases
- 8) Main hall, first floor, staircase and newel post detail, looking north
- 9) First floor staircase, looking east to landing
- 10) First floor staircase, looking down from landing
- 11) Butler's pantry.
- 12) First floor guest bedroom light fixture detail.



HUTTON House  
Spokane, WA

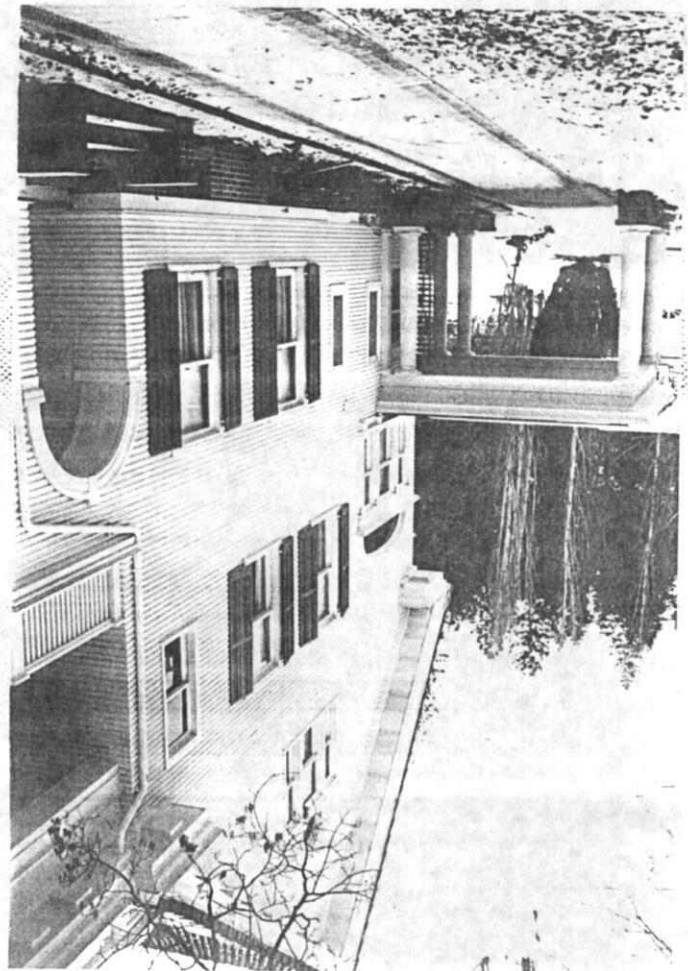
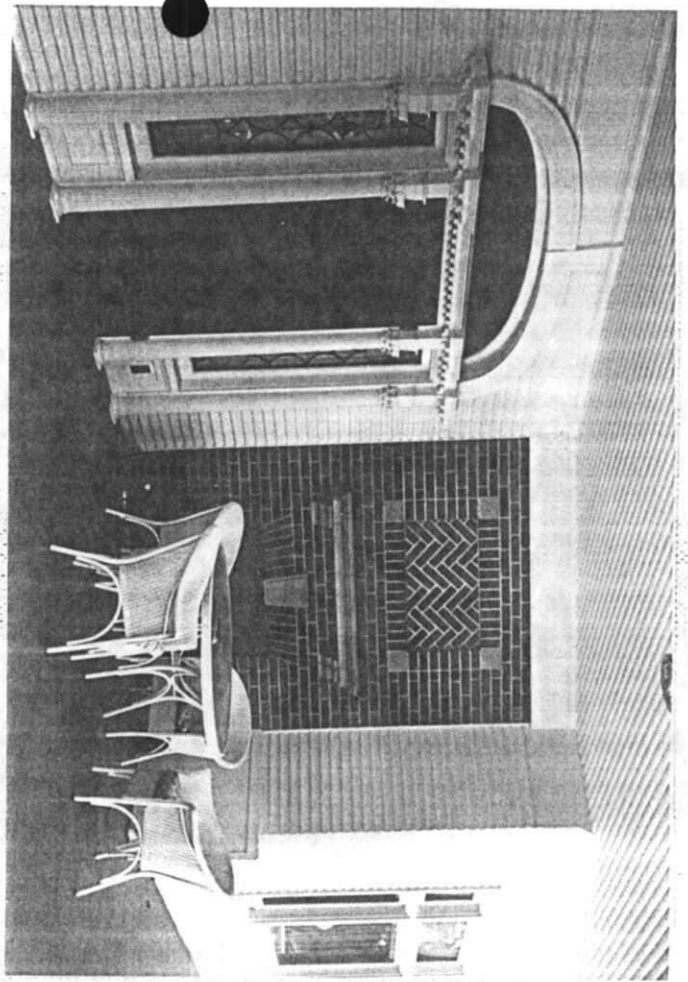
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HUTTON House  
Spokane, WA

# 4

HUTTON House  
Spokane, WA  
# 1

HUTTON House  
Spokane, WA  
# 2



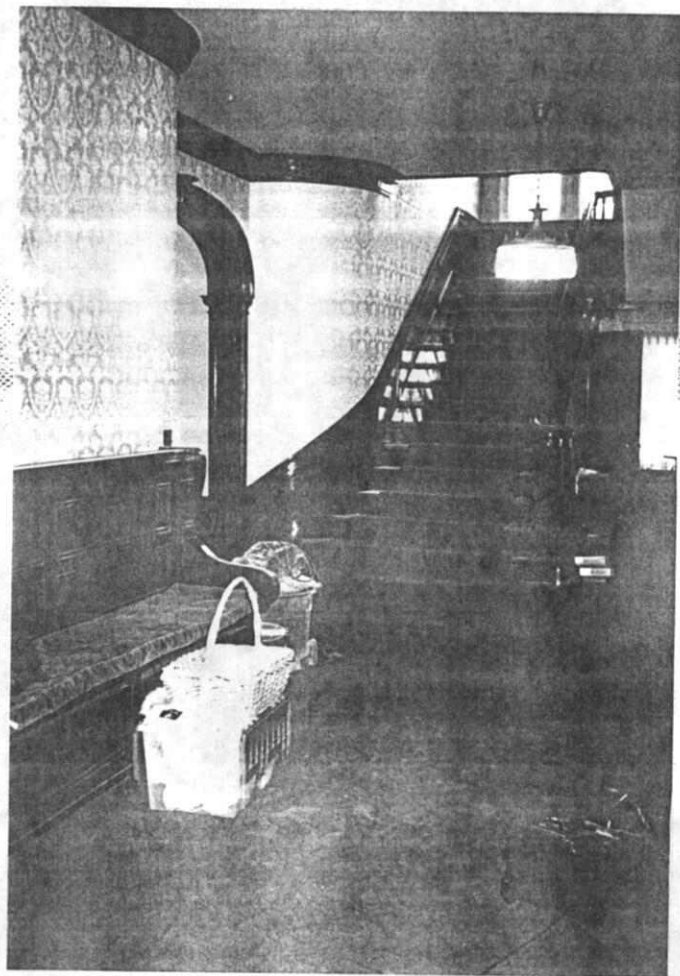
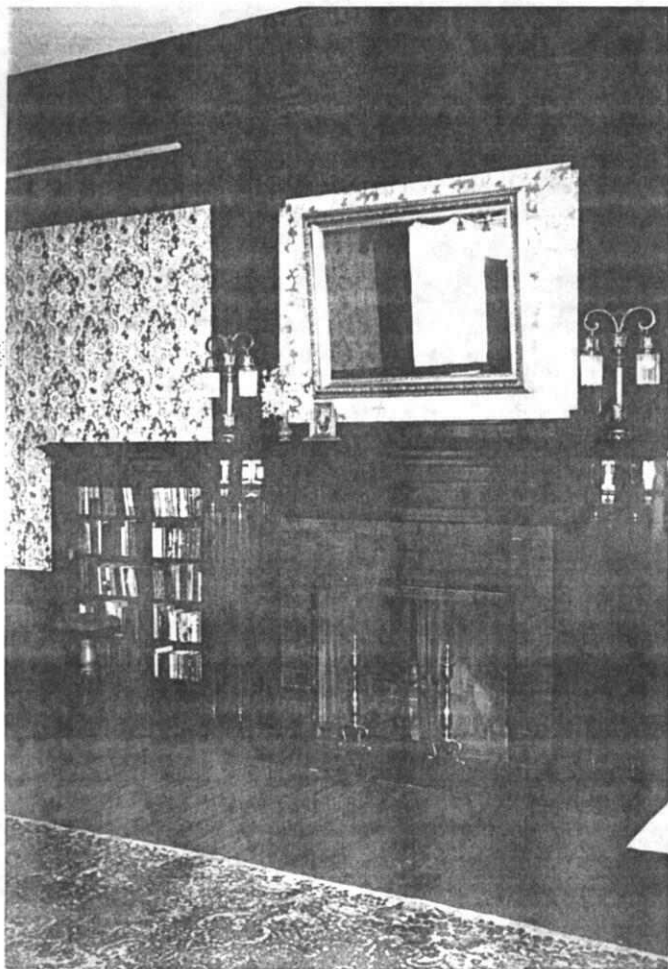
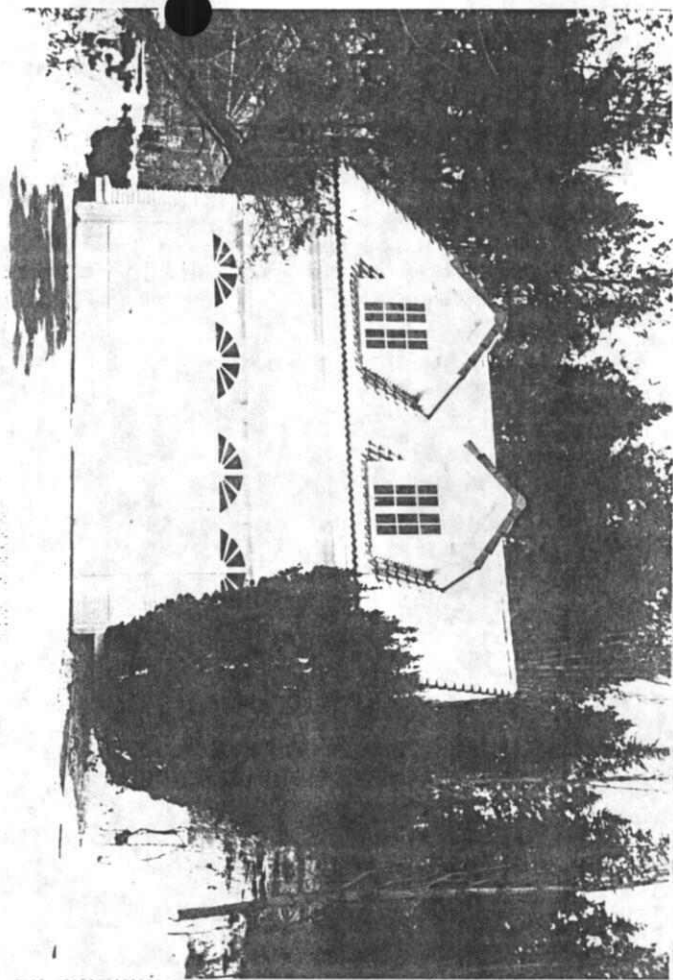
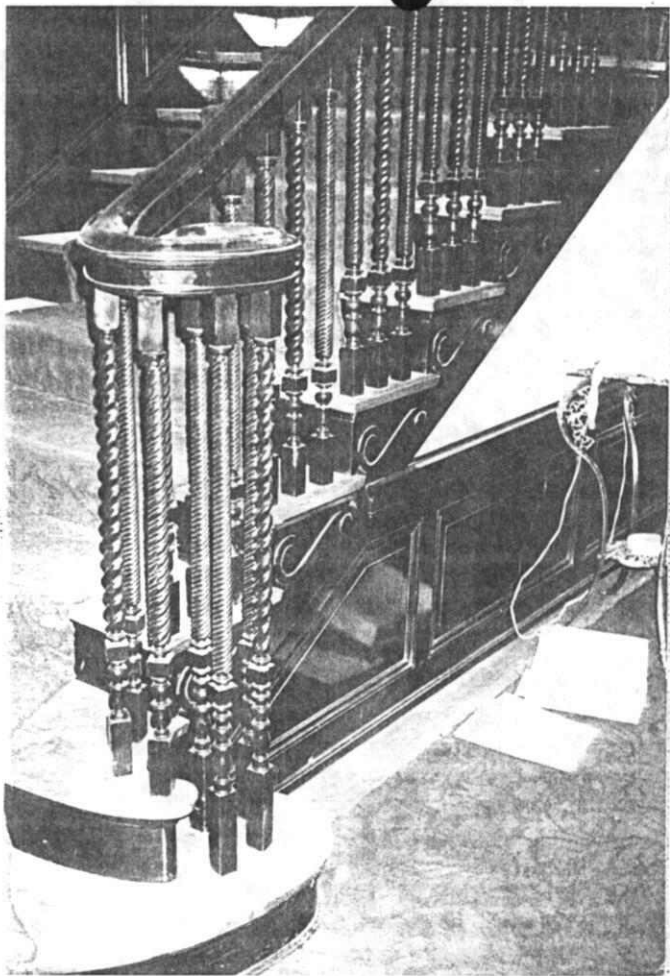


HUTTON HOUSE  
SPOKANE, WA  
#5

HUTTON HOUSE  
SPOKANE, WA  
#7

HUTTON HOUSE  
SPOKANE, WA  
#6

HUTTON HOUSE  
SPOKANE, WA  
#8



HUTTON House  
Spokane, WA

# 11

HUTTON House (garage)  
Spokane, WA  
# 9

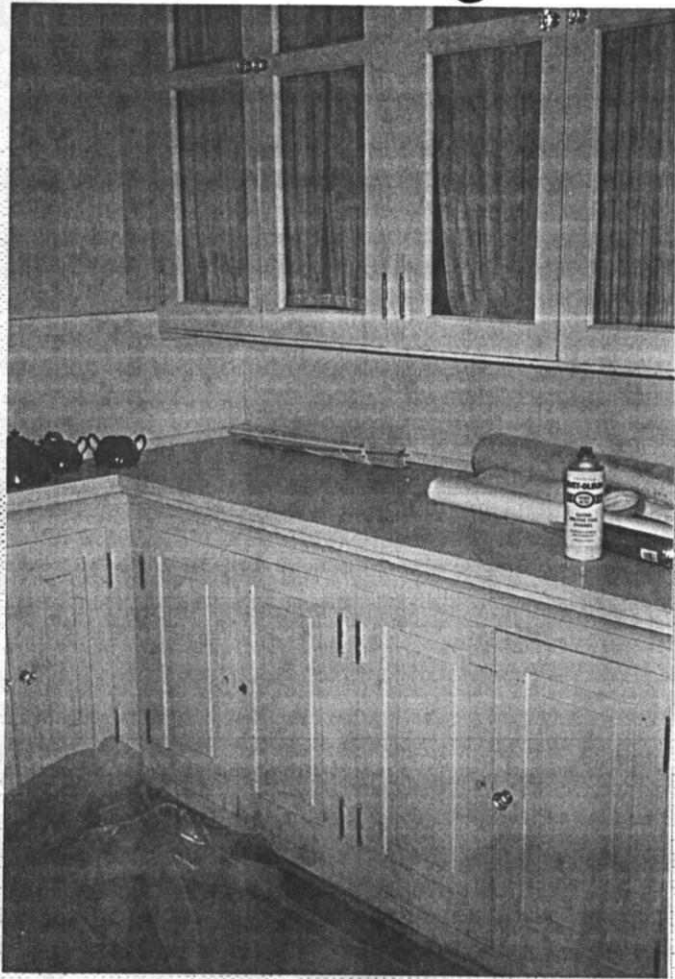
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HUTTON House  
Spokane, WA

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2020124 4 4 4 22  
HUTTON House  
Spokane, WA

# 10







#14

Levi & May ARKWRIGHT HUTTON  
Howe

CO.  
Spokane, WASH.

- south elevation of garage & greenhouse
- looking NE
- taken in 2001

#15

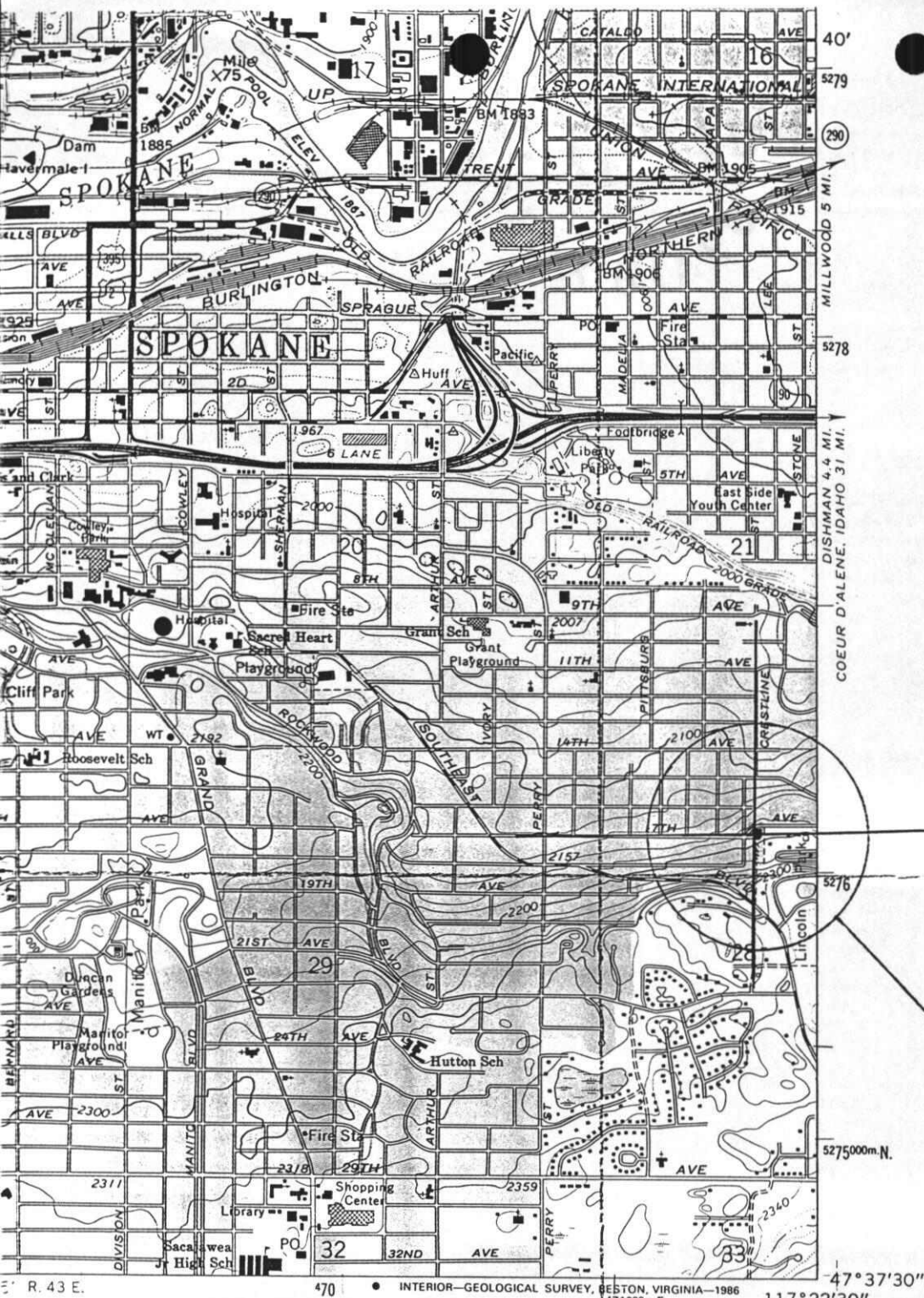
Levi & May ARKWRIGHT HUTTON  
Howe

- underground root cellar
- north elevation, looking south into hillside

- 2001 photo date

HUTTON House  
Spokane, WA

#12



HUTTON HOUSE  
 SPOKANE COUNTY  
 SPOKANE, WA  
 NORTHING = 5276129  
 EASTING = 471022

ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road

○ Interstate Route    ○ U. S. Route    ○ State Route



SPOKANE NW, WASH.  
 NW/4 SPOKANE 15' QUADRANGLE  
 47117-F4-TF-024

Revisions shown in purple compiled from aerial photographs taken 1982 and other sources  
 This information not field checked. Map edited 1986  
 Purple tint indicates extension of urban areas

1974  
 PHOTOREVISED 1986  
 DMA 2579 III NW-SERIES V891