

Spokane Register of Historic Places Nomination

*Spokane City-County Historic Preservation Office, City Hall, Third Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name Julius M. Dutton house
And/Or Common Name 2918 W. Sharp

2. Location

Street & Number 2918 W. Sharp
City, State, Zip Code Spokane, WA 99205
Parcel Number 25141.1005

3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<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
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner of Property

Name Sharon Elias
Street & Number 13010 Moorpark St.
City, State, Zip Code Studio City, CA 91604
Telephone Number/E-mail 818-995-7396; selias@blacktiedjent.com

5. Location of Legal Description

Courthouse, Registry of Deeds	Spokane County Courthouse
Street Number	1116 West Broadway
City, State, Zip Code	Spokane, WA 99260
County	Spokane

6. Representation in Existing Surveys

Title	Historic Resources Inventory West Central Neighborhood
Date 1991	Federal__ State__ County__ Local <input checked="" type="checkbox"/>
Depository for Survey Records	Spokane Historic Preservation Office

7. Description

Architectural Classification
(enter categories from instructions)

Condition
 excellent
 good
 fair
 deteriorated
 ruins
 unexposed

Check One
 unaltered
 altered
Check One
 original site
 moved & date _____

Narrative description of present and original physical appearance is found on one or more continuation sheets.

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places Criteria--mark "x" in one or more boxes for the criteria qualifying the property for Spokane Register listing:

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property 7,800 sq. ft/.18 acres
Verbal Boundary Description Sherwood Add Lt 4 Blk 10
Verbal Boundary Justification Boundary coterminous with lot/legal description

11. Form Prepared By

Name and Title Diana J. Painter, Principal
Organization Painter Preservation & Planning
Telephone Number/E-mail (707) 658-0184, diana@preservationplans.com
Street and Number 2685 A Petaluma Blvd. N.
City, State, Zip Code Petaluma, CA 94952
Date July 26, 2006

12. Additional Documentation

Map See attached
Photographs and Slides See attached

13. Signature of Owner(s)

Name Shawn E. Elias

Name Paul J. Elias

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney Michael A. Pucio

Council/Board Action _____

Date _____

We hereby certify that this property has been listed in the Spokane Register of Historic Places.

DEPUTY MAYOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

Musa Brown

OFFICER, Spokane City/County Historic Preservation Officer
Spokane City/County Historic Preservation Office
Third Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

Spokane Register of Historic Places Nomination Form Continuation Sheet

Narrative Description

Section 7

Page 1 of 4

Julius M. Dutton house Spokane County, Washington

Setting

Location

2918 W. Sharp is located within Sherwood's Addition, which is within the City of Spokane's West Central neighborhood, north and west of the downtown and north of the Spokane River. It is located on the block bounded by Sinto Avenue on the north, Sharp Avenue on the south, A Street on the east, and Hollis Street on the west. The 7,800 square foot lot is rectangular in shape, and the house is oriented to the south.

The West Central neighborhood and Sherwood's Addition specifically is unique for being located within a bend of the Spokane River. It is sited on a flat plateau overlooking the river on its northwest, west and southern boundaries. Broad territorial views exist across the river and beyond from the edges of the neighborhood. As a result, Sherwood's Addition is the location of West Central's most elegant homes; many of them built for the very persons who helped build Spokane and the neighborhoods of West Central.

Sherwood's Addition is the most westerly subdivision in the West Central neighborhood. It was platted in 1889, the same year as Twickenham to the west, also developed by Sherwood and his colleagues, and two years after the Nettleton's Addition to the east. It was and is bounded by Summit Blvd. on the north, south and west and A Street to the east, and comprises approximately 175 lots today, although originally much of Block 1 was taken up by John D. Sherwood's home at 2941 W. Summit.

The neighborhood

The Dutton house is located within the Sherwood Addition. This addition is made up primarily of single family homes, a few of which have been converted to apartments. The lots in this portion of Sherwood's Addition are oriented north-south, and the blocks and streets are oriented east-west, as are all the blocks to the east in Nettleton's Addition. The two blocks to the west, also in Sherwood's Addition, are oriented north-south.

The neighborhood is characterized by large, well-kept homes of various architectural styles, many designed by highly regarded local architects. Historic styles include Dutch Colonial Revival, Tudor Revival, and Craftsman homes. Contemporary styles include Ranch-style homes. The latter are in the minority in the Sherwood Addition.

Spokane Register of Historic Places Nomination Form Continuation Sheet

Narrative Description

Section 7

Page 2 of 4

Architectural Description

The site

The 1906 Dutton house is an American Foursquare with Colonial Revival and Craftsman influences. It was designed by Spokane architect Isaac J. Galbraith. It is a two-story house with a nearly square footprint (it is slightly deeper than it is wide), located toward the center and west side of its 7,800 square foot lot.

The lot is located close to the middle of the block, on the north side of W. Sharp Street. It is flat and minimally landscaped. It extends without a front fence to the sidewalk, which is separated from the street by a narrow planting strip. The concrete driveway is located along the west side of the lot and shared with 2912 W. Sharp.

Exterior

The 1,904 square foot Dutton house (952 square feet per floor) is two stories with a very shallow-pitched hip roof and full width, 224 square foot front porch. A small 32 square foot covered entry porch is located on the rear façade on the east side. The house is wood frame construction. The full basement has a mortared stone foundation and concrete slab floor. The roof is composition shingle and there is an endwall chimney on the west façade. The house features moderate eaves, which are boxed at the upper level.

The house is clad in shingles on the upper level and base, with narrow clapboard siding on the ground floor, up to the sill course of the second floor. There is a narrow sill course under the windows on both the first and second level.¹ Windows throughout are typically six-over-one-light, double-hung windows with wood frames and moderate surrounds on the first level and narrow surrounds at the second level.

The front façade is symmetrical on the second level and asymmetrical on the first level, a characteristic of many Foursquare homes. The one-story porch, which stretches the full width of the front façade, has a moderately pitched hip roof which extends from the sill course at the second level. Rafters ends are exposed. A moderately-pitched front-facing gable is centrally placed above the wide entry stairs. This also has exposed rafter tails and is supported on each end by extended beams on the columns. The gable face is finished in shingles and embellished with a simple half-timber detail.

The porch is supported by four slightly tapered columns, which terminate in an elegantly curved capital. They sit on an enclosed, shingled rail. Four half-round openings are located at the lower level of the porch and reveal a gridded skirting enclosing the area under the porch. The wide

¹ This is referred to as a “shirtwaist” Foursquare by Massey and Maxwell (216).

Spokane Register of Historic Places Nomination Form Continuation Sheet

Narrative Description

Section 7

Page 3 of 4

wood entry stair has no rails. The porch is finished with wood decking; the porch ceiling is bead board. An original light fixture hangs in the center of the porch.

The front entry door is slightly offset, located to the right or east of center. The door has an applied sunburst pattern on the wood panel below and a single light above. To the right of the entry is a wide six-over-one double-hung window. To the left is a six-over-one double hung window flanked by two short three-over-three-light windows, all aligned with under the porch roof in a “T” shape. At the second level are paired six-over-one-light double-hung windows on each side of the front façade, with an oval window with curvilinear muntins in the center.

The right or east façade features a canted bay with steeply pitched hip roof with exposed rafters ends. This bay features equally-sized six-over-one light windows on each face. A small nearly square window with four lights is located under the eaves to the immediate right of this bay. The sills of the bay windows extend into a sill course which wraps around the entire house. The area below the sill is clad in shingles.

To the right of the bay is a window typical of the windows in the rest of the structure, with the exception of the window surround, which has a slight gable shape and is surmounted by a narrow crown molding. At the second level, two double-hung windows are symmetrically placed on this façade, one directly above the bay window.

The left or west façade features an endwall chimney with a rounded shoulder and two inset panels, one with a rounded top and one that is rectilinear. The interior of these panels have corbelled brick details. The base of the chimney is stone, and extends to the sill course on the lower level. Flanking the chimney at the first level are two double casement windows with six-lights each. Above are two six-over-one-light double-hung windows.

The rear of the house is largely symmetrical with three six-over-one-light, double-hung windows above and two double-hung windows with shaped lintel below. On the left or west side of first level is an enclosed entry porch. This porch was enclosed later, possibly in the early 1930s when the original garage (now gone) was constructed. The original door is still located on the rear façade that is now enclosed by this porch.

The enclosed porch has a steeply pitched shed roof and a paneled door with single light on the left side. To the right is a single light window. A two-light window is located to the left or east side. The right or west facade is enclosed with plywood panels. A coal chute is located to the immediate right of the door. Around the base of the building throughout are two-light windows to the basement.

Spokane Register of Historic Places Nomination Form Continuation Sheet

Narrative Description

Section 7

Page 4 of 4

Changes over time

Virtually the only change to the exterior of the Dutton house was the renovation of the rear entry porch, in the northeast corner of the building. Originally this porch was uncovered and had three steps to the right or east. Today it is covered and has steps to the north. A garage built in the northeast corner of the lot in the 1930s was removed about ten years ago. The garage northeast of 2918 W. Sharp belongs to the neighboring house on the east side.

The exterior was originally stained dark brown and had white trim and accents. The dark tones were made gradually lighter on the higher elevations. The roof was terra cotta color.²

Interior

The interior of the Dutton house is largely intact, with only minor modifications. Today the entry is partially enclosed. It opens directly onto an open foyer/dining room to the right, from which an enclosed stair rises to the second level. This curving stair is located diagonally to the right from the main entry. The dining room has a bay window facing east. To the left of the entry is the deep main front room, whose focal window is the “T” shaped, three-part window on the front façade. The fireplace is located near the center of the room on the west wall. It is a simple design with brick quoins and a recessed panel above. There is a built-in book shelf below the casement window to the left. To the rear of the first floor in the northeast corner is a kitchen, remodeled at a later date, and a bathroom (added) in the northwest corner.

The upper floor has three bedrooms, a full bathroom (with original tub), and a small sunroom. The house has a full basement. Intact features and interior details include the original light fixtures and large steam radiators. There are wood floors throughout. All window sash and frames are original and fully operable.

Changes over Time

A few minor changes have been made in the interior of the house. Originally the first floor had a partition to the rear of the living room for a second bedroom. This was entered via a door between the kitchen and dining room. Evidence of this partition, which is being restored, is in the floor of the living room today.

The front entry originally had a partition directly across from the door, which directed foot traffic to an alcove to the right (these two areas are separated today with a closet) or to the left into the living room, which was 13'-0" x 17'-0". A pantry and closet existed in the northwest corner of the house, where the bathroom is today.

² “Square House Made Attractive,” *The Spokesman Review*, 1906.

Spokane Register of Historic Places Nomination Form Continuation Sheet

Narrative Description

Section 7

Page 5 of 4

The front windows in the living room were originally a row of high, short windows with leaded glass. Today the middle window is as tall as the other double-hung windows on the house and displays the same muntin pattern, which garners more light and results in a T-shape to this set of windows.

Interior details in the original house were as follows:³ The front of the living room was finished in fir which was stained an oak color. There was wainscoting six feet high in the remainder of the room, painted with white enamel. The walls above the wainscoting were “frescoed in green tints.” The fireplace and hearth were (and are) pressed brick of a dark red color. Sliding doors separated the living room from the dining room. The alcove entering into the dining room was arched.

The kitchen was (and is) 13'-0" x 12'-0" and had a “double action” door to the hall. It had four foot high wainscoting and the upper portions were painted lavender. The pantry, to the west of the kitchen, was 5'-0" x 9'-0". The kitchen, dining room and living room were finished in oak flooring, whereas the rest of the house was finished in pine flooring. The bedroom between the living room and pantry was 11'0" x 13'0". It also had paneled wainscoting.

The upstairs is virtually unchanged.

All the bedrooms were finished in pine, painted white. Each had (and has) a closet. The bathroom was (and is) 6'-0" x 12'-0" and a back store room was (and is) 5'-0" x 12'-0". The bathroom featured white tile and white fixtures.

³ The Spokesman Review, “Square House Made Attractive,” 1906.

Spokane Register of Historic Places Nomination Form Continuation Sheet

Statement of Significance

Section 8

Page 1 of 11

Julius M. Dutton house Spokane County, Washington

Summary of Significance

The Julius M. Dutton house at 2918 W. Sharp is being nominated to the Spokane Register under Criterion C. It is significant for its architecture, as an excellent example of the American Foursquare, distinctive for its Colonial Revival and Craftsman influences. It was designed by Spokane architect Isaac J. Galbraith. It is further representative of the large number of well designed, vernacular homes built during Spokane's greatest period of construction, when streetcar suburbs were developed by entrepreneurs such as John D. Sherwood to house Spokane's growing middle class.⁴ Its Period of Significance is 1906 and the Area of Significance is Architecture.

Architectural Context

The American Foursquare

The Dutton residence is an American Foursquare with Colonial Revival and Craftsman influences. The American Foursquare is in the vernacular tradition and is a form-type defined by its room arrangements, rather than a style per se. Sometimes called the "Classic Box," the Foursquare was popular in America from about the 1890s through the 1920s and is found throughout the Pacific Northwest, as well as the Midwest and East Coast.

A Foursquare can essentially be thought of as a 'decorated box.' It took on decorative features of other styles from the eras within which it occurred, including Queen Anne, Colonial Revival and Craftsman or Arts and Crafts era and more rarely, Mission Revival and Tudor Revival. It is also seen with multiple stylistic influences, such as in the case of the Dutton house. Craftsman influences are often found in the Foursquare and it in fact the Craftsman bungalow has determinants in common with the Foursquare. Both developed in reaction to the stylistic complexities of the late Victorian era, and both display a strong horizontal emphasis, in contrast to the vertical orientation of most Victorians.

The most characteristic feature of the Foursquare is its room arrangement. It is named for the fact that both ground and second stories in a traditional Foursquare feature a room in each corner; hence its 'suarish' footprint and boxy shape. A Foursquare has a shallow-pitched hip roof, whose slope is often echoed in hip roof dormers on the front or front and side facades. One-story full-width or wrap-around front porches are another character-defining feature. The broad front porch combined with the structure's deep eaves contributes to its horizontal

⁴ The Dutton house is located in the Sherwood's Addition, which was platted by John Sherwood.

Spokane Register of Historic Places Nomination Form Continuation Sheet

Statement of Significance

Section 8

Page 2 of 11

appearance, despite the unrelieved two-story height. In fact many architectural historians consider the Foursquare a variant on the Prairie Style house, with its horizontal orientation and deep eaves.⁵

Fenestration at the second level is symmetrical, while door and window patterns at the first level are often asymmetrical, allowing for a larger living area in one of the ground floor front rooms and a corner reception hall and stairway on the other. Larger versions of the Foursquare have a center hall with four rooms on each floor, while smaller versions may feature the stairway in one of the quadrants.⁶ Other variations include stairs that extend into a square bay on a side façade, stairs that extend into a ground floor living space, or in the case of the Dutton House, a stair that more closely resembles a kitchen stair, tucked into the area between the dining room and kitchen to the rear. Simple Foursquares are distinguished from more refined Foursquares by their architectural detailing, fenestration patterns, porch design, the presence of dormers and other features that articulate the plain box.

The Foursquare was considered a modern, ‘convenient’ and efficient house, with little space given over to formal halls and circulation. This may in part account for its popularity as a pattern book home, which were typically marketed to the working and middle classes. Historians Massey and Maxwell call Foursquares – along with bungalows and other vernacular homes - “Builder Style” homes, which includes homes associated with speculative developers, pattern book designers and mail-order houses.

The Foursquare was popularized by pattern books at both the national and regional level. Foursquares were particularly popular in the Seattle and Spokane in the first decade of the twentieth century. In Seattle a variation developed by builder Victor W. Voorhees can be seen throughout the city. It features a recessed, full-width front porch and projecting square window bays on each corner of the upper front façade. This design, known as “Design No. 91” was sometimes called the “Seattle Box.”⁷ It was first featured in Voorhees’ 1907 pattern book, *Western Home Builder* and continued to be popular through the end of the decade.⁸ By 1911 this variation appeared in the Sears and Roebuck Co. catalogues.⁹

⁵ Massey and Maxwell, 211.

⁶ Swope, 168.

⁷ Swope, 168.

⁸ Anderson and Kraaft, 70.

⁹ Scope, 168.

Spokane Register of Historic Places Nomination Form Continuation Sheet

Statement of Significance

Section 8

Page 3 of 11

Sears carried the popular “Chelsea” Foursquare from 1908 and 1922. “The Langston” and the larger “Woodland” featured Craftsman detailing on the front porch and exposed rafter ends. These models were promoted by Sears from 1916 into the 1930s.¹⁰

The Foursquare in Spokane

The character-defining features of the American Foursquare in Sherwood and Nettleton’s Additions in Spokane include the classic boxy shape on a raised base, shallow-pitched hip roof, and full-width or wrap-around porch.¹¹ Columns are full height or may extend above an open balustrade or enclosed rail. Porches may additionally be open with no balustrade. Regardless, columns or posts tend to be overscaled and are sometimes tapered. All of these characteristics emphasize the front porch as the most dramatic feature of the house. Eaves are deep and may be boxed or display exposed rafter tails. They may also be flared.

Like all Foursquares, fenestration tends to be symmetrical on the upper level and asymmetrical on the lower level. Simple, straight-forward Foursquares may have just two double-hung windows on the second level and no dormer. Larger, more ornate Foursquares may display wide or paired double-hung windows at the second level and one or more dormers. A central decorative window like the oval window seen in the Dutton house is characteristic of a more highly styled Foursquare. The door to one side again allows for a larger living space across from the entry.

While popular, the American Foursquare is definitely not a typical style in the Sherwood and Nettleton’s Additions, the two additions which make up the west half of the West Central neighborhood. Less than one percent of the homes in Nettleton’s Addition Historic District are American Foursquare, which has a large number of pattern book homes and vernacular bungalows dating from 1907 to 1910.¹² In contrast, four percent of the homes in the Sherwood Addition are Foursquare homes. This may be due to the fact that American Foursquare homes tend to be slightly larger than bungalows, and the Sherwood Addition in general has a higher percentage of larger and more architecturally distinguished homes than the more modest Nettleton’s Addition. It may also be because the Sherwood Addition developed slightly later than Nettleton’s Addition, when this home style was more popular.

¹⁰ Stevenson and Jande, 265.

¹¹ The Sherwood Addition and Nettleton’s Addition make up the westerly neighborhoods of West Central, and together comprise over 1100 houses.

¹² Seven out of 949 homes in Nettleton’s Addition are classified as American Foursquare *National Register of Historic Places Inventory Nomination - Nettleton’s Addition Historic District*, Section 7, Page 8.

Spokane Register of Historic Places Nomination Form Continuation Sheet

Statement of Significance

Section 8

Page 4 of 11

The Dutton House

The Foursquares in Sherwood's Addition represent the full range from modest to architect-designed, with an emphasis on 'high style' Foursquares. An example is the Richardson Foursquare designed by noted Spokane architect W. W. Hyslop. The Dutton House, however, has several unique features not seen elsewhere in West Central. The most prominent are the half-round openings at the porch where other houses might display simple drain openings for an enclosed front porch, and the graceful oval window in the center of the upper façade. The latter carries some association with the Colonial Revival style as interpreted at this time, but is not typical of Spokane residential architecture at this time.

Other features that distinguish the Dutton Foursquare include the combination of boxed and open eaves; the steep angle of the porch roof on the side bay; and the unusual chimney design. The exposed rafter rails, extended beam ends, and half-timbering in the pediment over the front entry associate the building with the Craftsman tradition. The oval window, simple tapered columns, and overall fenestration pattern associate it with the Colonial Revival tradition at this time. These seemingly disparate stylistic elements result in a modest, well-designed home with unusual details that competes favorably with some of the most stylish, architect-designed homes in the Sherwood Addition and Spokane in general.¹³

Historic Context

The Sherwood Addition was platted by John D. Sherwood, one of nineteen additions in the West Central neighborhood platted between 1887 and 1906 and one of three platted in west West Central. It was just one Sherwood's successful real estate and development ventures at the time. He and his colleagues were responsible for rebuilding Spokane after the fire on 1889 and taking the city from a town of 20,000 in 1890 to a modern city of 104,000 with a full complement of streetcar suburbs by 1910. In 1911 the real estate bubble burst and development in the Sherwood Addition, as well as all new areas in Spokane, slowed.¹⁴

John D. Sherwood

John D. Sherwood was born in San Francisco on October 12, 1860. He attended Harvard University and left for Spokane upon graduating. On arriving in 1883 he went into partnership with E. Dempsie and founded Sherwood and Dempsie's, a men's clothing store located at Howard near Main Street. In 1885 he became associated with Frank R. Moore, Fred

¹³ The Dutton home shows in historic maps to be on the same parcel as the Nelson home at 2912 W. Sharp. This house was designed by noted Spokane architect W. W. Hyslop. Although the Dutton home has unusual features, as does the Nelson home, archival research did not reveal an association between the Dutton home and W. W. Hyslop.

¹⁴ Fahey, 44.

Spokane Register of Historic Places Nomination Form Continuation Sheet

Statement of Significance

Section 8

Page 5 of 11

Chamberlain, William Petite and others in establishing the city's first electric light company in the C. & C. flour mill. By 1886 he had sold his share of the men's furnishings business to Dempsie (it was thereafter known as E. Dempsie and Co.) and established a real estate company. His business was listed in directories as "Real Estate, Insurance and Rentals" for the remainder of his career.

By 1889 he was allied Spokane's most powerful businessmen, who were actively involved in building the young city. At this time he was listed in the Spokane directory as the president of the Spokane Cable Railway Co., a member of the Bohemian Club, secretary and treasurer of the Harvard Club, treasurer of Edison Electric Illuminating Co. and Washington Water Power Co., and vice president of the Spokane Board of Trade.¹⁵ He was the Chamber of Commerce's first vice president, and continued to be active in the organization throughout his career.¹⁶ Perhaps his most important position was as vice president of Washington Water Power, on whose board he served for over twenty years.¹⁷ Washington Water Power came to dominate the electric power business in Spokane, control most of the major streetcar companies, and operate Twickenham Park (later Natatorium Park) for nearly 80 years. The streetcars allowed the suburbs to develop and created destinations out of regional parks. Virtually all board members of Washington Water Power, including Sherwood, were involved in real estate development along the streetcar lines.

John Sherwood had very favorable real estate connections, which proved to be valuable for his other ventures and ultimately the city as a whole. He was the Spokane agent for the Adams Real Estate Trust, which managed the real estate bequeathed to the five children of Charles Francis Adams, son of John Quincy Adams, sixth president of the United States. Charles Francis Adams II was the president of Union Pacific Railroad. He and his brother Brooks Adams invested heavily in land in the western United States and in downtown Spokane as well. A nephew, George Caspar Adams, acquired additional land in Spokane in foreclosure sales between 1890 and 1897, a time of economic downturn in Spokane and the nation as a whole. In the late 1880s/early 1890s the family owned 640 acres in northwest Spokane, 900 acres in the southeast quarter of the city, and 60 acres directly west of Manito Park.¹⁸

Sherwood's connections benefited northwest Spokane in particular. When Spokane was being considered for a military post Sherwood convinced Charles Adams to write to the United States senators in support of the bid. Fort Wright was established west of the river, to be served by the same cable car system that served the Sherwood Addition, Nettleton's Addition, Twickenham

¹⁵ Polk Directory, 1889.

¹⁶ Durham, 100.

¹⁷ Durham, 100.

¹⁸ Fahey, 40.

Spokane Register of Historic Places Nomination Form Continuation Sheet

Statement of Significance

Section 8

Page 6 of 11

Park and the Twickenham Addition. The Twickenham Addition opened in 1889 to favorable press.

Sherwood along with partners John Finch and Frank Hogan are also credited with establishing Northwest Boulevard and Southeast Boulevard. Northwest Boulevard opened up the area north of the West Central neighborhood. This road, which was planned as a 150-foot parkway with trees and a streetcar down the middle, benefited the land speculators along the route, including Adams, whose 640 acres were in the path of the proposed route, and Sherwood, who had large land holdings in the Audubon area north of West Central.¹⁹

In spring of 1889 Sherwood built the five-story brick and stone Washington Building on Riverside Drive. At the time it was the highest building in Spokane and had a number of prestigious tenants, including several telephone companies, the Edison Electric Illuminating Co. and Washington Water Power Co., Kirtland Cutter (Sherwood's architect) and his partner John Poetz, the financier Frank R. Moore (Sherwood's business partner in some ventures), and a doctor, lawyers, civil engineers, real estate firms, a newspaper, and shop owners.

Shortly after completion the Washington Building was lost to the Spokane fire of August 4, 1889, which virtually destroyed downtown.²⁰ In 1890 Sherwood and his brother Franklin P. Sherwood replaced the building on the same site with the three story Sherwood Building. Sherwood eventually rebuilt on the same site.²¹ The 1916 Sherwood Building, which is eight stories with Gothic Revival influences, is still extant, one of the many legacies of Spokane's preeminent architect, Kirtland Cutter as well as Sherwood.²²

Kirtland Cutter also designed Sherwood's 1898 home in the Sherwood Addition, at 2941 Summit. Sherwood resided there with his family (he had married Josephine B. Cone of Red Bluff, California in 1896) until his death in the early 1920s. His descendents continued to live there for many years. In the 1960s much of the surrounding land was sold for residential development, as can be seen today.

The Streetcar Suburbs

Sherwood's Addition is a streetcar suburb, but it did not develop in isolation. The suburb was developed along with other streetcar suburbs throughout Spokane, and further represented trends in development and city planning that were taking place across the country at the time. John Sherwood and his colleagues were more than real

¹⁹ Fahey, 48.

²⁰ Sherwood's loss was tallied at \$65,000 (Edwards, 446).

²¹ The Sherwood Building's address today is 508-514 Riverside.

²² Hyslop, 315.

Spokane Register of Historic Places Nomination Form Continuation Sheet

Statement of Significance

Section 8

Page 7 of 11

estate developers, however. They set into motion the means by which suburban development would take place.

Street railway development was initially undertaken by real estate promoters to encourage the sale of lots in subdivisions beyond convenient walking distance of downtown areas. They competed with one another to provide dependable, affordable means of transportation.²³ The Spokane entrepreneurs used mechanisms that proved successful throughout the country at the time, including developing the electrical power sources that fueled streetcar service and the subdivisions and destination parks that paid for it. In Spokane the primary rivalry was ultimately between Washington Water Power and Jay P. Grave's traction company. John Sherwood worked on real estate development projects with both companies.

An advantage that Sherwood's Spokane group had was access to water power supplied by the Spokane River and Spokane Falls. They formed Edison Electric in 1887. When east coast investors proved unwilling to rely on water power, the group formed Washington Water Power to take advantage of this resource. Board members were: John Sherwood, Herbert Bolster, F. Rockwood Moore, who also served on the board of the Spokane Cable Railway and later the Spokane Street Railway; and William Pettet, owner of the Pettet Tract north of Nettleton's Addition and the Sherwood Addition. The ready power supply enabled Spokane to develop and expand its street railways.

Spokane's first street railway company, which was a horse car line, was formed on December 17, 1886. It was purchased by Browne and Cannon in 1889 and promptly sold to a group consisting of John Sherwood, Herbert Bolster (Twickenham's Addition), Henry Brook, Horace L. Cutter (a banker and Kirtland Cutter's uncle), Alfred S. Moore (Sherwood's sometimes real estate partner) C. Herbert Moore, F. Rockwood Moore, and William Nettleton (Nettleton's Addition).²⁴ This group began planning immediately to electrify the system. The street railways were a large power user, but the parent company, Washington Water Power, offered them favorable rates.²⁵

The Spokane Cable Railway Company incorporated in 1888. John Sherwood served as its president and its incorporators and board members included many of the same businessmen who served on the board of Washington Water Power. It was to facilitate the development of Twickenham and Twickenham West, which also allowed the Nettleton and Sherwood Additions to take advantage of this line, since Twickenham was beyond both subdivisions. The line

²³ Mutschler, 9.

²⁴ Mutschler, 13.

²⁵ Mutschler, 10.

Spokane Register of Historic Places Nomination Form Continuation Sheet

Statement of Significance

Section 8

Page 8 of 11

traveled north across the river on Monroe to Boone, west on Boone through Nettleton's Addition and Sherwood's Addition, and across the river again to the Twickenham Addition. The Broadway line turned off at Broadway and Monroe, traveled to approximately where St. Luke's Hospital was, then swung north to switch on the Boone Avenue tracks and traveled down the riverbank to Twickenham Park, where the cars swung around a huge rail loop for their return to town. Twickenham Park was located adjacent to the Sherwood Addition, just down the slope to the west.²⁶

Construction was complete in 1889 but the system was considered antiquated by 1891. The route to Twickenham Park was rebuilt for electric trolleys, and electrification of the Spokane Cable Railway route was complete by 1893.²⁷ On May 27, 1889, Twickenham West lots began selling at \$100 for an acre lot. The newspaper ad, which ran in the *Spokane Falls Morning Review*, said that they were "the most desirable acre tracts ever offered to the Spokane public, the only acre property easily accessible by rail and cable cars now on the market."²⁸ The Spokane Street Railway's opening of Twickenham Park was celebrated May 10, 1892. This park, which was later known as Natatorium Park, eventually became the terminus of the street railway.

On August 10, 1899 the Spokane Street Railway Company, as well as most other major railway companies, was consolidated under the control of Washington Water Power. By 1895 the water power company had made the transition to a full-fledged electric service company and controlled Edison Electric Illuminating Company, Spokane Street Railway Company, Spokane Cable Railway Company, and C. & C. Flour Mill.²⁹

Sherwood's Addition

On the way to the Twickenham's Addition and Twickenham Park was the Sherwood Addition. As has been seen, transit was in place to serve this area by 1889, allowing Twickenham's Addition to be put on the market. The other additions that make up Spokane's west West Central – the Sherwood Addition, Nettleton's Addition, and the Pettet Tract - were platted between 1887 and 1906. Nettleton's Addition, platted in 1887, was by far the largest, with over 1,000 lots. Sherwood's Addition was platted in 1889 with 210 lots, and the smaller Pettet Tract, north of Nettleton's, opened in 1905.

²⁶ DeSeve, 14.

²⁷ DeSeve, 14.

²⁸ Hyder, 9.

²⁹ Edwards, 101.

Spokane Register of Historic Places Nomination Form Continuation Sheet

Statement of Significance

Section 8

Page 9 of 11

The Sherwood Addition is bounded by A Street on the east and bounded by Summit Boulevard and the Spokane River on the south, west and north. Today it is made up of 173 parcels.³⁰ It developed slightly more slowly than Nettleton's Addition, which developed primarily between 1907 and 1910. The 1902 Sanborn Fire Insurance map, which extended as far as Hollis Street, shows only three houses in Sherwood's Addition, one being John Sherwood's home on Summit. In 1910, which is about the time that development slowed in Spokane, there were only 73 primary buildings in the Sherwood Addition, 72 houses and St. Luke's Hospital. Several parcels had multiple houses on one lot, indicating that they may have been built by speculative builders or may have been built for the rental market.

The next available Sanborn map is dated 1950 and shows 147 primary buildings in Sherwood's Addition, including St. Luke's Hospital and on the same grounds, the John A. Finch Memorial Nurses Home and the Shrine Hospital for Crippled Children. A shop and post office was located across the street, as was the "Cadet Nurses Home" across A Street in Nettleton's Addition. Today there are 173 almost exclusively residential parcels in Sherwood's Addition.

The houses at 2918 and 2912 W. Sharp were on the same parcel through 1950, according to Sanborn maps. The house at 2918 was built in 1906 for Julius M. Dutton, a plumber and electrician. It was designed by well known Spokane architect Isaac J. Galbraith. The house at 2912 was built in 1907 for Dr. E. B. Nelson. It was designed by noted Spokane architect W. W. Hyslop, who built several homes in the Sherwood Addition.³¹

The Dutton House

Julius M. Dutton purchased the lot on which 2918 W. Sharp is located in 1905 and had the house constructed in 1906 for a cost of \$4,000.00.³² Dutton was born in New York in 1857 and was a salesman. His wife was born in Denmark in 1874 and immigrated to the United States in 1882. His daughter was born in Montana in 1893. In 1900, prior to moving to Sharp Street, Dutton, 43, lived in a boarding house on Sixth Avenue in the Belmont Precinct with his wife Katherine, who was 26 at that time, and daughter Dorothy, age six. When he purchased the lot he was working as a department manager for H.M.M.M. & Co. at 2106 Broadway.

Dutton held a variety of jobs in the plumbing business. When he purchase the home he was manager of the plumbing department at Holley-Mason Hardware Company, which was on the southeast corner of Howard and Railroad Ave. By 1913 he was a buyer for Hughes & Co., which was described as "jobbers, plumbers and steam fitters supplies." It was at the northeast

³⁰ This is more than the original plat. The parcel on which the Sherwood home is located today was re-subdivided later.

³¹ Personal communication, Aimee Flinn, August 2006.

³² Historic Property Inventory Report for Dutton House, 1991; "Square House Made Attractive," 1906.

Spokane Register of Historic Places Nomination Form Continuation Sheet

Statement of Significance

Section 8

Page 10 of 11

corner of Howard and Railroad. In 1920 he was a purchasing agent for a wholesale plumbing business, likely Hughes & Co. He kept this job at least through 1921.³³ In 1920 his daughter, now going by Dorothy Garner, was a musician working in a music shop. She and her son Ross were living at 2918 W. Sharp with her parents.³⁴

In 1921 Dutton sold the house to A. H. Beckurth and moved to S155 Oak. No information was found on this owner. In 1926 the house was purchased by Claudius C. Murray.³⁵ Murray, 25, and his wife Helen E. Murray, 20, had previously lived at 2306 W. Sharp. He was an electrician in 1920; by 1922 he was a manager at E. Wm. Lighting Company. Future jobs included salesman at Duncan Electric Co., Electrical Furnishing Co., and Maxwell & Franks, electrical supplies.

In 1947 the house was purchased by Lee K. Habel. Habel was a foreman with Washington Water Power. His wife was Eliamae P. Habel. He owned it until 1954, when Richard Boysou bought it. He sold it in 1968 to Nick Linder. The property was owned in 1991 by Penelope Grace of Port Townsend. It was sold to Sharon Elias in 2006.

Summary

The Dutton house is an excellent example of an American Foursquare. The American Foursquare was a popular house in the Pacific Northwest, with fewer examples in Spokane and West Central however. Unusual features on the Dutton house makes this home stand out among the fourteen American Foursquares in west West Central, several of which are architect-designed homes.

The Dutton house is in the Sherwood Addition, which was platted by one of Spokane's most significant real estate developers and entrepreneurs, John D. Sherwood. John Sherwood not only platted the Sherwood Addition, but lived there from 1898 to the early 1920s in a home designed by Spokane's preeminent architect, Kirtland Cutter. He saw his addition develop in the variety of architectural styles popular from the late 1890s through the early part of the century, including both modest and architect-designed homes in the late Victorian-era styles, including the Shingle style, Tudor Revival, Colonial Revival, Dutch Colonial Revival, and Craftsman or the Arts and Crafts style. The Sherwood Addition also had a number of Chamberlin homes, including one of the Chamberlin Company's model home streets at Sherwood Place. The Chamberlin Company was one of Spokane's premier pattern book companies and built over 400 homes in Spokane in the early part of the twentieth century.

³³ R. L. Polk directories, 1908 – 1921.

³⁴ US Census, 1900, 1910, 1920.

³⁵ Historic Property Inventory Report for Dutton House, 1991.

Spokane Register of Historic Places Nomination Form Continuation Sheet

Statement of Significance

Section 8

Page 11 of 11

The Sherwood Addition was a streetcar suburb that developed mostly in the first decade of the twentieth century, along with hundreds of homes in other streetcar suburbs across the city. Sherwood and his colleagues were responsible for developing the mechanisms by which this occurred, from the development of electrical power from Spokane's excellent water resources, to the streetcar systems and destination regional parks, to development of the land itself. They sat on the boards and controlled the finances and political maneuvers that drove this intense period of development and shaped modern Spokane.

The Dutton house is part of a phenomenon that was occurring throughout the city and across the nation. The house itself displays one of the popular styles of these suburbs, often promoted in pattern books, although it was not as common in West Central. The Dutton house is an unusual interpretation of the style, which compares favorably the other homes in the Sherwood Addition, a popular streetcar suburb in Spokane's West Central. The Dutton house would be a contributing resource to the Sherwood Addition, should it be nominated as a historic district in the future.

Spokane Register of Historic Places Nomination Form Continuation Sheet

References

Section 9

Page 1 of 3

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Spokane Register of Historic Places Nomination Form Continuation Sheet

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Section 9

Page 2 of 3

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Spokane Register of Historic Places Nomination Form Continuation Sheet

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Section 9

Page 3 of 3

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Spokane Register of Historic Places Nomination Form Continuation Sheet

Geographical Data

Section 10

Page 1 of 1

**Dutton, Julius M., house
Spokane County, Washington**

Verbal Boundary Description

The boundary of the Julius M. Dutton house at 2918 W. Sharp is coterminous with legal description, which is Sherwood Addition Lot 4 Block 10, further described as Assessor Parcel Number 25141.1005.

Spokane Register of Historic Places Nomination Form Continuation Sheet

Additional Documentation

Section 12

Page 1 of 1

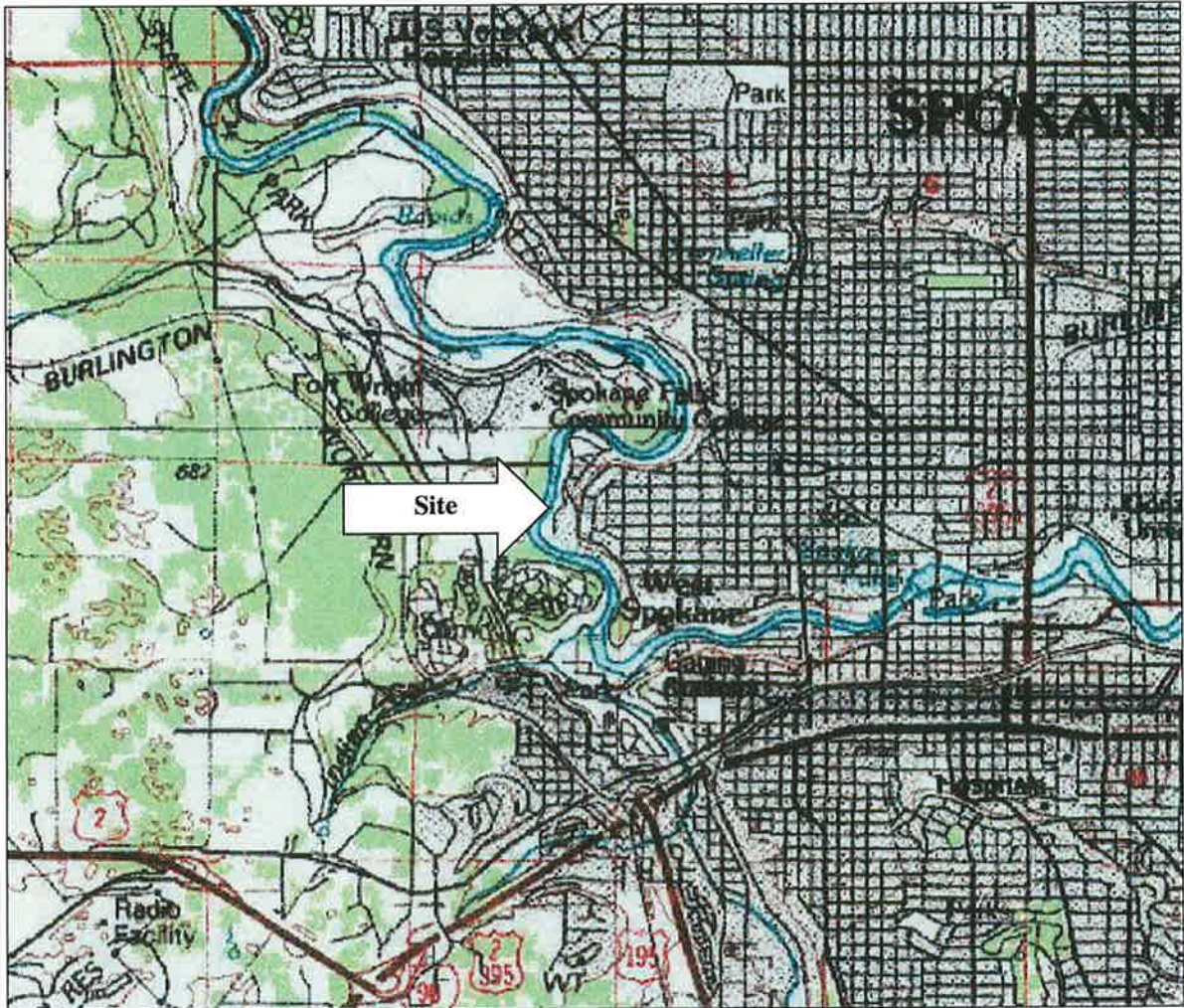


Figure 1: Regional Vicinity Map

Spokane Register of Historic Places Nomination Form Continuation Sheet

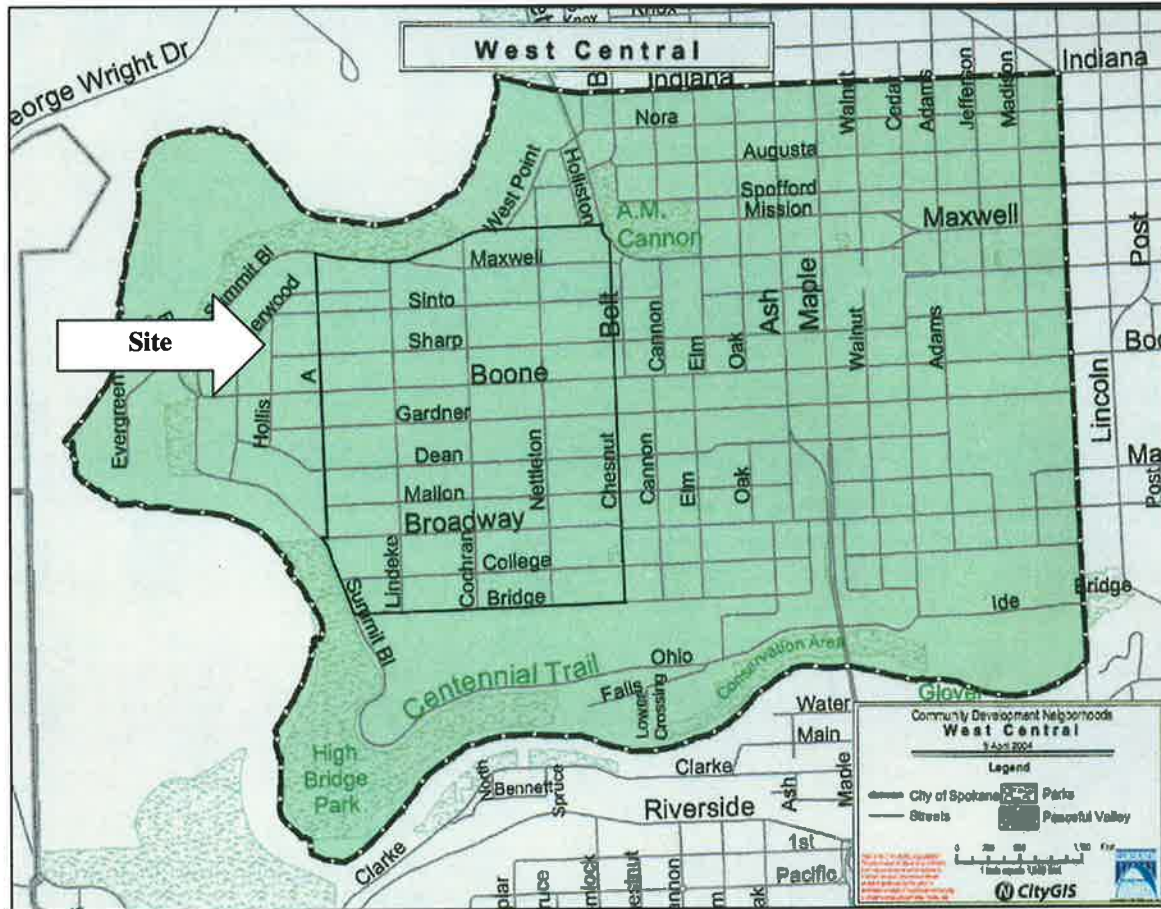


Figure 2: West Central neighborhood

Spokane Register of Historic Places Nomination Form Continuation Sheet

Additional Documentation

Page 1 of 1

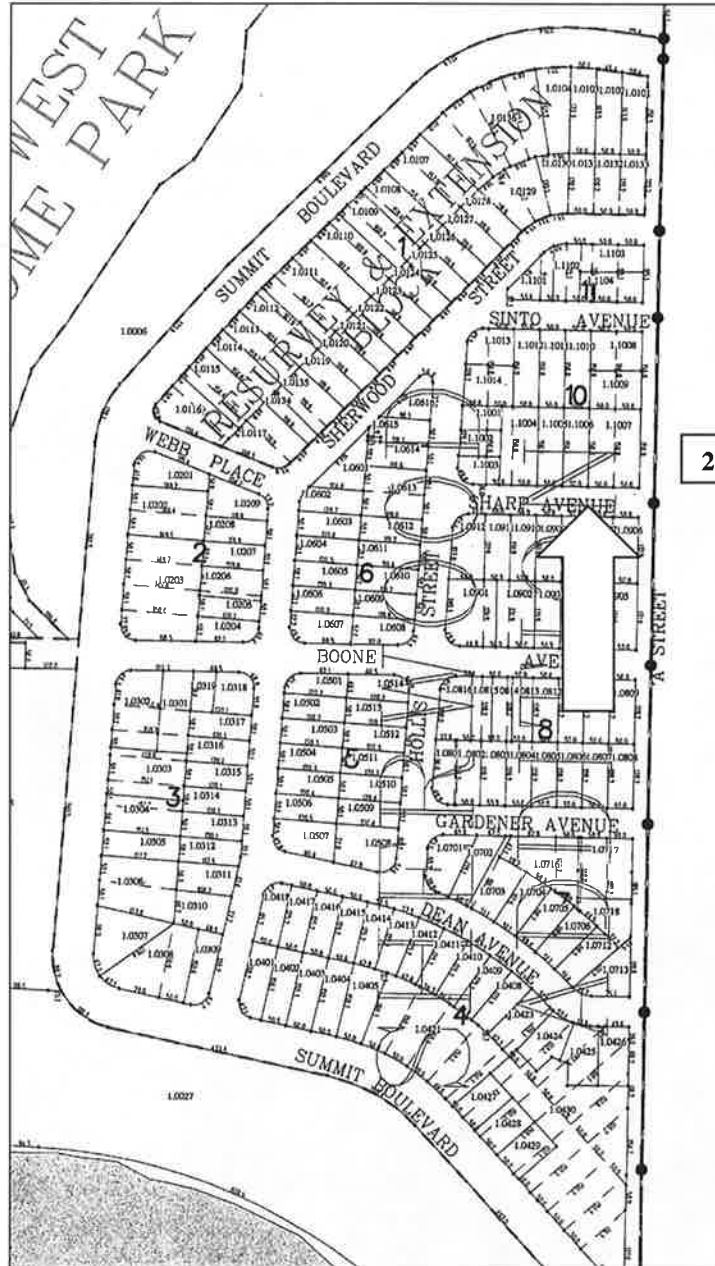


Figure 3: Sherwood's Addition

Spokane Register of Historic Places Nomination Form Continuation Sheet

Additional Documentation

Page 1 of 1

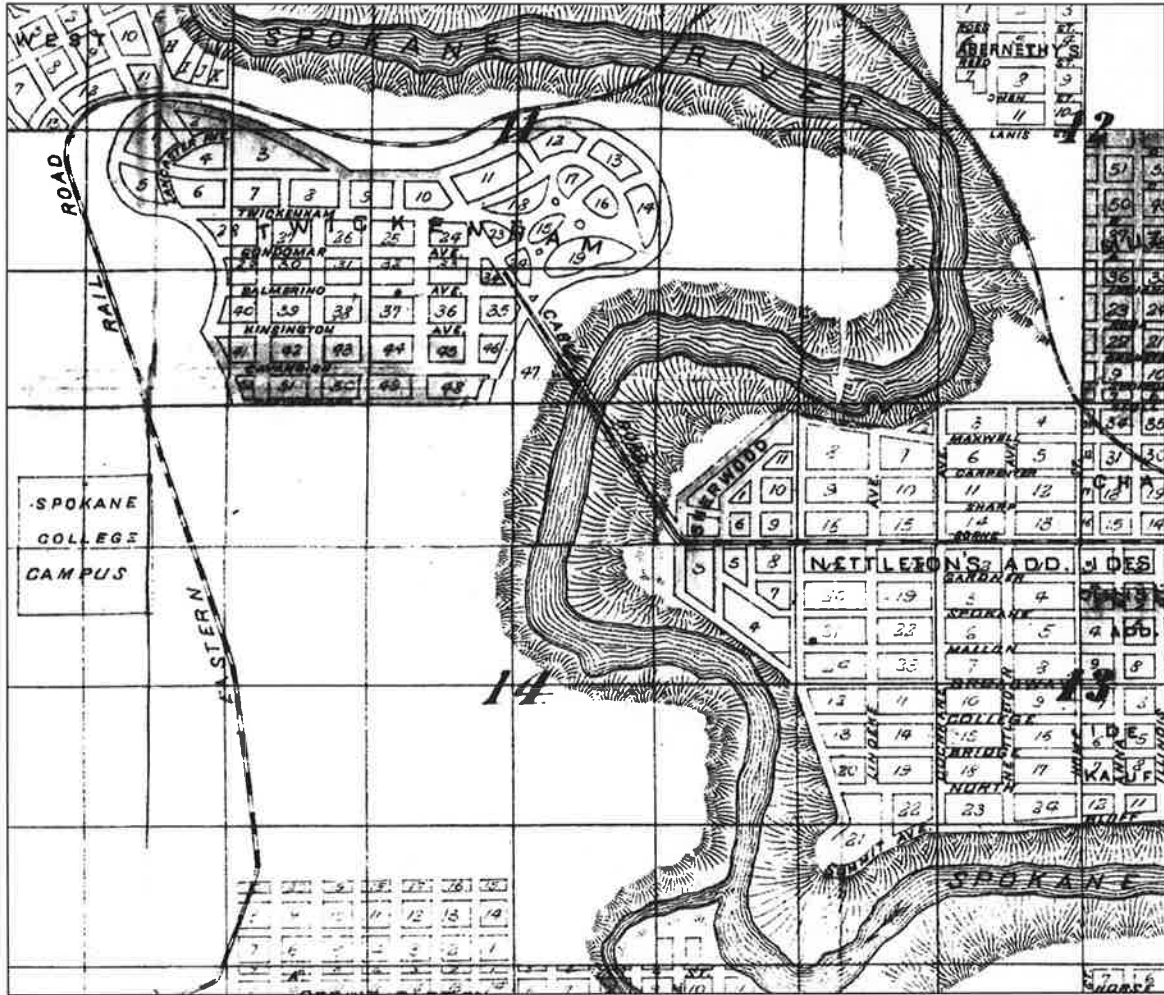


Figure 4: 1889 map showing Sherwood's Addition

Spokane Register of Historic Places Nomination Form Continuation Sheet

Additional Documentation

Page 1 of 1



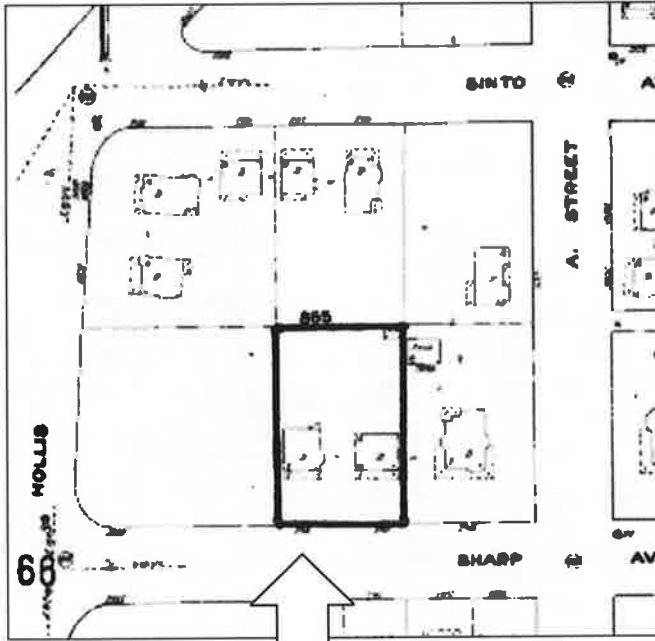
May 27, 1889, commenced the sale of "the most desirable acre tracts ever offered to the Spokane public," according to an ad in the previous day's Spokane Falls Morning Review. Inside lots in the Twickenham West addition sold for \$100, with corners going for \$150. The property's name evoked dreamy images of "Twickenham Village" in England, a beautiful garden spot immortalized by the pens of many literary greats. This 1890s photo shows the Twickenham bridge used to travel to Twickenham West additions.

Figure 5: Twickenham West was also developed by Sherwood

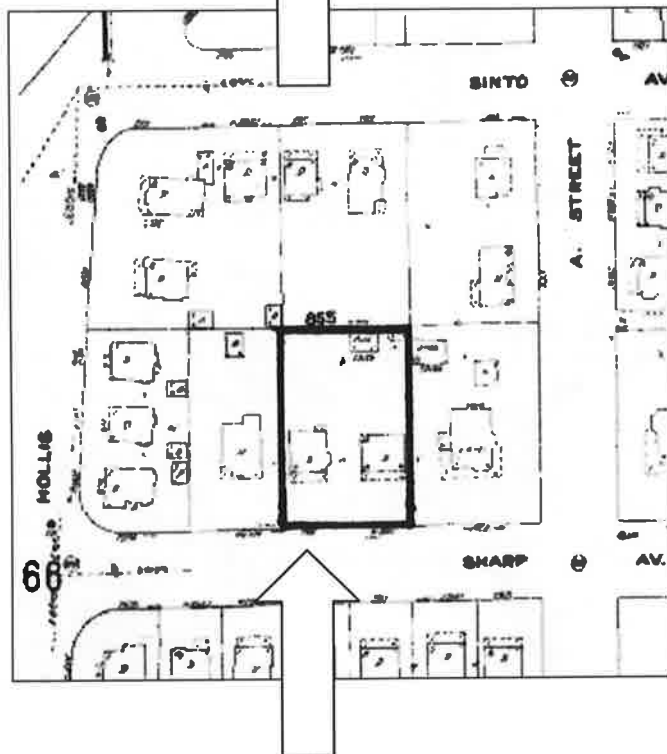
Spokane Register of Historic Places Nomination Form Continuation Sheet

Additional Documentation

Page 1 of 1



2918 & 2912 W. Sharp in 1910



2918 & 2912 W. Sharp in 1950

Figure 6: Sanborn Fire Insurance maps

*Spokane City-County Historic Preservation Office
Sixth Floor – City Hall, Spokane, WA 99201*

Spokane Register of Historic Places Nomination Form Continuation Sheet

Additional Documentation

Section 12

Page 1 of 6



Front (south) façade

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Spokane Register of Historic Places Nomination Form Continuation Sheet

Additional Documentation

Section 12

Page 2 of 6



Front (south) and side (east) façade

Spokane Register of Historic Places Nomination Form Continuation Sheet

Additional Documentation

Section 12

Page 3 of 6



Front (south) and side (west) façade



Rear (north) façade

Spokane Register of Historic Places Nomination Form Continuation Sheet

Additional Documentation

Section 12 Page 4 of 6



Architectural details

Spokane Register of Historic Places Nomination Form Continuation Sheet

Additional Documentation

Section 12

Page 5 of 6



Streetscape – south side of W. Sharp



2918 W. Sharp

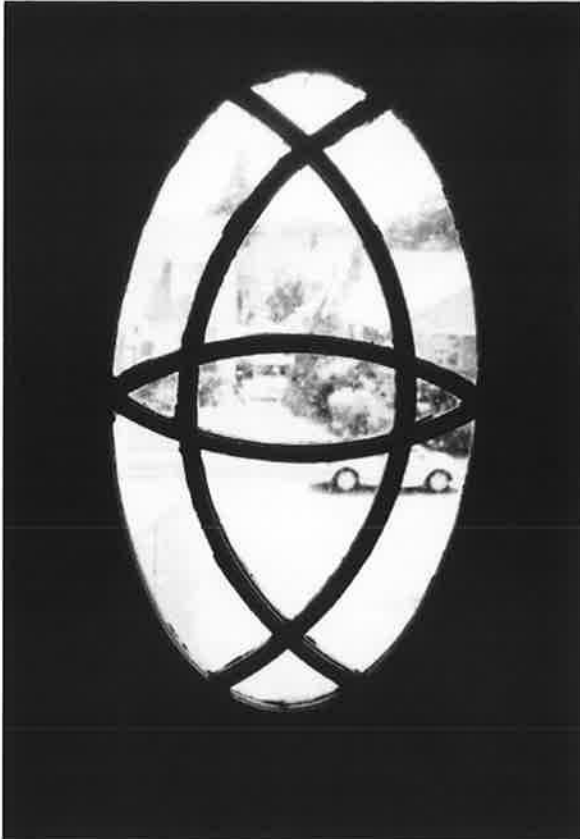
Streetscape – north side of W. Sharp

Spokane Register of Historic Places Nomination Form Continuation Sheet

Additional Documentation

Section 12

Page 6 of 6



View of oval window from interior



View of bay window from interior