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File Copy

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only

received

date entered

SP 39

## 1. Name

historic Hutton Building

and/or common Hutton Building

## 2. Location

street &amp; number South 9 Washington Street

not for publication

city, town Spokane

vicinity of

congressional district

state Washington

code 53

county Spokane

code 063

## 3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

## 4. Owner of Property

name Pacific Security Companies

street &amp; number 425 Peyton Building, North 10 Post Street

city, town Spokane

vicinity of

state Washington 99201

## 5. Location of Legal Description

courthouse, registry of deeds, etc Spokane County Courthouse

street &amp; number West 1116 Broadway

city, town Spokane

state Washington

## 6. Representation in Existing Surveys

Historic Landmark Survey: A Report and  
title Site Inventory of Spokane's Historic Resources  
has this property been determined eligible? ☐ yes ☒ no

date 1979

☐ federal ☐ state ☐ county ☒ local

depository for survey records Spokane Planning Department, 2nd floor, City Hall

city, town Spokane

state Washington

## 7. Description

### Condition

☐ excellent  
☒ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The 1907 Hutton Building covers the entire west end of a long block bounded by Washington, Sprague, First and Bernard Streets in downtown Spokane. Its main facade faces west on Washington.

The Hutton Building is a 7-story buff brick building with sandstone trim built in the Neoclassic Revival Style. The ground floor is built to appear as a base for the upper floors. The next five floors appear as a single block divided into full-height window bays by heavy brick pilasters. A dentil cornice visually supported by carved stone brackets at the building corners separates the sixth and seventh floors. The seventh floor maintains the same bay spacing as the second through sixth below it. A simple cornice and ornamented parapet top the building. The corner bays of the building are set off by massive ornamented pilasters and the use of sculptured stone transom panels.

The ground floor has larger bays than the upper stories, having only eight bays across the west facade compared to eleven above. The south center bay on the west facade contains the main building entrance and is flanked by Ionic columns supporting an ornamented stone cornice.

The north, east, and west faces of the building are all formal and all front major downtown streets. The east face is backed against existing buildings, and that portion of it that is exposed is of a dark brick.

The building as originally built in 1906-07 was a four-story block. It was, however, built on an oversized foundation, and in 1910 three more stories were added to bring the total height to its present seven stories. The addition was accomplished by the following procedure: the original cornice and window arches on the top story were removed. Two stories were added with appearance identical to the two below them. The original cornice and window arches were replaced on the top of the new sixth floor, and a seventh floor was added with a new, smaller cornice. The original parapet was then replaced on the top of the building. Where stone bracket detailing had been removed from the original cornice at the top of the fourth floor, sculptured stone lion heads were inserted into the holes in the brick. The overall effect is that of a unified seven-story office block with only a slight variation in brick color at the fifth floor line as evidence that an addition was ever placed on the building.

In the early 1950's the elevators and lobby were remodeled, though most of the lobby detailing was covered up rather than removed. At approximately the same time the original steel, glass, and glass block store fronts were replaced with aluminum, glass, and green tile. The rest of the exterior is in well-preserved original condition. In 1979 a new boiler was installed, and the building was removed from the now-defunct central steam system in downtown Spokane. The original steam distribution and heating system was left intact and is still in use with the new boiler. The Huttons' original apartment on the fourth floor is now office space, but many of the original features (i.e., the ornate fireplace) are still intact. Minor interior remodeling has occurred, but much detailing is still original.

## 8: Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1907/1910

Builder/Architect Dow & Hubbell

### Statement of Significance (In one paragraph)

Levi "Al" and May Arkwright Hutton built the Hutton Building in 1906-07 with their fortune from the Hercules Mine in what was later to become the Silver Valley of northern Idaho. The building is an excellent example of the commercial Neo-Classic Revival Style, probably one of the two best in Spokane. Materials and workmanship were both expensive and excellent in every respect with construction costs being over \$300,000, exclusive of land. Even more significant is the fact that the building was the home of Al and May during their active and influential years. They lived in its penthouse from 1907 until 1915.

May Arkwright Hutton was born illegitimate in Washingtonville, Ohio in 1860 and was left an orphan at an early age. When she married she was once again deserted and finally found her way to the Coeur d'Alene, Idaho mining region in 1883. There she ran a boarding house and beanery on D. C. Corbin's railroad line. May met Levi "Al" Hutton, a railroad engineer who frequented her establishment, and married him in 1887.

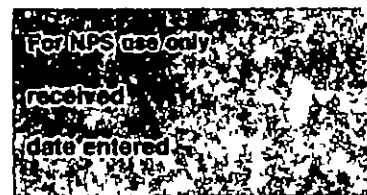
Al was also an orphan from Fairfield, Ohio. Together, he and May became activists who took part in the Idaho miners' labor struggles. Al was even jailed briefly for his part in a labor disturbance. Working together in the Idaho mining community, the Huttons invested in a small mining claim. In 1901, the Hercules mine struck ore and the Huttons suddenly became millionaires. Still, they supported better wages and conditions for those working in the mines. Clarence Darrow, who was catapulted to national fame for his work on the Adams labor murder trial, stayed with the Huttons in their house in Kellogg, Idaho.

When May and Al relocated in Spokane in 1907, they moved into the penthouse in the Hutton Building and from there May orchestrated the many political and social causes in which she became a leading activist. She was a suffragette, a labor activist, and a life-long Democrat. At one point, she found herself in conflict with nationally prominent suffragette, Emma Smith DeVoe, and organized a new suffrage group linked to the Democratic Party. She was one of the main forces in obtaining woman's suffrage in Idaho and later in Washington State, and she was the first woman to run for the Idaho State Legislature in 1904. While living in the Hutton Building, she was the first woman delegate to the National Democratic Convention in 1912. As her home, the Hutton Building was the center for much of her activity, and such people as Susan B. Anthony and Dr. Anna Howard conferred with her there on suffrage issues. Samuel Gompers and others planned strategies for

(continued)

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National Park Service**

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Continuation sheet

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organizing the initial unions in the north Idaho mining district. Senator William Borah was persuaded to run for the U. S. Senate by May Hutton, and kept his office in the Hutton Building for his entire tenure in office. While living in the Hutton Building, May singlehandedly brought about reform in the City jail, the County Poor Farm, and the Home for Unwed Mothers.

Al was a quieter force in Spokane's political milieu, but he offered unwavering support to May and her causes. He was prominent in various clubs and fraternal organizations but his lasting contribution was the founding of the Hutton Settlement near Spokane in 1919. The Hutton Settlement (National Register, 1976) is an orphanage based on the then-revolutionary concept of small cottages with house parents and family-like settings. Al and May had conceived the idea for this progressive institution before May died of Bright's Disease in 1913. It is even today considered a model for orphanages, and its offices are still in the Hutton Building.

John K. Dow, the principle designer responsible for the original four-story version of the Hutton Building, practiced in Spokane from 1889 until 1937 and had gained prominence as a leading architect in the city by 1900 with the erection of the Empire State Building (National Register, 1976) and the Old Spokane Club. He was born in Gaylord, Minnesota in 1862 and moved to Spokane just before the Great Fire of 1889. He died near Puget Sound in 1961. Among Dow's many notable buildings are: Westminster Congregational Church (National Register, 1978), the Mohawk Building, and the August Paulsen Building. With Loren L. Rand, he designed the impressive Masonic Temple in the Riverside Avenue Historic District (National Register, 1976).

In 1900, Dow hired a young architect from Chicago's Art Institute, Clarence Z. Hubbell. Later Hubbell was made a partner and for six years the two worked together on major projects in Spokane. It was Hubbell who, after leaving Dow, supervised the three-story addition to the Hutton Building in 1910.

## 9. Major Bibliographical References

Durham, N. W. A History of the City of Spokane. Clark. Spokane, 1912.  
Fahey, John. "Building Blocks." Spokane Magazine. July, 1981. pp. 40,  
79 - 82.

Garrett, Patsy M. "National Register of Historic Places Inventory Nomination  
Form: Empire State Building." Spokane, 1976. (continued)

## 10. Geographical Data

Acreage of nominated property 267 acres (11,625 sq. ft.)

Quadrangle name Spokane, N. W., Washington

Quadrangle scale 1:24,000

UMT References

A 

1	1
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 Zone 

4	6	8
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 Easting 

7	2	0
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 Northing 

5	2	7	8	0	4	5
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B 

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 Zone 

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 Easting 

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 Northing

C 

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 Zone 

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 Easting 

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 Northing

D 

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 Zone 

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 Easting 

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 Northing

E 

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 Zone 

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 Easting 

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 Northing

F 

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 Zone 

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 Easting 

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 Northing

G 

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 Zone 

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 Easting 

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 Northing

H 

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 Zone 

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 Easting 

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 Northing

Verbal boundary description and justification

Lot 1 & W $\frac{1}{2}$  of Lot 2, Block 11, Railroad Addition of Spokane, Washington.

List all states and counties for properties overlapping state or county boundaries

state Not Applicable code county code

state code county code

## 11. Form Prepared By

name/title Timothy L. Rundquist, ARA, with editing by Spokane City/County Hist. Pres. Office

organization Rundquist & Associates, Architect/Planners date September 23, 1982

street & number North 10 Post, Suite 734 telephone 838-4255

city or town Spokane state Washington

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is

☒ national ☐ state ☐ local

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

State Historic Preservation Officer signature

title date

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

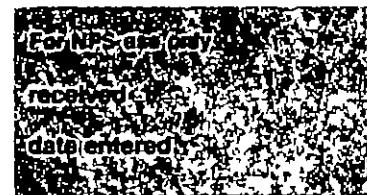
Attest:

date

Chief of Registration

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
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Continuation sheet

Item number 9

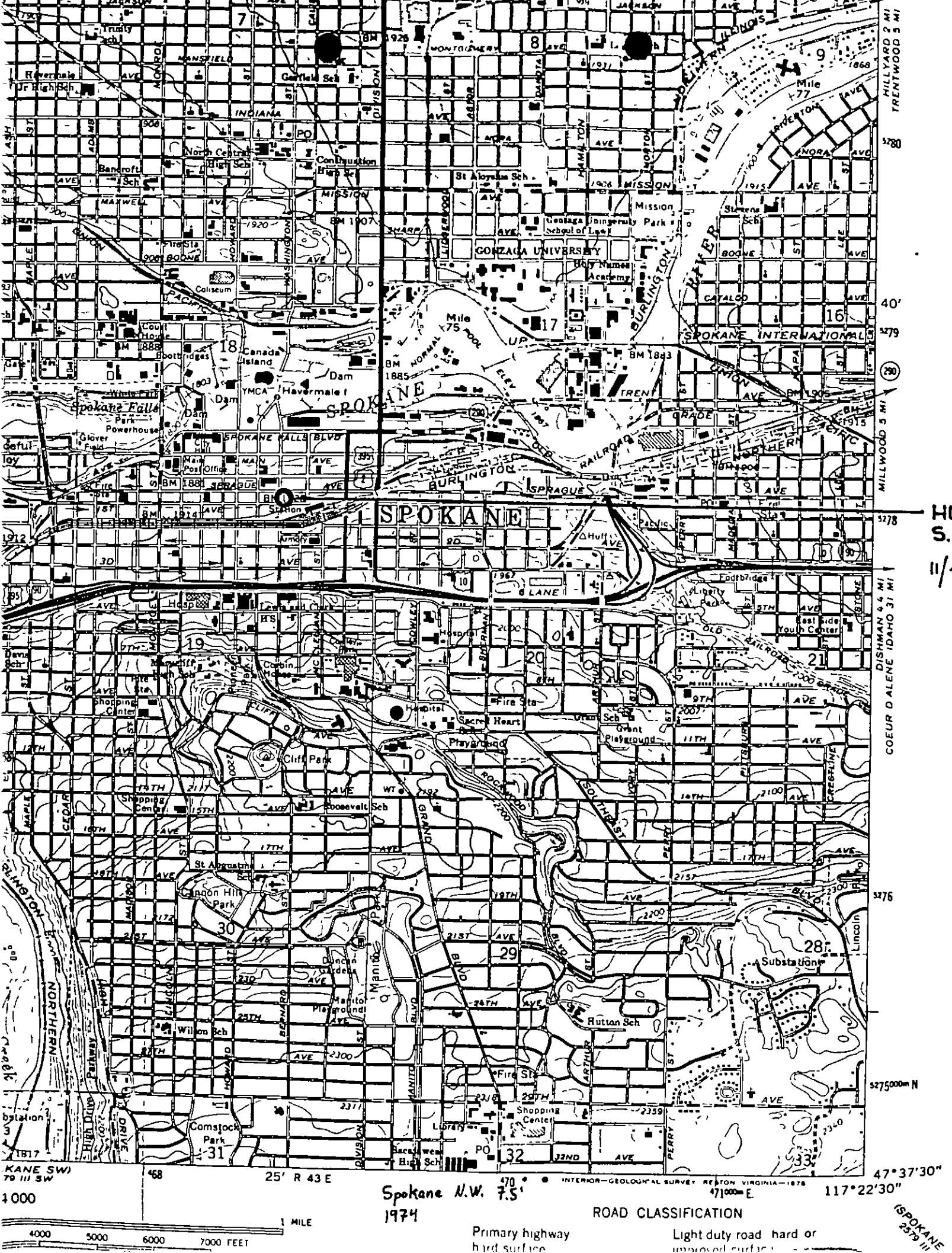
Page 2

Montgomery, James W. Liberated Woman. Ginko House Publisher. Spokane, 1974.

Pratt, O. C. "Story of Spokane: An Unpublished History of the City." Spokane Public Library. Spokane, 1948.

Spokane City Plan Commission. Historic Landmarks Survey: A Report and Site Inventory of Spokane's Historic Resources. Spokane, 1979.

Thomas, Jacob E. and Garrett, Patsy M. "National Register of Historic Places Inventory Nomination Form: The Hutton Settlement." Olympia, 1975.

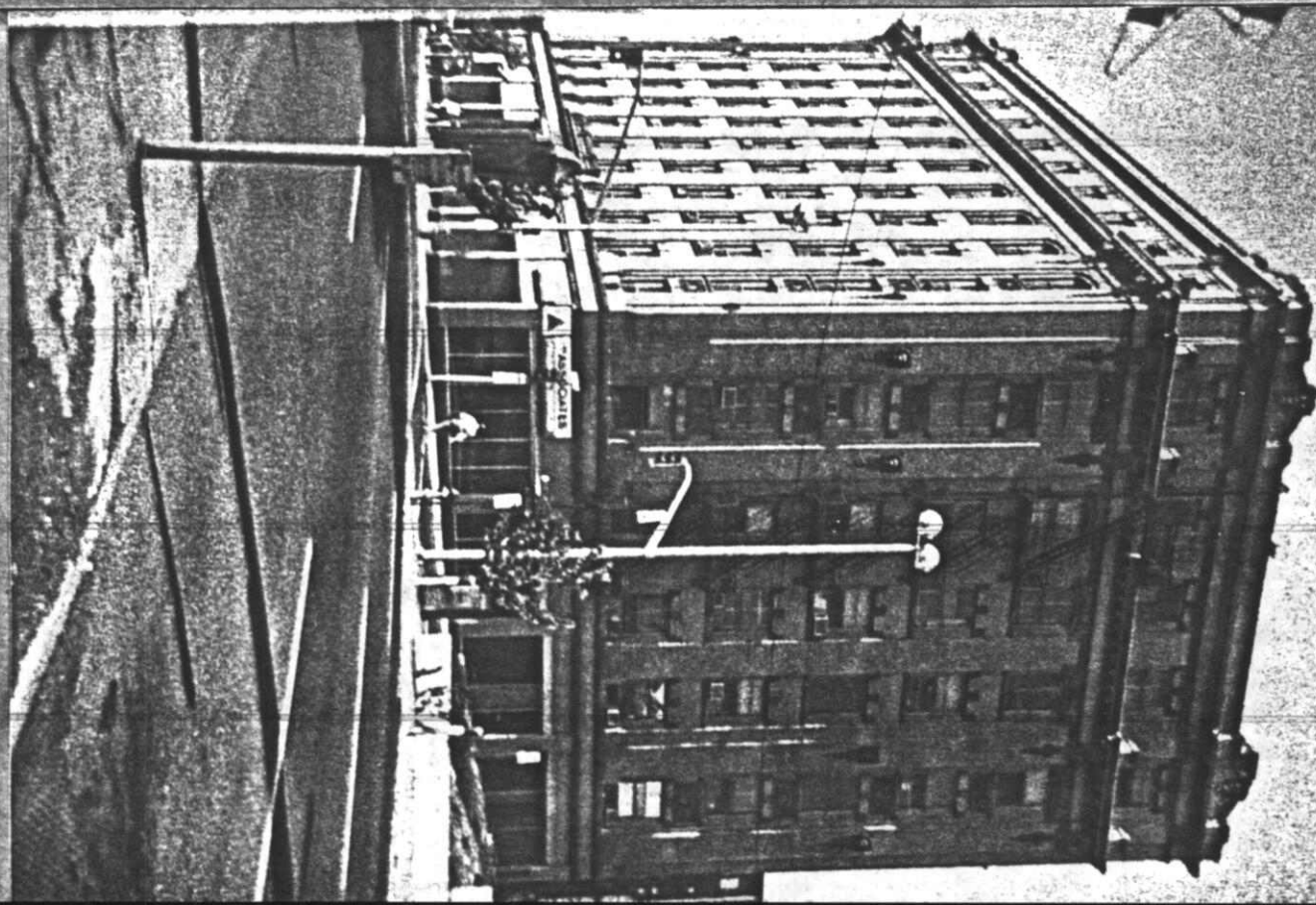






Hutton Building, Spokane, Washington  
West Facade, 1982  
Tim Rundquist, Photographer

1 of 5



Hutton Building, Spokane, Washington  
Southwest Corner, 1982  
Tim Rundquist, Photographer

2 of 5





Hutton Building, Spokane, Washington  
Northeast Corner, 1982  
Tim Rundquist, Photographer

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Hutton Building, Spokane, Washington  
Northwest Corner, 1928  
Libby Photographers  
Courtesy Eastern Washington State Historical Society

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Hutton Building, Spokane, Washington

Southwest Corner, c. 1907

Photographer Unknown

Courtesy Eastern Washington State Historical Society

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