

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: Hutton Elementary School
And/Or Common Name: Hutton School

2. Location

Street & Number: 908 E. 24th Avenue
City, State, Zip Code: Spokane, WA
Parcel Number: 35294.0836

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input 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 checked="" type="checkbox"/> educational	<input type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input 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: Spokane School District #81
Street & Number: 200 North Bernard Street
City, State, Zip Code: Spokane, WA 99201
Telephone Number/E-mail:

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: Rockwood Historic District	City of Spokane Historic Landmarks Survey
Date: 2-18-1997	Federal x State County Local
Depository for Survey Records	Spokane Historic Preservation Office

7. Description

Architectural Classification
(see nomination, section 8)

Condition
excellent
good
fair
deteriorated
ruins
unexposed

Check One
unaltered
altered

Check One
original site
moved & date _____

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

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method 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: 6.14 acres (267,300 square feet)

Verbal Boundary Description:

Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title: Jim Kolva

Organization: Jim Kolva Associates LLC

Street, City, State, Zip Code: 115 South Adams Street, Spokane, WA 99201

Telephone Number: 509-458-5517

E-mail Address: jim@kolva.comcastbiz.net

Date Final Nomination Heard:

12. Additional Documentation

Map:

Photographs:

13. Signature of Owner(s)

[Handwritten Signature]

14. For Official Use Only:

Date nomination application filed: 8/17/15

Date of Landmarks Commission hearing: 9/23/2015

Landmarks Commission decision: 9/23/2015

Date of City Council/Board of County Commissioners' hearing: _____

City Council/Board of County Commissioners' decision: _____

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

[Handwritten Signature]

9/24/15

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
3rd Floor - City Hall, Spokane, WA 99201

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

DESCRIPTION OF PROPERTY

Description -Summary

Hutton School is in the southeast quadrant of Spokane, within the Rockwood Neighborhood and the Rockwood National Historic District. Set back on a triangular embankment that broadens from a point on the west to a broad flat base, the steep gable roof, clad with red terra cotta tile, rises to prominence behind a partial screen of tall pines. The central salient of the cross gable entry wing divides the expansive roof and flat façade into two symmetrical segments: the central wing, 1.5 stories in height; a recessed one story classroom wing also with red tile roof, and a flat-roof one-story classroom wing at each end that steps forward. Stucco walls, red barrel tile gable roof, arcaded entry and windows, exposed timber brackets and narrow shed roof, and chimney tower, are elements of a Spanish Eclectic design, the only example of its type for Spokane Schools.

CURRENT APPEARANCE & CONDITION

Symmetrical and horizontal, the front façade is dominated by the centered cross gable entry bay, given prominence by the triple-arch arcade, and above, within the tympanum, a large round-arched window fronted by a spindled balcony. The round arches of the enclosed entry porch are supported by smooth round columns set on square plinths (Roman Doric order). The four columns support three semi-circular arches with molded extrados. The outside arches terminate in the edges of the opening wall. Flanking each side of the arcade is a narrow vertical 4-over-4-lite window centered in the wall segment. Centered above the arches is a cast concrete balcony with turned spindles supported by heavy curved brackets on each outside corner. Behind the balcony is a semi-circular arched fan window over a pair of 6-over-6-lite sashes within a wide molded arch. Narrow vertical windows, 4-over-4 metal clad wood sash, flank the window arch. Widely spaced wood timber brackets support the overhanging eaves and rustic verge board. The recessed walls flanking the projecting gable end are composed of a single vertical window with a bank of five windows, all rising same height; though the single windows have a higher sill height. The single windows are metal clad wood with 4-over-4 lights as with the smaller vertical windows of the gable end with which they share the same sill elevation. The red tile roof overflows the creamy-yellow stucco walls with undressed rustic lookouts showing beneath the roof edge.

Within each of the recessed single-story sections is an arcade of five round-arched windows. Above the watertable course is a shallow ledge that runs the width of the arcade and supports the square pilasters and capitals from which the arches spring. Centered in the wall field between each of the arch openings is a slightly raised rondel. The sash is fixed, metal clad wood with 24 lites (4/6).

The end classroom wings (added in 1930-31) intersect with and project from the recessed section, extending slightly forward of the plane of the central salient. The end wing is dominated by a bank of five multi-light sash windows, similar to those of the main wing. Overhanging the window assembly is a narrow shed roof clad with red tiles. Solid concave-arched wood timber brackets support a wood beam that supports the rustic lookouts below the edge of the tiles. The brackets are aligned at the edges of the wall opening and each of the mullions separating the sash

sections. They drop below the narrow stucco wall section above the windows to engage the mullions. The corners of the wall are extended above the low parapet behind the shed roof section and terminate in a cast concrete cap accentuated by a small triangle in the middle that wraps a four-tile diamond pattern at the top of the wall.

Behind the historic classroom building is the gymnasium built along with the end classroom wings in 1931. Although this was part of the original plan, it was not completed in the 1920-21 structure because there was not sufficient funding. The west wall of the gymnasium is not visible because of a glass wall corridor that connects the historic front section with the newly constructed classroom wing. Note this wing has replaced the classroom wings built in 1949 that were recently demolished. The original gymnasium façade and its chimney tower are visible on the north side. The gymnasium, topped by a flat roof, is divided into four bays, separated by flat buttresses that meld via a sloped concrete cap into the wall. The parapet wall is articulated by square merlons that rise above the buttresses and separate the crenel sections that are fronted by sloping shed roofs clad with red tile. Wooden timber brackets support the shed roof sections that are aligned over the window assemblies. Brown metal coping caps the low walls. Within the bays, from west to east, are a door and a flat-arch, metal-clad wood sash window that is divided horizontally into three sections, each with eight lites (four columns/two rows). Bays two and three each contain two similar window openings, and bay four contains one window and the towering chimney. Flat, low relief stucco sills are below each window opening.

2015 Addition

The Hutton School has just completed a modernization remodel of the historic 1921 and 1931 wings and the construction of a new addition to the rear. In this project, begun in the spring of 2014, the two 1949 wings extending from the 1931 end wings were demolished, the 1956 classroom unit in front of the main 1921 building was demolished, and the portable units in the yard behind the school were removed.

The historic wings continue to be used for classrooms and administrative functions: six classrooms (three at each end), an art/community room, toilet rooms, and administrative rooms. The 1931 gymnasium is converted to administrative rooms at the west end with most devoted to a new location for the library. The former library at the north end (1931 wing) was converted back into two classrooms as originally configured. The north and south halls that formed a "T" from the central hallway and extended to the 1949 additions were truncated and turned to entry vestibules to the two classrooms in each end wing (north and south).

The new addition, extending from the rear of and wrapping around the west wall of the gymnasium consists of a two-story classroom wing, computer lab, a new multipurpose room, gymnasium, miscellaneous rooms, and kitchen. The classroom wing includes eight classrooms (including resource and kindergarten) on the ground floor, and eight classrooms on the second floor.

The south facade of the 2015 wing is a gradual curve, two-stories in height, that is clad in brick, red for the primary surfaces, articulated by narrow recessed segments of buff brick.

The lower bulkhead wall sections are split face concrete block in a buff color. The façade is divided by three such vertical segments into four sections, one with a single pair of two-part sash, and three with two pairs of two-part sash. Banks of five sash are beneath each of the paired sash at ground floor level. This sash ensemble dips below the split face concrete block that faces the bulkhead wall. The roof is flat and its projecting eaves are supported by open triangular timber brackets. The vertical segments rise slightly above the main roof and are topped with a low, hipped roof. Within the walls is a pair of flat arched windows on the first floor and round-arched windows on the second floor. Elements carried from the historic front section include the round arches, open brackets and diamond medallion at roof level.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

1920-1921 Hutton School Building

The original classroom building was built in 1921 based on plans by the architectural firm of Rigg and Vantyne. The plans called for a six-room classroom with multi-purpose room (gymnasium) but construction bids exceeded the budget and the school was built with only four classrooms. The 1926 Sanborn Insurance Map illustrates a fireproof structure to the rear of the school with a footprint that appears to match the auditorium that was added in 1931. This reinforced concrete structure housed the fuel and boiler rooms and was intended as a foundation to accommodate the auditorium to be constructed later. [Note: this supposition is based on the Sanborn map and Board minutes, but no drawings or photographic evidence was available to verify.]

1930-1931 Classroom Expansion

An expansion was authorized by the board in 1930 and completed in 1931. Rigg and Vantyne were selected to complete the project in accordance with plans largely based on those completed in 1920. The 1931 project included the addition of classroom wings to each end to retain the symmetry of the original building, and the addition of an auditorium/gymnasium to the rear. The new plans differed somewhat from the original 1920 plans in that the end classroom wings each contained two classrooms that extended slightly forward of the front plane of the main building; the tile gable roof was changed to a flat roof accented by narrow tile shed roofs; the window configuration was changed from round arch to flat arch; and the end entry bay was shifted to the inward facing wall of the new classroom wing. The same changes were applied to the gymnasium flat roof accented by narrow tile shed roofs, and flat-arched rather than round-arched windows.

The 1921 and 1931 construction consists of wood floor over a crawl space, masonry walls covered with stucco, wood roof framing with clay tile shingle, plaster partitions and wood windows with single pane glazing.

The 1921 and 1931 additions constitute the “historic” core of Hutton School. The following additions completed in 1949 and 1956 were razed during the current modernization project, 2014-2015, completed September 2015.

1948-1949 Expansion and Additions

Lewis Klaue was authorized by the Board in 1948 to complete drawings for the single-story wing at the north side and a two-story wing at the south side. The 1949 addition has a slab on grade, wood floors, masonry walls covered with stucco, wood roof framing with built-up roof and single pane glass in aluminum window frames.

The south wing was two stories with the first story partially below grade, the stairs in the vestibule between the east end of the 1931 wing and the new addition were split, down to the lunch room, kitchen, utility room and indoor play room (later converted to classrooms) boy's toilets and girl's toilets on the ground floor and the classrooms on the first floor. Three classrooms and two kindergarten rooms flanking a central hall, and boy's toilets and girl's toilets, a health unit and supply rooms are shown on the plans. Plans for the single level north wing showed rooms for arts and crafts, two classrooms, storage rooms, boy's toilet, girl's toilet, teacher's and custodian's rooms flanking a central corridor. An enclosed vestibule connected the new wing to the east end of the 1931 addition.

On 8/12/1948 a building permit was issued to District 81 with Lewis Klaue, as architect, and Walton H. Petach, as builder, for a concrete block school addition with a value of \$212,000.

1956 Classroom Building

A free-standing wood frame one-story four classroom building was constructed in front of the historic school building 1956. It was infilled with one additional classroom in 1989. A building permit was issued on 3/27/1956 to Selkirk Co. to build a "frame school annex" with a value of \$60,000.

1984 Modifications

A covered walkway between the main 1921 classroom building and the 1956 building was built in 1984. In the same year the original single-pane, multi-light windows in the entire school were replaced with aluminum thermopane windows where they are required to be operable and thermopane in existing wood frames where they are fixed. Permits were also issued by the city of Spokane in 1983 for retrofitting the lighting fixtures, replacing the incandescent with fluorescents.

1992 Portable Units

A relocatable unit with two classrooms and two toilet rooms was installed next to the southeast wing in 1992. A Movan (metal storage unit) was put just outside the multi-purpose room in 1993.

Site

The site configuration of Hutton School is incorporated into the landscape design for the Rockwood Neighborhood by the renowned Olmsted Brothers. Partially screened by towering pines, the school is an iconic neighborhood landmark. The layout for the Rockwood Neighborhood was shown in a Spokesman-Review article "Park System Which Will Make

Rockwood Most Beautiful Part of City” published on January 30, 1910. As it works its way up the South Hill in graceful tree-lined curves, Garfield Road, between 23rd and 24th avenues, encounters a small triangular park that points east to the juncture of 24th Avenue and Plateau Road. At this juncture rising between the two streets is a westward pointed triangular “park” on which rests Hutton School. Although likely not planned when designed, this site would become the perfect location for the neighborhood school.

The Rockwood District (National Register Nomination)

Instantly recognizable on city maps because of its dramatic departure from the standard grid street pattern, the Rockwood neighborhood is an eighteen-block long and three-block wide residential area located in the southeast portion of the City of Spokane. Its northwest entrance denoted by a pair of stone pillars at Rockwood Boulevard and Eleventh Avenue, is just southeast of the city’s medical complex. After following Rockwood Boulevard around the great bluff that forms a portion of Spokane’s South Hill, the neighborhood stretches south along Garfield Road ending at Twenty-ninth Avenue. The street design, largely the work of the Olmsted Brothers Landscape Architecture firm of Brookline, Massachusetts, acquiesces to the area’s natural features, particularly its slopes and rock outcroppings. A series of open space completed of natural areas, wide planting strips, boulevards, and small triangular parks are unique to this Spokane neighborhood. Homes, set well back from sidewalks and behind both evergreens and a dense summer canopy of street trees, range from imposing mansions to bungalows, reflecting styles that were in vogue between 1908 and 1943. Lots are frequently irregular in shape and vary from less than one-quarter acre to well over an acre in size. A second pair of stone pillars at the west entrance to Highland Boulevard, as well as several walls, gates, and landscaped ground incorporate basalt rock in their designs. An elementary school in the area’s southeast section and a small apartment house on Twenty-ninth Avenue are the only departures from single-family residential structures.”

The first Sanborn Insurance map to depict the Hutton School site was published in 1926, and shows the school as built in 1921. It is interesting to note that the footprint of the gymnasium, which had not been built in 1921 because it’s cost exceeded the budget amount, was shown as a fireproof structure of reinforced concrete with a coal bin, boiler and chimney. Notes from the Spokane School Board suggest that the concrete work was for a heating plant that would eventually accommodate a 16-room school (8/23/1920). At this time none of the lots immediately facing the school were yet occupied by houses.

The 1958 Sanborn depicts the school as built after the 1948 expansion and includes the modular classroom building that was placed in front of the 1921 classroom building in 1956. At that time, only three houses had been constructed on the lots across from the school. Arthur Street was depicted on the map, but did not appear to be a through street.

Areas of Significance –**Category A - Broad Patterns of Spokane History, Education****Category C – Architecture****Significant Dates – 1921 and 1931 Completion of Construction (period of significance 1921-1931)****Architect – Rigg and Vantyne****Builder: Spokane School District No. 81, with C. L. Muller as contractor****Summary**

A contributing structure to the Rockwood National Historic District, the Hutton School is significant under categories A and C, for its contribution to public education in Spokane and as an outstanding example of public school design. Further, the combination of its prominent site and soaring gable roof make it an iconic structure in Spokane's Rockwood Neighborhood. Hutton is only one of five active public elementary schools extant from the first three decades of the Twentieth Century.

Constructed in 1921 with additions in 1930-1931, Hutton is significant for its unique Spanish Eclectic design and as one of the few remaining, mostly intact, elementary schools in Spokane. Designed by master architect Archibald G. Rigg and his partner Roland Vantyne, the building is notable for its prominent gabled entry, arcaded entry porch, stucco-clad walls, and steeply sloping red Spanish tile roof. Rising prominently on an elevated basalt and earthen platform Hutton is a South Hill landmark. At the eastern edge of the Rockwood historic district, the approach along Garfield Road to the school site is introduced by a small triangle park and bracketed by two curvilinear streets, hallmarks of the Olmsted Brothers design. The 1931 additions—two-classroom wings on each end and a gymnasium at the rear—with a slight variation, complete the original 1920 plans of Rigg and Vantyne. The building is named after mining millionaire and public benefactor Levi H. Hutton, “a man who loved children.”

STATEMENT OF SIGNIFICANCE

Sally Reynolds in the Rockwood National Historic District Nomination (Section 8, page 4) informs:

Hutton Elementary School was added to the district in 1921, on a vacant block in the southeast portion. The architectural firm of Rigg and Vantyne chose Spanish Colonial Revival as the style for this replacement school named after mining magnate and civic benefactor Levi Hutton. Its predecessor was the one-room Rockwood School built just west of the district in 1917. Originally only six rooms, four rooms and an auditorium were added in 1930. A southeast wing with nine more rooms was completed in 1949. Portable classrooms currently obstruct full views of the building's façade. The generously shared school facilities have served as a community resource. Once a favored location for finding Indian arrowheads, the rocky bluff around the school are presumed to have been an Indian gathering place.

HISTORICAL CONTEXT

The following narrative about the development of the Spokane school system is adapted in large part from the National Register Nomination for John A. Finch School (Emerson, Oct. 2013, listed on 1/8/2014). Discussion about Spokane elementary schools was derived in part from a 1989 centennial publication "First Class for 100 Years."

The first school in Spokane was opened by Spokane Garry, a Spokane Indian, in 1870. This was followed by Protestant missionary, Henry T. Cowley who came as the first white school teacher and established the first public school in Spokane. Cowley's arrival coincided with the organization of the first Spokane school district in what was then Stevens County. District No. 8 covered the area between the Spokane River and Hangman Creek. James Monaghan was the superintendent of the Stevens County schools, and Cowley's school became part of the new district. At the formation of Spokane County in 1879, J.J. Browne was appointed superintendent of the newly designated Spokane School District No. 41. Maggie M. Halsell was elected, in the first county election held in 1880, to succeed Browne.

In the year 1889, downtown Spokane was destroyed by fire in August, Washington became a state in November, and the Spokane schools were reorganized as School District No. 81. David Bemis, a Canadian and school administrator, was hired as superintendent of the district. Bemis in his ten-year stint is largely credited with getting the district on its feet by promoting a local bond issue that provided \$250,000 for system improvements, and subsequently the original Spokane High School and six elementary schools were built.

The new high school was built in 1891 and rapidly increasing enrollment required the construction of a north side high school, North Central, in 1908. The original high school then became South Central. School bond levies of 1907 and 1909, coinciding with the rapid growth of the city, were approved to continue the building of new schools in Spokane. In 1910, fire again struck Spokane and destroyed the South Central High School. Voters approved a bond for a new school, and Lewis and Clark High School was opened in 1912.

As reported in "First Class for 100 Years," by 1890 Spokane had constructed six elementary schools (Central [within South Central High School], Bancroft, Lincoln, Irving, Bryant, Franklin [2nd Franklin, 1909, extant]), and by 1900, Spokane had constructed eleven more (Whittier, Emerson Logan, Longfellow, Edison, Washington, Garfield, Hawthorne, Grant, Lowell [1919, extant, privately owned], and Holmes. Eighteen elementary schools were built between 1900 and 1910, the heyday of school expansion [McKinley, 1903 [extant, privately owned], Adams, 1908; and Jefferson, 1908, are extant. The next ten years through 1920, the year in which Hutton was begun, saw the construction of six new schools, Mann, Alcott, Yardley, Rockwood, and Cowley. (Spokane Public Schools 1889-1989, 11/1989) Rockwood's span though would be quite short, only four years, since it was replaced by Hutton in 1921. Cowley school, built in 1918, is privately-owned and listed on the Spokane Historic Register. Two existing schools that followed Hutton in the 1920s include Wilson (1927) and Finch (1923). Finch was recently modernized and expanded and listed in the National Register of Historic Places.

Several of the original buildings in addition to Hutton remain from the early years. They include Adams, Finch, Franklin, Jefferson, and Wilson and continue to serve the children of District 81. While Hutton School is undergoing expansion and rehabilitation, Hutton students have attended Jefferson Elementary on 37th and Grand Boulevard. Hutton's completion in the fall of 2015, will leave the old Jefferson School vacated and awaiting its next chapter. Extant former, but privately-owned, elementary schools include Cowley, Lowell, and McKinley. Cowley is currently listed on the Spokane Register and has been converted to housing.

The Approval and Building of Hutton School

The path to Hutton's construction was not without consternation and controversy as neighborhood citizens, including a former governor of the state, rallied for a new school in their growing district. In the meantime, the chamber of commerce complained about the high cost of building schools in Spokane. The following narrative is extracted from Spokane School District No. 81 Board minutes, articles from *The Spokesman-Review*, *Spokane Daily Chronicle*, and City of Spokane Building Permits. It is presented as a chronology to illustrate the steps involved in getting the new school.

The following history is derived from the Record Books of the Spokane School Board meeting minutes, *The Spokesman-Review*, and city of Spokane Building Permits.

Spokane School Board Record Book H – 1/8/1912 – 4/21/1917

3/26/1917. "Want school in Rockwood District." A committee from the Rockwood district addressed the board in reference to a school building in the district. Mr. Pratt [superintendent] was requested to report as to the number of children to be accommodated.

Spokane School Board Record Book I – 4/23/1917 – 9/12/1921

9/24/1917 (p51). M.E. Hay and others Address Board "...in reference to a school building in the Rockwood District. No action was taken.

The Spokesman-Review reported the meeting in its 9/25/17 edition in reporting the news of the board. **"ASKS DELAY ON SCHOOL ADDITION"**

"Give Relief to Rockwood"

A committee of four residents of the Rockwood district headed by M. E. Hay and J.A. Tormey, renewed to the school board the request for a school in the vicinity of Twenty-first avenue and Overbluff road, where children now have a mile or more to go to the nearest building. It was urged that residents there are maintaining a private school for the younger children because of this condition. Agreement was made by the board that a portable building will be erected on any site which the residents will find, to take care of the immediate need, and that provision for a new school building there will be made in the budget for 1919. The committee of residents agreed to make a survey of all children in the first four grades now living within a half-mile radius of the site of the proposed building.

NOTE: - M. E. Hay (Marion E. Hay) was governor of the state of Washington from 1909 to 1913, having been elected as Lieutenant Governor and taking over at the death of Samuel G. Cosgrove after only two months in office. He served the remainder of Cosgrove's term and left office in 1913. He was defeated for re-election in 1912 and returned to Spokane to manage his personal business interests and property holdings. Born in Adams County, Wisconsin in March 28, 1909 and died in Spokane 11/21/1933. (NGA, 2015)

10/8/1917 (p56). Mr. Butler and Mr. Sampson address the Board. "... in reference to a school building in the Rockwood District." No action was taken.

"Seek New School East of Manito," reported *The Spokesman-Review* two days later, on 10/10/1917.

"Citizens Plead for Children Mile Distant From Nearest Grade Buildings."

A.D. Butler and H.C. Sampson appeared last night at the school board meeting to put in a plea for school accommodation for at least the first three or four grades for children living east of Manito boulevard, extending south to Twenty-eight avenue and north to Seventeenth avenue. Mr. Butler said that the center of the district in question was a mile distant from the Roosevelt and also from the Grant school. There are 145 children in the district under school age, or who, however, 35 were 5 years old or over, and 222 children of first to eight grade ages, of whom 84 were from 6 to 8 years of age, making a total of 367 children for the district, not counting those of high school age.

Mr. Butler thought that owing to the distance to either of the two nearest schools provision should be made for at least the earlier grades somewhere near the center of the district. Mr. Sampson said that he had seen S. H. Williams of the Security Trust company, who owned four lots, and found he was willing to lease them to the school board for two years if the board would pay the taxes. "I believe" said Mr. Sampson, "that there is a portable room belonging to the Jefferson school which would be available for placing on the plot of ground in question.

The Spokesman-Review would report the School Board meeting of the previous day. "Plans for School East of Manito" on 10/23/1917. M.E. Hay and Alfred D. Butler represented local parents interested in the site of the proposed temporary school for the district east of Manito boulevard. The matter was left in the hands of the buildings and sites committee to see Grinnell & Co. about site offers and the four lots at 21st and Hatch. The committee was given full power to get a temporary school up before bad weather.

3/26/1918 (p93-98). Superintendent Pratt's Presidents Report. Lists schools and election of teachers [first time Rockwood listed]. On page 98: Rockwood School – Florence Meyer.

7/22/1918 (p22). Salaries of Janitors Discussed. Mr. Lindsey motioned to increase the salaries of janitors ..., except the Rockwood and Lowell janitors.

8/12/1918 (p126-27). "Janitors Elected for the Present Year. Rockwood was listed but no name was provided.

8/27/1918 (p137). Estimate expenses ... 1918-1919 – On the motion of Mr. La Rue it was voted to Install Telephone at Rockwood School.

9/23/1918 (p142). Request from Rockwood District – A request from the Rockwood District for installation of another portable building to accommodate an additional grade was referred to the Superintendent to report.

11/11/1918 (p148). Communication for Rockwood Parent-Teachers Association. Request for the additional building was received and referred to the committee of Buildings and Grounds (B&GC).

11/25/1918 (p150). Matter of Site for Rockwood School ... was referred to the committee of Buildings and Grounds for further report.

1/27/1919 (p158). A.D. Butler from the Rockwood District addressed the Board in reference to additional room for the coming term. On the motion of Mr. Engdahl, it was voted the B&GC be instructed to enter into a lease with the owner of the site, at the rate of \$1000 per year, less taxes, until June 30, 1920 and that the Superintendent of B&GC be instructed to move another portable building from the Roosevelt school onto this site.

2/3/1919 (p159). Have lease for Rockwood site prepared.

4/14/1919 (p174). Ms. Florence Meyer, Principal of Rockwood School.

5/5/1919 (p181). A large Delegation from Rockwood School District was present. Mr. Allardyce and others addressed the Board in reference to new school in the Rockwood District. Referred to B&GC.

6/23/1919 (p192). Tom Blankenbrige was elected as custodian for Rockwood School, and the B&GC was to report on the Rockwood site.

7/7/1919 (p194). F. B. Grinnell appeared before the board to discuss a site in the Rockwood District. Mr. Engdahl motioned and it was voted to authorize Mr. Grinnell to purchase lots 4-11, block 13, Manito Park Second Addition, provided that the price shall not exceed \$7,000.

[Note: Mr. Grinnell was a prominent Spokane real estate broker, and a member of the ownership group that hired the Olmsted Brothers to develop the Rockwood Neighborhood plan. He was instrumental in developing the property and selling the lots.]

7/22/1919 (p201). The board rescinded the resolution regarding lots in Rockwood.

Site Proposed for New School

7/24/1919 (p202). Mr. Grinnell presented to the board a proposition to purchase for a school site all of Block 16, Manito Park 2nd Addition, except Lot 6, for \$5,600. They said lot 6 would be purchased or condemned later.

2/23/1920 (p251). A matter of the Rockwood Building was deferred to the B&G committee to report at next meeting.

3/8/1920 (p253). A delegation from the Rockwood District, comprised of Mr. Butler, Judge Mann, and Mrs. Millgard, addressed the board regarding a new building. The issue was referred to the B&GC.

At the same meeting Mr. Smith reported on the Rockwood Building and recommended that a six-room building be erected to be ready for occupancy by next fall.

The B&G committee was asked to prepare a building program for the coming year and estimate the cost of additions to Garfield, Sheridan and Whitman schools and a new building at Rockwood, as estimate the cost of an additional site at Garfield School.

3/23/1920 (p255). Mr. Smith presented a report in which a six-room school was recommended for the Rockwood site.

4/12/1920 (p260). Mrs. Florence L. Meyer was elected Principal of Rockwood School.

4/27/1920 (p272). Mr. Smith recommended a four-room school at Rockwood.

4/29/1920 (p274). On a motion of Mr. Smith, the board voted to build a four-room building and auditorium in Rockwood.

Architect Selected for New School

On a motion of Mr. Engdahl, it was voted to secure A.E. Rigg as architect for the Rockwood School. It was stated: "...no architect shall receive more than 5% commission."

5/24/1920 (p281). Mr. Smith reported that plans for all new buildings were progressing very nicely. The same was reported at the 6/14/1920 board meeting. Additionally, at the same meeting, Rockwood patrons presented a petition requesting an auditorium. Finally,

Leonard Funk, city commissioner, provided communication regarding a walk and curbing around Rockwood School.

6/14/1920 (p287). Architect Rigg presented the preliminary plans for Rockwood and was instructed to make certain changes for plans for the entrance and complete the same and submit specifications at the next meeting.

7/1/1920 (p292). On the motion of Mr. Engdahl, the B&GC was instructed to notify Mr. Rigg that the cost of the building and improvements for the Rockwood site must not exceed \$60,000.

7/15/1920 (p296). "Archibald Rigg presented plans for the Rockwood Building" On a motion of Mr. Smith it was voted to accept same and the Secretary was instructed to advertise for bids for construction of building on three plans. 1. Six rooms with auditorium, 2. Four rooms with auditorium, and 3, Four rooms without auditorium. Board members present at that meeting included J.G. La Rue, J.G. Rogers, E.E. Engdahl, C.H. Smith, and C.F. Eikenbary. Also attending Superintendent Pratt and Mr. Williamson (Superintendent of Building and Grounds).

8/2/1920 (p302). The board received the first round of bids for the new school. Eight contractors submitted bids on Plan 1 that ranged from \$84,063 to \$112,406.60. Eight bidders also submitted on the plumbing, and six bidders on the heating packages. Another component of the bids was blasting since the site contained extensive basalt.

Bids for New School Rejected, Discussion Ensues

8/4/1920 (p304). The board voted to reject all bids for Rockwood School. In a previous action, they had rejected all bids on the Whitman School as well. Mr. Rogers motioned that, per specifications prepared by Rigg and Van Tyne, the solicitation of bids for the Rockwood School be readvertised, due Monday, August 16th by 7:30 PM.

8/16/1920 (p307-308). Seven bids were received on the building, four on the heating, and six on the plumbing. Building bids were much lower and ranged from \$72,800 to \$77,000. Bids for rockwork ranged from \$3.50 to \$4.00 per cubic yard; heating, \$11,991 to \$15,793.74; and plumbing \$7,792 to \$8,200.

8/23/1920 (p309). A committee from the Rockwood Precinct addressed the Board regarding the Rockwood School. A committee from the Chamber of Commerce was also present and requested that the action on Rockwood School be deferred for one week. This request was granted by motion by Mr. Smith.

A full report of the discussion at the Board meeting was reported in *The Spokesman-Review* the next day, 8/24/1920. **"Probe School at Rockwood" "Board Postpones Matter of Order New Building Until Monday Night." "COST IS ATTACKED" "Chamber of Commerce Delegation Asks Permission to Study Matter."**

The special business of the regular meeting of the school board last night was the consideration of the revised estimates and costs of the new school unit of four rooms to be erected at Rockwood. There were present a large delegation of Rockwood people including Dr. H. Moorehouse, Fred N. Martin, A.T. West and representatives of the chamber of commerce including W.S. Gilbert, the president; Frances E. Pope, chairman of the public affairs committee, and J. C. Ralston.

“At a meeting of the public affairs committee of the chamber of commerce today, a taxpayer brought up the matter of the proposed cost of the new school a Rockwood,” said Mr. Pope. The estimated cost seemed to be so tremendous that the committee decided to ask the school board that action might be deferred so as to allow the public affairs committee to look into them. As we only got the figures today it was impossible to take intelligent action unless we had time to go thoroughly “into them.”

La Rue Explains Initial Cost

“Figures of the Rockwood School have been discussed at open meetings of the board, well announced and well reported for more than five weeks during which time it was open to any one to attend and offer suggestions,” remarked J.G. La Rue, chairman of the board. “The costs are not merely for a four room school but for a four room unit of an eventual 16 room school building which brings the initial cost of each room of the unit much higher than it otherwise would be. Although we do not propose to build an auditorium we have to provide a heating plant which eventually will serve one and then, too, the site is of a rocky formation which adds greatly to the cost.”

Mr. Pope – “I understand that the highest price hitherto given per room in a school building was \$7000 while Rockwood will cost \$22,000 for each of the four rooms.”

J.G. La Rue --“The \$7000 standard does not apply now. I wish it did. Take the new school at Yardley, a two-room school planked down in the midst of the valley. That is costing \$26,000 or \$13,00 per room.”

....

A.T. West Opposes Delay

“I think it is the duty of the school board to get the Rockwood School building under way without delaying further,” said A.T. West of the Rockwood delegations. “I doubt if the chamber of commerce can add anything to what the board has already considered and discussed. Now a higher class of school building is needed than those put up 20 to 30 years ago.”

W.S. Gilbert: "I wish to say that we from the chamber of commerce are not here in any antagonism to the school board nor to oppose any action. All we respectfully ask is that the matter be held over so as to enable us to examine the matter carefully and impartially. I ask you to put the matter off for a week so that all of us who are interested may get together as neighbors and go into the matter thoroughly. If this school is rushed through now, it will cause bad feeling."

J.G. La Rue: "I don't know yet what action we may take, but the board can not rightfully be said to have rushed the matter."

J.G. Rogers: "We have had two sets of plans and we have had the cost cut down already \$17,000."

Dr. Moorehouse: "I think we ought to consider the children. We want the new building ready for them by January, so they may not have so far to go to school during our worst winter months, January and February."

Fred N. Martin: "I think the chamber of commerce committee of 12 might consider the needs of the parents of the Rockwood children of more importance than the complaint of one taxpayer."

Charles H. Smith: "I do think the cost is excessive as compared with other buildings. If any means can be devised for reducing it. I move that the matter be held over a week to give all a chance to go into the matter again, board members, chamber of commerce, school patrons or any others interested."

Mr. Smith's motion for a special meeting was carried and the chairman called it for 7:30 next Monday pointing out that the board at its meeting July 1 set the price of the Rockwood School at \$60,000 to \$65,000, but that no bid came near the mark.

Adding to the debate on school costs, on August 24th, *The Spokesman-Review* would report "**SCHOOL HOUSES NOW TOO COSTLY**" **Architect Rand Gives Comparative Figures to Chamber Committee. HUGE ADVANCE SHOWN. Says New Rockwood Structure Would Cost \$596 Per Pupil Taxes Too High**

At the request of the public affairs committee of the chamber of commerce, L.L. Rand, architect, gave statistics regarding the erection of school buildings at the committee's luncheon yesterday in the Crescent tea room.

"Counting 40 pupils in the room and regardless of architects' and superintendents' fees, the cost of school buildings between 1893 and 1920 has greatly increased." Said Mr. Rand.

Rand provided a table showing the comparative cost figures per student for Spokane schools between 1902 and 1920 ranging from McKinley to Logan (remodel).

Mr. Rand continued: "The lowest bid for the building was \$91,706 making the cost per room \$22,926. This brings the cost per student to \$573. The auditorium for the school will cost approximately \$15,000 additional, bringing the total cost per student to \$596. To bring these figures down it will be necessary to enlarge the boundary lines between the school districts so that more children may attend."

"This cost in building will bring the taxes to too high a level and it is important that every citizen should know the facts as the are."

8/30/1920 (p311). Delegations from the Rockwood District and the Chamber of Commerce vied for the votes of the Board. The Chamber was concerned about the cost of the school, while the Rockwood District delegation "...urging the Board to proceed on the Rockwood building at once." A motion by Mr. Smith to award the contract to the lowest bidder received no second. A committee from the Central Labor Council "endorsed the present plans on the Rockwood School." Mr. Smith motioned that architect Rigg be instructed to make certain changes in plans and get figures from the lowest bidder as to the difference in cost and report at a special meeting to be held Thursday, September 2nd at 12:00 PM.

9/2/1920 (p313). C.L. Muller reduced the bid by \$200 on account of changes made by the architect, for a total of \$72,428. The board then accepted the Muller bid with a couple of stipulations: the bid total would be \$72,428 less \$4,000 for all electric wiring and \$75 for leaving out the partition between two classrooms, making a total bid of \$68,353, it being understood that the question of style of roof should be settled later.

New School to be Named in Honor of L. W. Hutton

Dr. Eikenbary "...moved that the school in the Rockwood District be named the Hutton School in honor of L. W. Hutton, a citizen of Spokane whose interest in children has been manifested by his donation of the Hutton's Children's Home." Bids for wiring were requested.

On 3 September 1920, The Spokesman-Review announced that the bid to build Hutton School had been accepted and reported the board meeting. "**Let Rockwood Contract to C.L. Muller for \$68,428—Call it Hutton School.**" "**Decisions By School Board**" "**Bid for Rockwood school accepted, \$88,733**"

At a special meeting of the school board held at noon yesterday, the revised bid on the general contract to meet the changes in the plans of the Rockwood

school authorized at the last meeting of the board was presented by C.L. Muller, contractors, amounting to \$72,428.

The revised plans prepared by Architect Rigg call for a unit of six class rooms, two of which when thrown together can be used as an auditorium. A principal's room and a library, which can be used as a teacher' room, are also provided for.

Building to Cost \$68,428

The board decided that the electric wiring and standard clocks, costing \$4,000, should be taken out of the contract and that no partition should be between two rooms to be used as an auditorium, saving \$75 thereby.

On the motion of Charles Smith, seconded by Dr. C.F. Eikenbary, the bid of C.L. Muller, revised to eliminate the wiring, clocks and auditorium partition, was accepted. This contract price is \$68,428. A question as to the roof tiling was left undecided

Plumbing and Heating Bids

On the motion of Dr. Eikenbary seconded by E.E. Engdahl, the bids of the Arnold Evans company, \$7900 for the plumbing and of James Smyth company, \$12,405.50, for the heating were accepted.

The John W. Graham company was also given the contract to supply various Universal wall maps to the schools and also National wall maps of Washington.

Honor L. W. Hutton

The chairman brought up the matter of naming the Rockwood School and said he would be glad to entertain a motion to call it the Hutton school. Every member of the board spoke in favor of the suggestion in view of L. W. Hutton's love of children as shown by his founding of the children's settlement. It was unanimously decided that the school should be called the Hutton School.

The budget for the coming year, amounting to \$2,219,880, of which \$1,444,880 must be raised by taxation and \$775,000 will be received from the state and county taxes was passed

9/13/1920 (p318). Inland Electric Company was awarded the electrical contract at a bid of \$1,961.50, the low of five bids. In another motion, it was voted to carry out the original specifications on the roof. Tiles would be used.

On 9/23/1920, the City of Spokane issued a building permit (No. 12794) for the construction of a school with a value of \$90,000. Chas. Muller was listed as builder and Riggs & Van Fyne [sic] were listed as architect.

Board meetings of 9/20/20 (p319), 10/4/1920 (p323) discussed the additional excavation of rock at Hutton and a bid from Alberg and Carlson was presented by architect Rigg to do extra blasting and leveling of the Hutton school grounds for \$2,250. The bid was approved by the Board. On 10/11/1920 (p324), the Board accepted the bid of Arnold-Evans Company to connect the water at Hutton for \$185.00.

12/27/1920 (p336). Communication was received from L.W. Hutton “thanking the board for the honor conferred upon him by the naming of Hutton School.”

During board meetings from 3/14/1921 to 5/23/1921, progress on the school was reported as well as requests for and approval of contracts for blackboards, shades, and sidewalks.

A photo captioned NEW HUTTON SCHOOL IN ROCKWOOD was displayed in the June 10, 1921 edition of the *Spokane Daily Chronicle* (p18/c1-3). “The new Hutton school in the Rockwood district has been completed and will be used for school purposes at the opening of the fall term in September. The building was erected at the contract price of \$97,513. It is a four-room building of the late style architecture.”

The building was based on the full plans of Rigg and Vantyne, but was truncated because of budget. First the cupola was not built; nor were the gymnasium at the rear and the single-classroom wings at each end. The building was clad with stucco and capped with a red tile roof (Italian tile per the architect’s plans). A three-arch arcade at the main entry with an arched window and balcony on the second floor, and exposed rafters, supporting the overhanging gable roof, cast the building in the Spanish Colonial mode.

Hutton School is Completed

6/13/1921 (p374). “HUTTON SCHOOL COMPLETED” The Buildings and Grounds committee reported the completion of Hutton School, Ms. Meyer, principal of Hutton School was granted permission to move supplies into the school. Board meetings between 6/27/1921 and 9/12/1921 discussed establishing grades at Hutton, blasting and grading contracts, electrical fixtures, a motor for the boiler room, sub-grading, landscape gardening, and finally, the installation of a mailbox at Hutton School.

Five Years Later, a Call for More Classrooms

It was only five years after the new school was complete that the neighborhood was requesting more classrooms. It was obvious that the four-room school was not large enough to accommodate the growth in students. The Board meeting minutes of 12/13/1926 (p32) received a “request for portables for Hutton School.” Mr. Whortman, acting as spokesman for a committee from Hutton School, requested that two Wilson School portables be transferred to the Hutton School ground for the installation of the 7th and 8th grades. He also requested a complete survey to be made regarding the same.

At the 12/27/1926 Board meeting, the Hutton Committee again spoke of transferring two portables from Wilson. The board deferred action. But School Superintendent Pratt in his report stated: "...it would be advisable to wait until later to see what the situation is before making any further additions."

12/1/1927 (p50). The board considered requests from Wilson and Hutton Schools for additional classrooms, and voted to provide portables at Hutton for the 7A and 7B grades. Mr. Williamson was given permission by the Board to advertise for bids to move the portables from Wilson School. On 12/14/1927, it was reported that the portables would be moved in sections and be ready for occupancy by next week.

The Superintendent's report of 4/11/1927 (p75) noted the election of teachers for Hutton: Ethel Youngren, Elizabeth Turner, Florence Nelson, Sara Tryggvi, Ina B. Wilson, Florence L. Meyer, and Elanore Little.

Board meetings from 2/13/1928 through 4/23/1928 discussed a petition by surrounding property owners for grading, curb and sidewalk on 24th Avenue from Arthur Street to Garfield Road and Plateau Road between Laura Street and Garfield Road, and agreed to sign said petition. A meeting with Commissioner Funk and city engineer Butler revealed both the city and county had property nearby and would circulate a petition at a later date.

Gable Roof Reveals Problems

Apparently there were structural defects with the gable roofing system that were causing concerns at the school. In 1928, the board would discuss and ask the architect and contractor to resolve the deficiencies – at no cost to the school district.

7/20/1928 (p197). A motion by Board member R.L. Campbell to employ Wells and Whitehouse architects to make a survey of Hutton School and report on the general structural defects, if any, and recommend solutions was approved.

A special meeting was held on 8/21/1928 and included board members Dr. T.D. Burger, Kate F. Simpson, R.L. Campbell, C.A. Blodgett, Alex Turnbull, and Mr. Williamson. William A. Wells, architect was also present to discuss the condition of Hutton School. In a previous special session of the board of 8/6/1928 (p200), Mr. Rigg was asked to furnish copies of the roof construction so that the matter could be further investigated. With the information provided by Rigg, and Mr. Wells and Mr. Whitehouse, regarding the school's condition the board voted to remedy certain defects in the roof structure. Such would be repaired by Mr. C.L. Muller at no expense to the Board. "...certain bracing, necessary spiking, and additional measures are taken as may be required to make the same structurally secure...."

Board meetings of September through November 1928 reported about the improvements to the sidewalks and curbs around the school and that the structural defects had been

corrected. The sidewalk and curb improvements were to be funded by contributions from the city, adjacent property owners, the PTA, and the school district.

The Spokesman-Review in its Sunday 4/21/1929 edition featured Hutton School with photos of the student classes and the teachers. Writer Leoti L. West reported Hutton “**Is One of City’s Finest Plants**” “**Building of Spanish Bungalow Type Is Striking -- Grounds in Time Will Make it Beauty Spot—All Teachers are Enthusiastic**”

Includes photos of classes and faculty (Ethel Youngren, Elizabeth Turner, Florence Nelson, Sara Tryggvi, Frances Featherstone, Marie Fitzgerald, principal, Louella George and Elanore Little. The article further advised:

ADDITIONS ARE NEEDED

It will be difficult to build additions without destroying the symmetry of the structure. These additions must be made in the near future as witness the attendance which has already grown beyond the school capacity.

The exterior of the building is inviting except for the fact that the stucco is now peeling off in places presenting a rather ragged appearance. This can be easily remedied at a nominal expense.

A thing which specially appealed to me was the nicely dressed and polite little folk giving evidence that their home training is not neglected, as is a fact in so many of our modern homes.

In the fall of 1929, Board approved the refinishing of the exterior of the Hutton School to repair the peeling stucco. On 8/26/1929, a contract was awarded to Magnesite Sales Company in the amount of \$2,400 to make the exterior repairs. The board minutes of 11/12/1929 acknowledged receipt of a letter of appreciation from the Hutton PTA for exterior and grounds improvements to their school.

Addition Built in 1930-1931

In a meeting of 1/13/1930, the Board approved the following resolution: “There shall be constructed an addition to the existing Hutton School within said district to provide for additional school rooms for teaching and other grade school purposes....” Also approved was an addition to Finch School and a new north side high school [Rogers High School]. The total bond amount was \$625,000.

Orville C. Pratt, the former Superintendent of Schools (when Hutton was built), wrote in his “The Story of Spokane” “In March, school bonds to the amount of \$625,000 were voted for building purposes. The building of the Rogers High School and additions to the Hutton, Longfellow and Finch elementary school were thus financed.”

Board business of April through June 1930 consisted of hiring Rigg and Vantyne to complete the plans for the addition, approving the plans and specifications, and

advertising for construction bids. Bids were received at the 6/9/1930 meeting—fourteen bids for general construction, six for electrical, and eight for heating and plumbing. At the 6/11/1930 meeting Brown & Johnston Co., with a bid of \$967, were selected as electrical contractors, and M. Isbister Heating and Plumbing, with a bid of \$5,283, was selected for heating. The general contract and plumbing contract were deferred until the 6/16/1930 meeting at which time Larson Brothers, with a bid of \$26,813, was awarded the general contract, and Warren Latham was awarded the Plumbing contract in the amount of \$643. Contracts were also let for Finch and Longfellow.

Building Permit 36936 was issued by the City of Spokane on 7/3/1930 for an addition with a value of \$40,000. Larson Brothers was the builder, and Rigg and Vantyne, the architects.

Work progressed on the school with minor glitches here and there. The contractor was unable to secure the right kind of tile for the interior of the gymnasium, the chimney was to be coated with magnesite, and a special session of the board on 10/14/1930 accepted the rooms and auditorium on the recommendation of Mr. Williamson (facilities manager) and vote of the board. At the following meeting, the final payment of \$500 to contractor Larson Brothers was authorized; and, according to Mr. Williamson, "...the squeaks in the floor at the Hutton School are just temporary."

The 1930 addition essentially finished the original plans of 1920. The gymnasium was added to the rear and one classroom wing, each with two classrooms, was added to each end. The plan differed in a couple of ways from the original plans: the end wings were increased in length to provide two classrooms rather than one classroom each, in the drawing of the original, and the gable roof was changed to a flat roof.

Completion of the Historic School and Subsequent Additions

The 1920-21 building and 1930-1931 addition constitute the historic Hutton School, although the history of the building and its evolution do not end there. Growth in the city led to the addition of two classroom wings in 1948, the construction of a frame classroom building placed in front of the school in 1956, and portable units at the rear of the school in following years.

The post WWII 1948 addition was issued a building permit (92065) by the city on 8/12/1948 with a value of \$212,000. Lewis Klaue was the architect and Walton H. Petach, the builder. The addition consisted of two classroom wings that extended rearward from the two 1930 wings, creating a U-shape floor plan that bracketed the gymnasium. These wings included a two-story wing along the south and one-story wing along the north. These wings were demolished in the 2014-2015 modernization and expansion.

In 1956, a six-room frame building was constructed in the yard area in front of the historic building. A covered walkway connected this classroom annex with the main school. The building permit (B32304) was issued by the city on 3/27/1956 with a value of \$60,000. The wood frame structure was constructed by Selkirk Company. This building was also removed during the 2014-15 modernization and expansion.

The Olmsted Brothers

The Olmsted Brothers Landscape Architectural Firm of Brookline, Massachusetts, was the pre-eminent landscape design firm of its time and followed the firm's founder, Frederick Law Olmsted Sr. who had designed projects throughout the United States such as New York City's Prospect Park and Central Park, the master plans of the University of California, Berkeley and Stanford University in California. John Charles Olmsted, nephew, stepson, and business partner of Olmsted Sr. took over the business when his father passed away in 1903. He would travel to the Pacific Northwest in 1903 and spend many trips there, including Seattle, Portland, and Spokane as he advised cities, universities, and individuals on landscape and parks planing.

According to Laurence Cotton in his designing America series (2014) Olmsted had a lasting impact on Spokane parks and landscape.

Olmsted visited Spokane in 1906, where he offered advise regarding the ten existing parks and recommended the development of at least 20 new ones, along with connecting boulevards. He consulted on many of these and sketched plans for three - Adams (now Cannon Hill), Liberty, and Corbin parks. He also consulted regarding land use in Manito Park... Olmsted initiated more than 30 separate projects for private clients and more than 12 separate Spokane park projects. In 1908 he delivered his Spokane Parks Report, which had lasting impact. Spokane is still actively improving and adding to its park system, inspired by the plan and principles set forth by John Charles Olmsted.

Archibald Grant Rigg , Rigg and Vantyne Architects

The biography of Archibald Rigg was provided by Michael Houser, State Architectural Historian(<http://www.dahp.wa.gov/learn-and-research/architect-biographies/archibald-g-rigg>), and Durham in his history of Spokane.

Archibald Grant Rigg was born in Stratford, Ontario, Canada on April 5,1878 and received his formal education from Trinity College in Toronto, and Columbia University in New York. Upon graduation Rigg took a job in Danville, Illinois and formed the partnership of Lewis & Rigg, through which "several notable buildings" were designed.

Because of health concerns, Rigg moved west, landing in Spokane where some reports indicate he became the head draftsman for the architectural firm of Cutter & Malmgren (1904-1905). His time in the west however was short-lived and around 1906, he was

called back to east to Indianapolis to take care of his ill father.

While in Indianapolis he worked for architects Herbert Foltz and Wilson Parker. At the time, the firm was busy conducting a large amount for the State of Indiana, which gave Rigg additional experience and insight on how to handle large government projects. Projects by Foltz & Parker during his time in Indianapolis included several structures at the Indiana State Insane Asylum; the First Christian Church of Indianapolis; the J. A Sutherland House (1907); the Harry W. Long House (1907); the Senator Beveridge House; and the Indianapolis County Club (1910).

In 1910, he returned to Spokane and formed a partnership with Arthur W. Cowley. They made a specialty of designing apartment houses. Projects include the Wellington Apartments; the Altadena Apartments (c.1912); the Garry Apartments; the Buckman Apartments; and the Close-In Apartments. Other projects included the Gandy/Willard Hotel (1911) [Otis Hotel, and down First Avenue, the Norman and the Jefferson] the Spokane Taxicab Garage (c.1912); and a variety of homes for several of Spokane's most prominent citizens.

By 1914 Cowley and Rigg had parted ways and Rigg formed a private independent practice (1914-1919). His projects during this time period included the Spokane County Tuberculosis Sanitarium (1914); a School in Davenport (1915); St. Luke's Hospital and attached wings (1917-1919), the Downriver Club House (1916); the Symons Building (1917); a remodel of the Tidball Block (1917); the Robert Grinnell House; the Dr. Cunningham House; and the Dr. Charles & Edith Rigg House (1914). [Rigg also designed the Shoshone County infirmary and Isolation Hospital in Silverton, ID and the Spokane County Infirmary and Isolation Hospital in Spangle.]

In 1919 he entered into a new partnership with Roland M. Vantyne. The new partnership may have been formed to take on the work of designing over 50 buildings for the U.S. Army at Greene Park Amusement Park in Tacoma. For the Greene Park development, Rigg & Vantyne opened an office in Tacoma to coordinate the firm's designs with local contractors, Pratt & Watson. Their most notable design at the Park was the Red Shield Inn (1919); a Swiss Chalet inspired structure which now serves at a military museum for Joint Base Lewis-McChord.

It was during this time that Rigg received his architect's license - #220, on March 17, 1920. He was part of a large group of individuals whom were grandfathered in when the State began requiring architectural licenses in 1919.

Other projects in the Spokane area included the Salvation Army Headquarters Building (1921); Hutton Elementary School (1921); the Masonic Temple and subsequent enlargements; the Idaho State Tuberculosis Sanitarium (1922) in Payette, ID; the US Post Office (1933, with G. Albin Pherson); the Science Hall/Abelson Hall (1935) at WSU; KFPY Radio Station Building (1936); and Shriner's Hospital for Crippled Children (1938).

When Roland Vantyne passed away suddenly in 1938, Rigg continued the firm. Projects during this phase of his career included the Engineering Laboratory Building (1942) at WSU Pullman; the Edgecliff Tuberculosis Sanatorium; the Riverside Mausoleum (1954); Cheney & Harriet Cowles Library at Whitworth College, Additions to Emerson and Columbia Schools (1951); and City Light Building (1952) in Grand Coulee.

Eventually Roland Vantyne's son, Carl, was named partner in 1957 after previously serving as an associate (1950-1957). The name of the firm was then changed back to Rigg & Vantyne. Projects during this later period include the Greenwood Garden Crypts Mausoleum (1957); the Roundup Grocery Warehouse in Walla Walla (1958); an addition and alterations to St. Luke's Hospital (1959); and an addition to a Jr. High School in Libby, MT (1960).

Over the course of his 50+ year practice, Rigg designed hundreds of buildings in a wide range of architectural styles spanning from the Revival period of the teens and twenties and into the post WWII era. Rigg and his wife, Mayme Ethel Beck, were socially active and prominent members of Spokane's society. Together they had one daughter, Marian Beck. Rigg was a Mason in Oriental Lodge Number 74, and was a member of several social and professional organizations, including the Scottish Rite, El Katif Shrine, the Spokane Chamber of Commerce, the Spokane Amateur Athletic Club, the Inland Club, the Rotary Club, the Spokane Society of Architects, and the Spokane Chapter of the AIA where he served as chapter Vice President in 1931.

Rigg passed away in Spokane at the age of 80 on February 18, 1959.

Roland Vantyne was trained in business at Buffalo Polytechnic Institute. He worked in Buffalo and Duluth, Minnesota for several architects before moving to Spokane in 1910. He worked as a draftsman for Albert Held and Julius Zittel. In 1919, Vantyne formed a partnership with Archibald Rigg, and while still in partnership with Rigg, he passed away suddenly in 1938. (Woo, 2003)

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--. "Official Facts About Spokane Schools." 2/25/1930.

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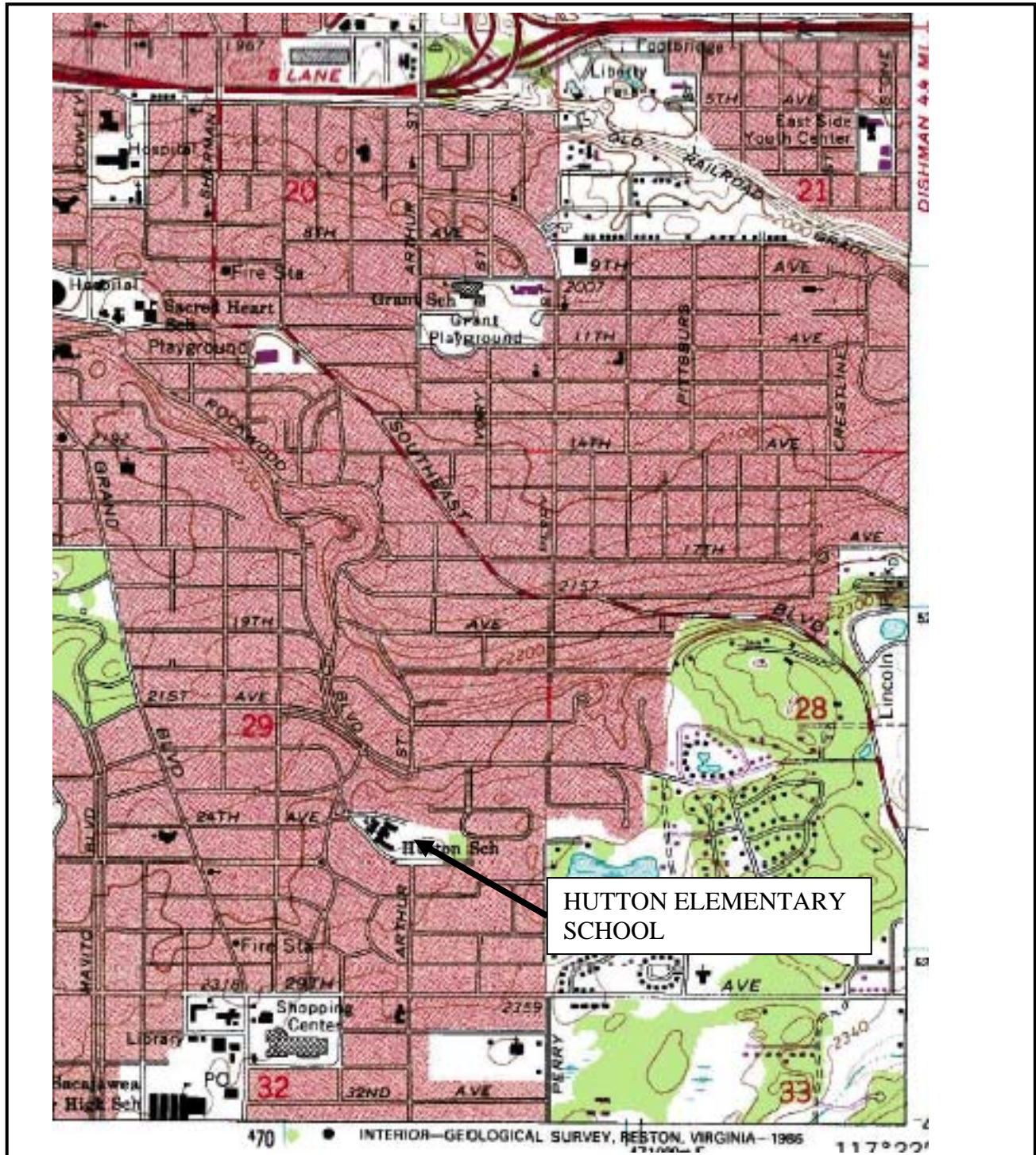
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Rigg and Vantyne Architects (147A-3011-01, and 147A-3011-02). 5/19/1930.

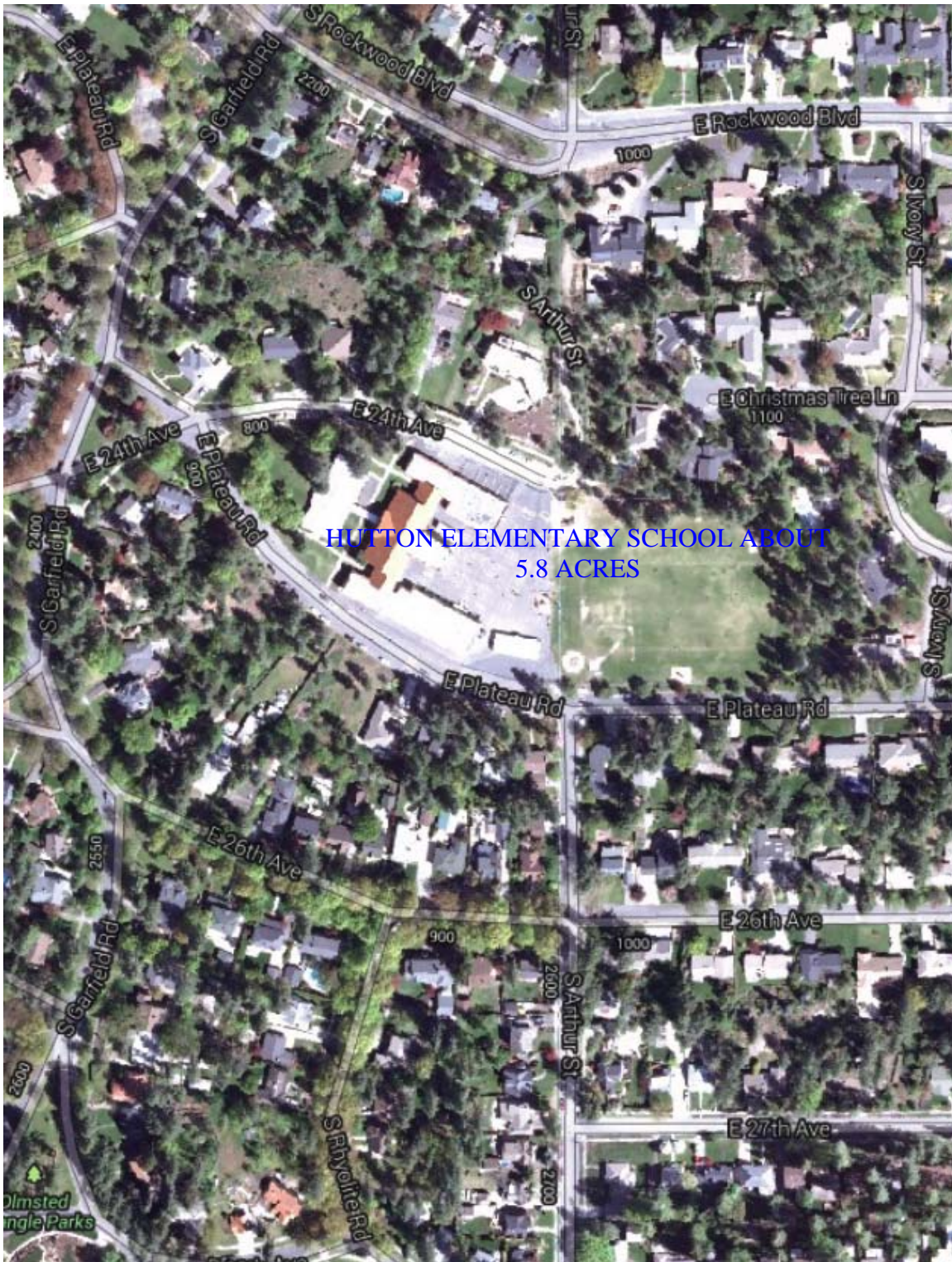
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MAPS, PHOTOS, DRAWINGS, ARTICLES



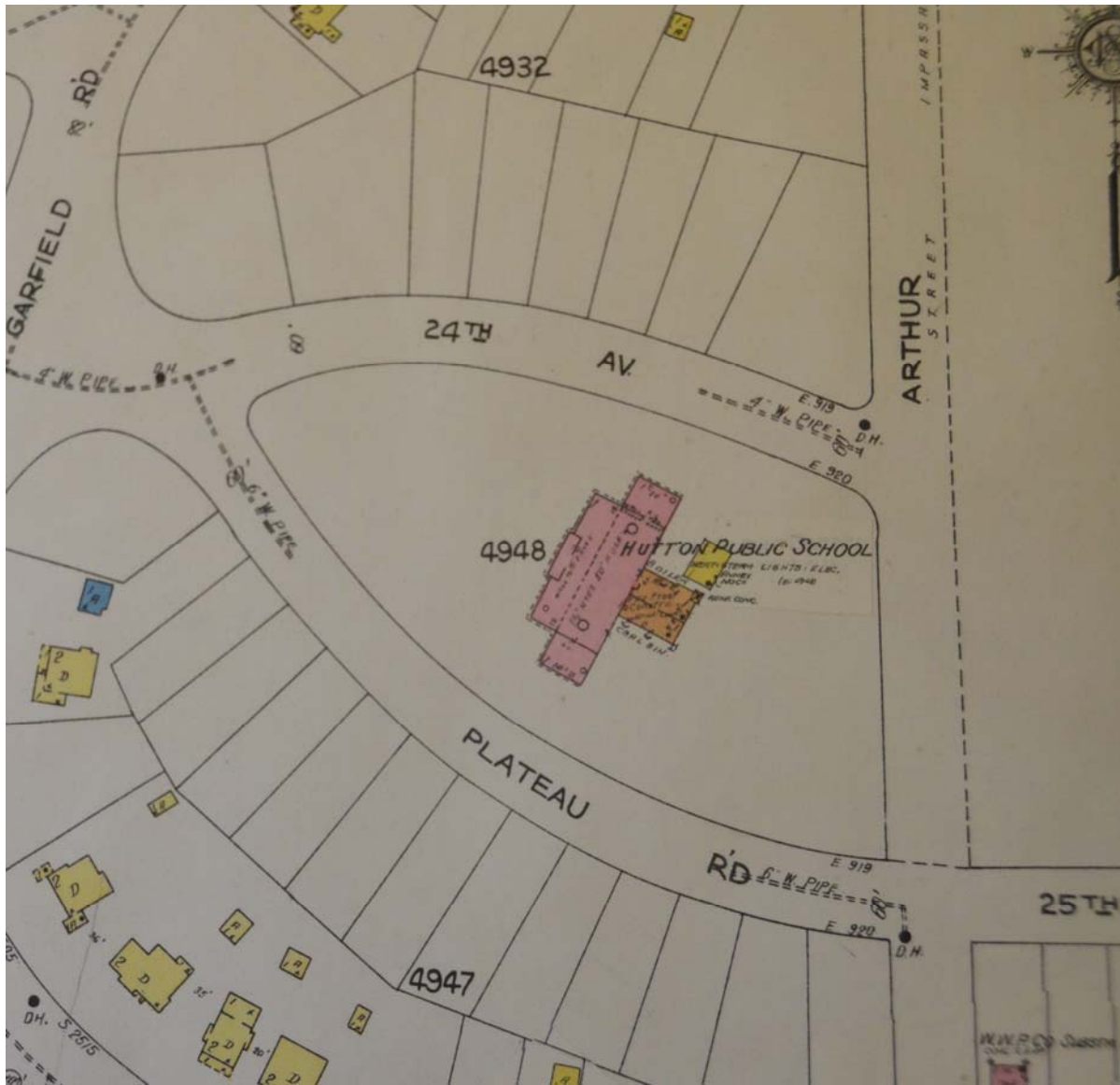
SPOKANE SCHOOL DISTRICT NO. 81 HUTTON SCHOOL LOCATION

↑
N
1' = 2000'

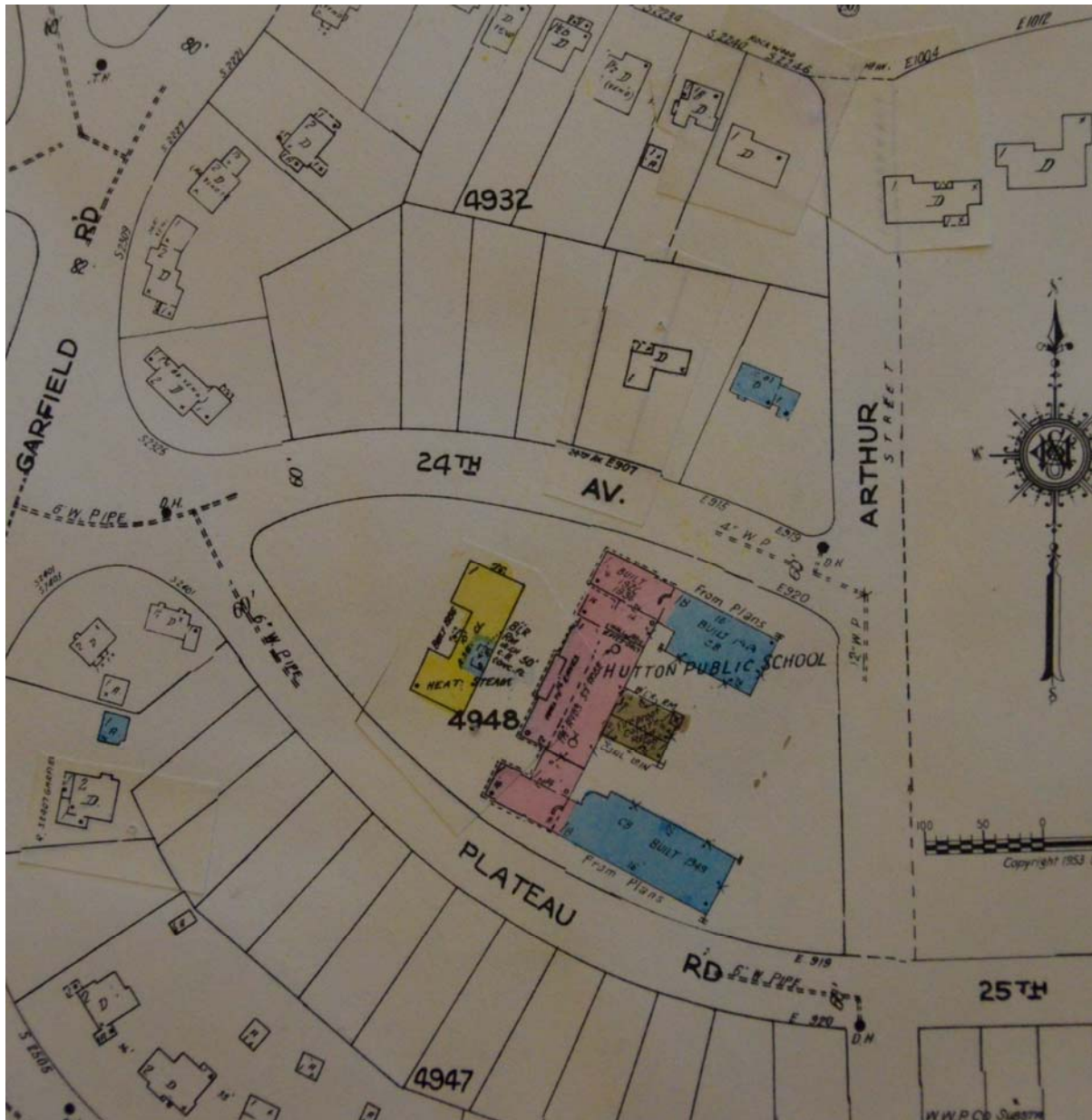


**HUTTON ELEMENTARY SCHOOL
AERIAL PHOTO - SITE LOCATION**

▲
N
no scale



Sanborn Insurance Rate Map
1926, page 384



Sanborn Insurance Rate Map
1952, corrected to June 1958, Volume 6, Page 621

PHOTOS BEFORE CONSTRUCTION – 2014



Photo 1 - West End of Hutton School Site at East 24th Avenue & Plateau Road



Photo 2 - Looking East at 1956 Classroom Unit in Front of 1921 Wing of Hutton School



Photo 3 - Looking SE at Front (West Façade) of 1921 Wing of Hutton School



Photo 4 - Looking East at 1930-31 Classroom Wing Addition (NE Corner) of Hutton School



Photo 5 - Looking SW at NE Corner of Hutton School (1930-31 and 1949 Additions)



Photo 6 - North Façade of 1931 Addition, Juncture with 1949 Addition to East



Photo 7 - Looking NW at 1949 North Wing Addition, East Facade



Photo 8 - Looking NE at 1949 North Wing Addition, West Facade



Photo 9 - Looking North at 1931 Gymnasium/Auditorium Addition, West Facade



Photo 10 - Looking South at 1931 Gymnasium/Auditorium Addition, East Facade



Photo 11 - Looking West at Rear of 1930-31 Gymnasium/Auditorium, NE Corner



Photo 12 - Rear of Hutton with 1930-31 Gymnasium and 1949 South & North Wings



Photo 13 - Looking NE at 1921 Classroom Building-Covered Walkway to 1956 Unit



Photo 14 - Looking East at 1931 Classroom Wing (South End)



Photo 15 - Looking North at SW Corner, South Façade of 1930-31 Addition
(At Juncture with 1949 Addition)



Photo 16 - SW Corner of 1931 Addition, 1949 Addition to East



Photo 17 - Looking NW at 1949 Addition SE Corner of South Wing



Photo 18 - Looking SW at 1949 Addition, North Façade of South Wing



Photo 19 - Looking West at Portable Unit near East End of 1949 South Wing



Photo 20 - Looking North at Portable Unit East of 1949 South Wing



Photo 21 - Looking NE at 1956 Classroom Unit



Photo 22 - Looking West at Covered Walkway Connecting 1956 Classroom Unit and
1921 Main Building



Photo 23 – Looking NW at SE Corner of School During Demolition – 7/17/2014



Photo 24 – Looking West at Rear of School During Demolition – 7/17/2014



Photo 25 – Looking NW at SE Corner of 1930-31 Wing During Demolition – 7/17/2014



Photo 26 – Looking North at West Side of Gymnasium During Demolition – 7/17/2014

PHOTOS AFTER CONSTRUCTION 2015 EXTERIOR

Photos taken 7/26, 8/21, and 8/22/2015



Photo 1 – West End of Hutton School Site at East 24th Avenue & Plateau Road
(Looking East From Olmsted Triangle Park)



Photo 2 – Looking East at Main Façade-1921 Building & 1930-31 Additions



Photo 3 – Looking SW at NE Corner of Hutton School



Photo 4 – Looking East at North End Showing 1930-31 Wing



Photo 5 – Looking NE at SW Corner of Building – 1930-31 Wing



Photo 6 – Looking East at South End Showing 1930-31 Wing



Photo

7 – Looking North at South End Showing 1930-31 Wing



Photo 8 – Looking North at 2015 Addition, East Side of Historic Hutton School



Photo 9 – Looking West at Southeast Corner of 2015 Addition



Photo 10 – Looking West at Rear of 2015 Addition and Historic Hutton School



Photo 11 – Looking South at North Façade of 1930-31 Gymnasium/Multipurpose



Photo 12 – Looking South at North Façade of 1930-31 Addition



Photo 13 – Looking East at Front Façade of 1921 School – 1930-31 Additions at Edges
(Light Filtered by Forest Fire Smoke)

INTERIOR

PHOTOS BEFORE CONSTRUCTION



Photo 1 – Looking East at Front Entry of 1921 Building



Photo 2 – Looking East at Front Entry Vestibule Toward Central Hall and Gymnasium



Photo 3 – Looking West at Front Entry from Central Hallway



Photo 4 – Looking West at Front Entry and Door to Reception Office



Photo 5 – Looking South at Reception Office

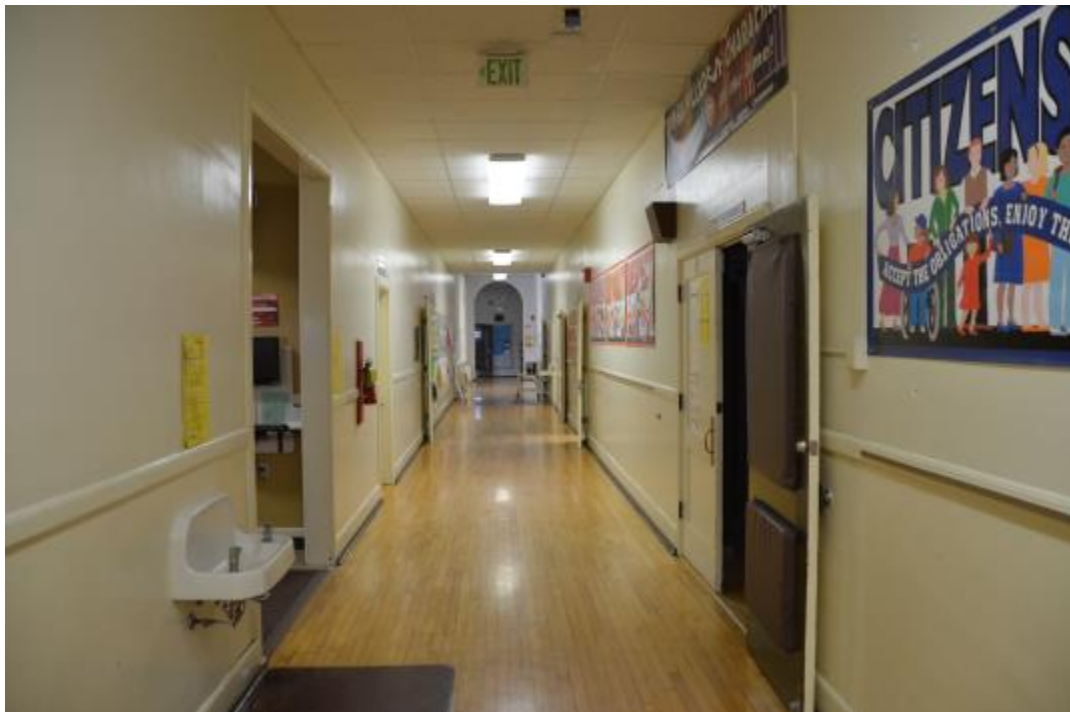


Photo 6 – Looking North Along Main Hallway, From Near Front Entry



Photo 7 – Looking South Along Main Hallway, From Near Front Entry



Photo 8 – Looking Along Main Hallway at Drinking Fountain & Door to Boy's Restroom



Photo 9 – Looking South Along Main Hallway From North End



Photo 10 – Looking North Along Main Hallway From South End



Photo 11 – Looking East From Main Entry Toward Gymnasium



Photo 12 – Looking East Across Gymnasium Toward Stage



Photo 13 – Looking North Across Computer Room in 1921 Building



Photo 14 – Looking South Across Computer Room in 1921 Building



Photo 15 – Looking at Trim Moldings and Blackboard in 1921 Classroom



Photo 16 – Looking at Typical Storage Cabinet in 1921 Classroom



Photo 17 – Looking West Along South Hall at Classrooms 116-118 in 1930-31 Addition



Photo 18 – Looking North Across Room 118 in 1930-31 Addition



Photo 19 – Looking South at Cloakroom in Classroom in 1930-31 Addition



Photo 20 – Looking Northwest at Doors to Library in North End, 1930-31 Addition



Photo 21 – Looking North at Library Counter

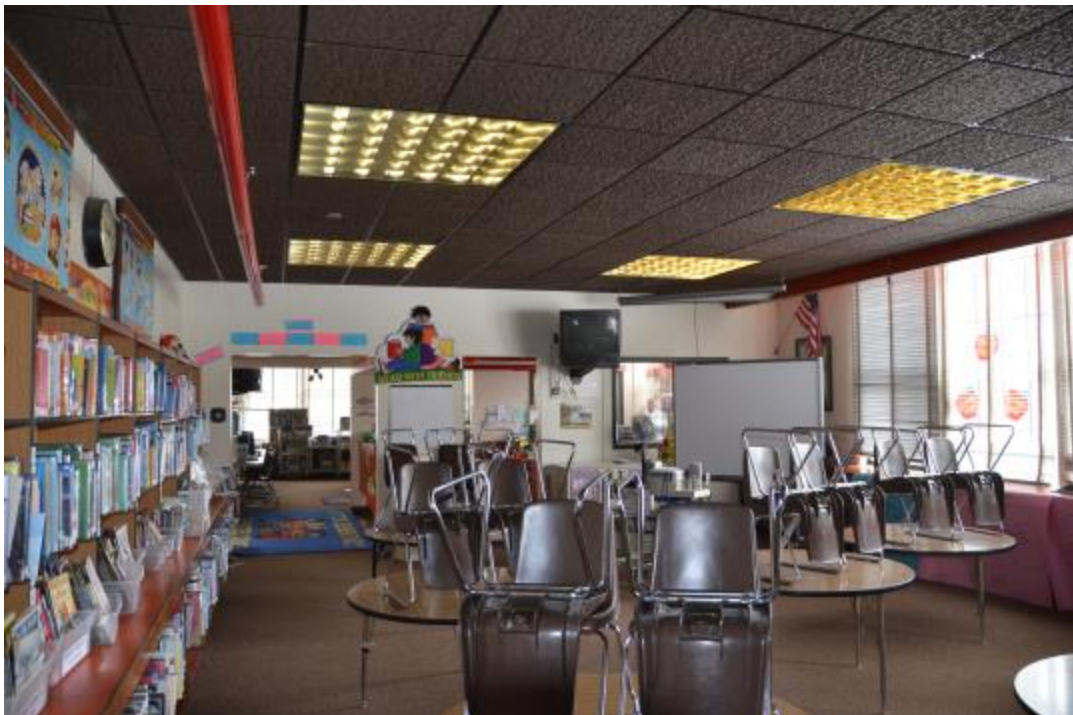


Photo 22 – Looking West Across Library



Photo 23 – Looking East Along 1930-31 South Hallway Toward 1949 Wing



Photo 24 – Looking East Along 1930-31 North Hallway Toward 1949 Wing



Photo 25 – Looking East Along Hallway in 1949 Wing to Room 144



Photo 26 – Looking West Across Classroom 144 in 1949 Wing



Photo 27 – Looking West Across Classroom 142 in 1949 Wing



Photo 28 – Looking East Across Classroom 142 in 1949 Wing



Photo 29 – Looking at Girls Restroom in 1949 Wing



Photo 30 – Looking at Boys Restroom in 1949 Wing

INTERIOR
PHOTOS AFTER CONSTRUCTION



Photo 1 - Looking East at Front Entry Vestibule Toward Library (Former Gymnasium)



Photo 2 – Looking West Toward Reception-Office From Entry Vestibule



Photo 3 – Looking North Along Central Hallway of Original 1921 Building



Photo 4 – Looking South Along Main Hallway



Photo 5 – Looking East at Doors to Library (Former Multi-purpose-Gymnasium)



Photo 6 – Looking East at Library Toward Stage (Former Multi-purpose-Gymnasium)



Photo 7 – Looking North at Classroom 110 – Former Computer Room



Photo 8 – Looking South Along Main Hall at Juncture with West Hall to 2015 Addition.



Photo 9 – Looking West at Juncture of Main Hall and South Hall in 1930-31 Addition



Photo 10 - Looking East Along South Hall Toward 2015 Addition From 1921 Main Hall



Photo 11 – Looking Northeast at Former Classroom 118 in 1930-31 Addition



Photo 12 – Looking Southwest at Former Classroom 118 in 1930-31 Addition



Photo 13 - Looking East Along South Hall in 1930-31 Addition Toward 2015 Addition

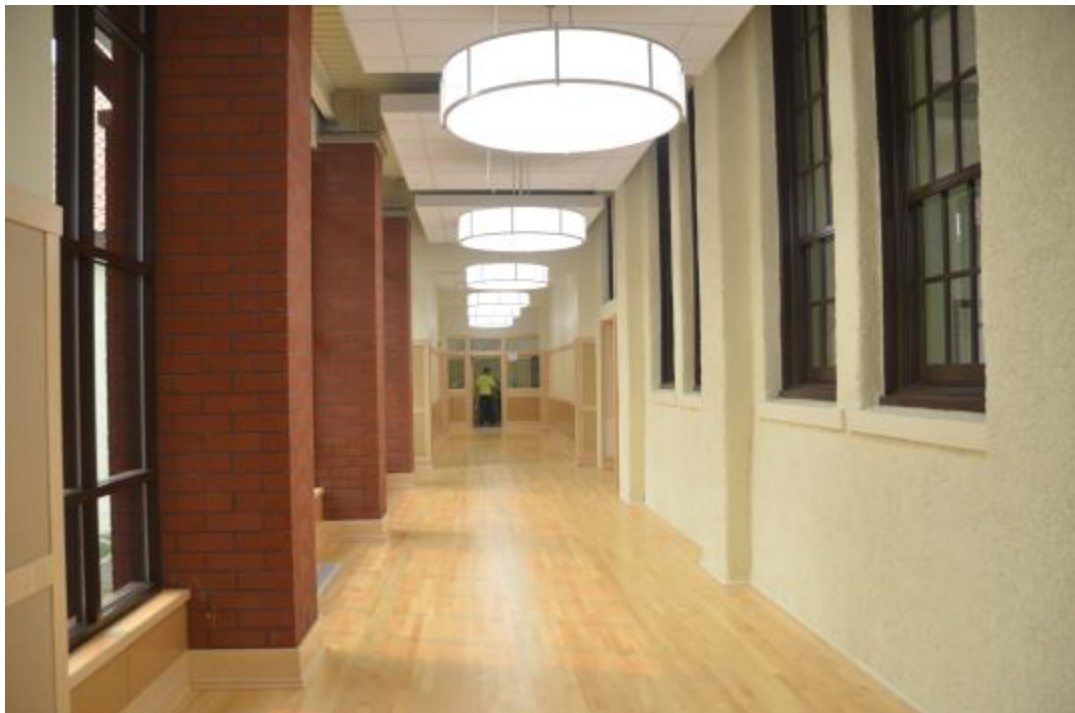


Photo 14 – Looking West Along Hall To 1930-31 Addition, Former Gym to North



Photo 15 – Looking East at 2015 Addition First Floor, Stairs to Second Floor



Photo 16 - Looking East Along First Floor Hallway



Photo 17 – Looking Southwest Across 2015 Gymnasium Toward Cafeteria

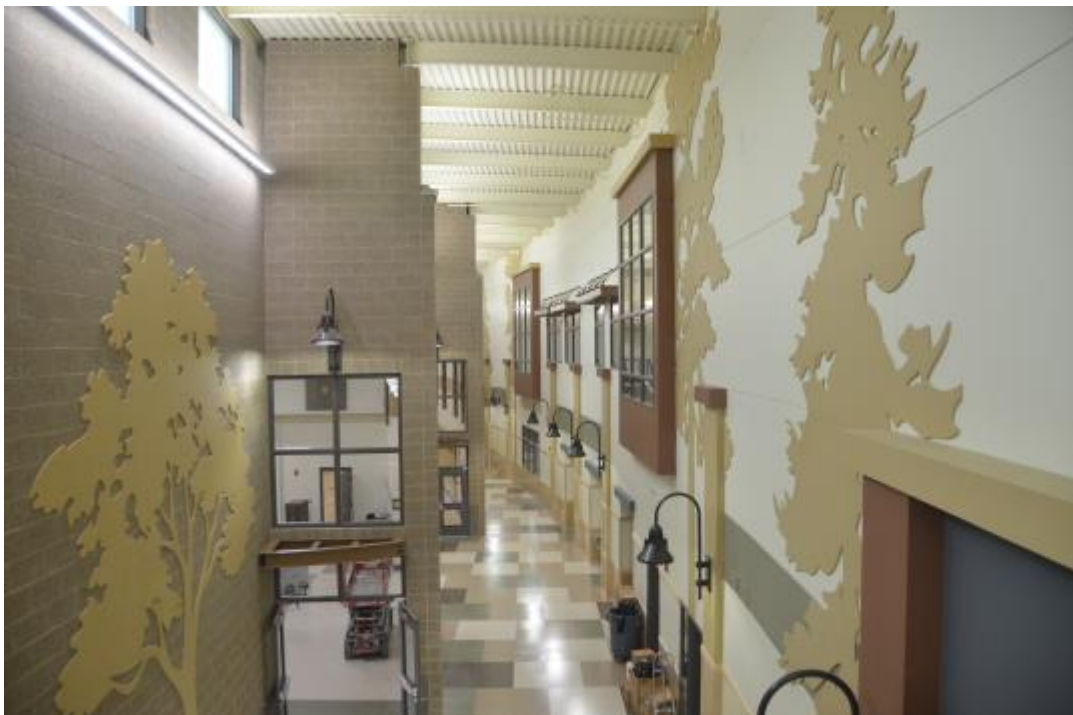


Photo 18 – Looking West Along First Floor of 2015 Addition From Second Floor



Photo 19 – Looking West Along Second Floor Hallway



Photo 20 – Looking at Entrance to Girls and Boys Restrooms



Photo 21 – Looking at Typical Classroom on Second Floor

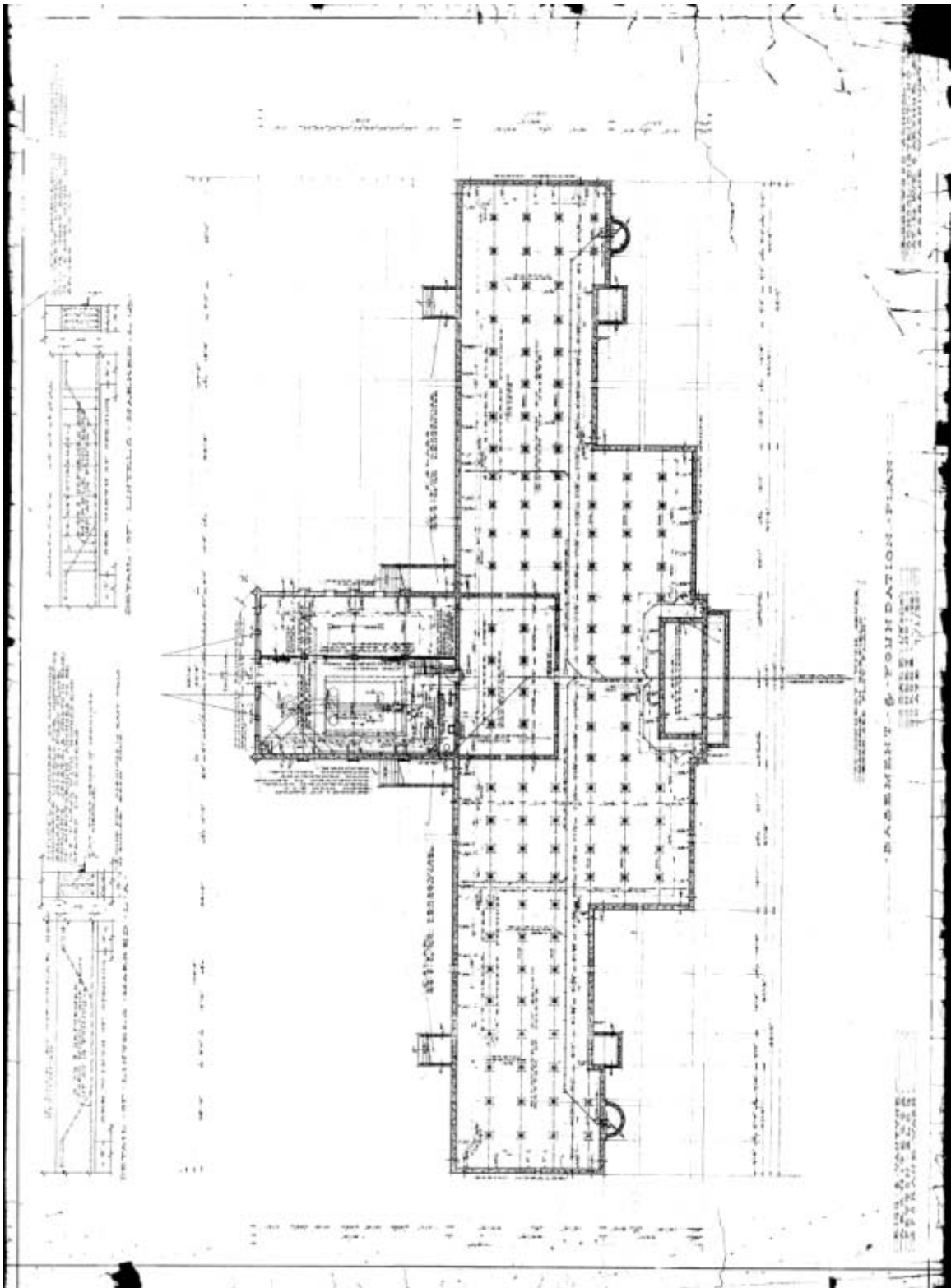


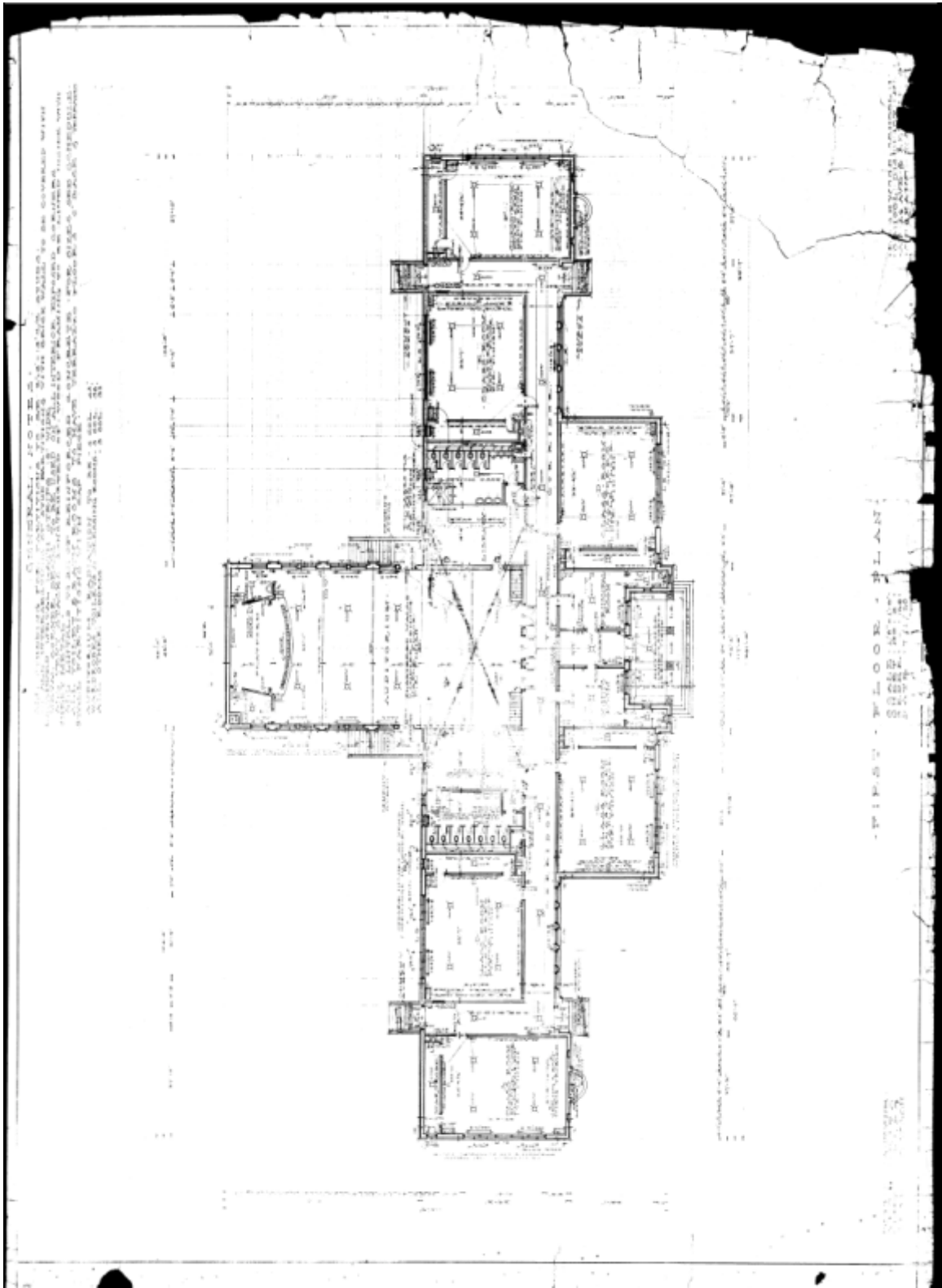
Photo 22 – Looking East Along Second Floor Hallway

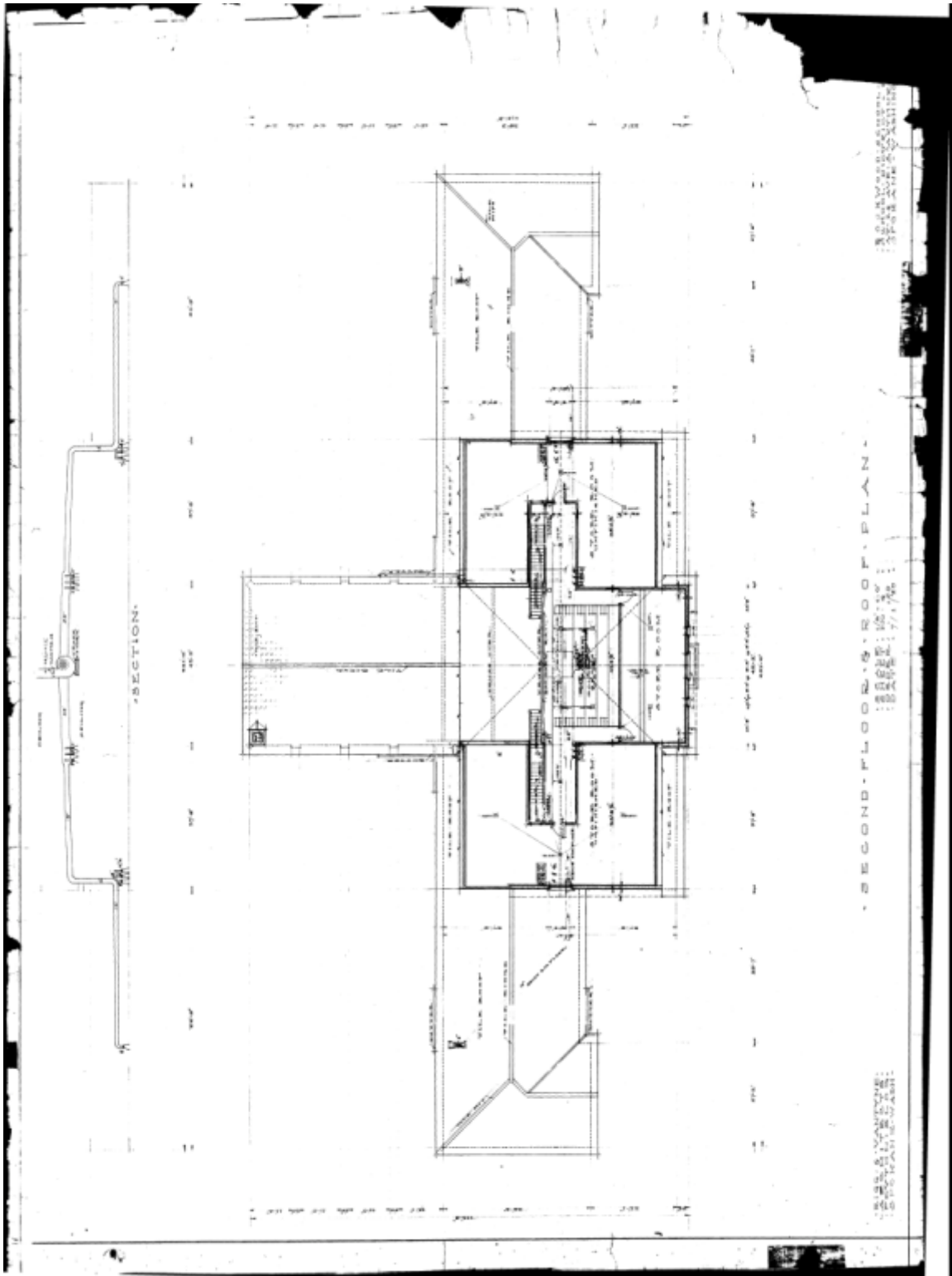
DRAWINGS AND PLANS OF HISTORIC BUILDING – 1921 Construction

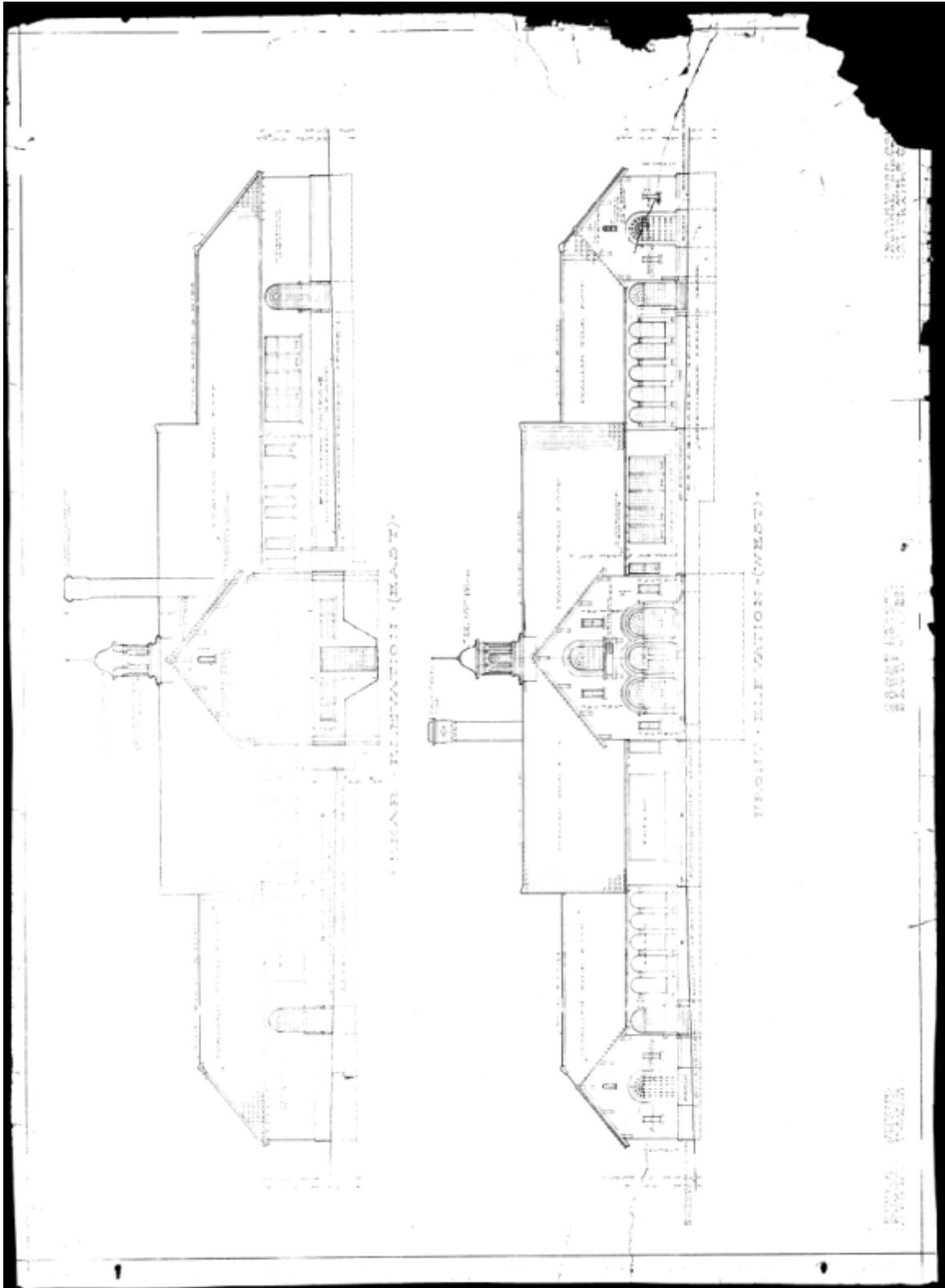
Partial Set for Original 1920 Building—

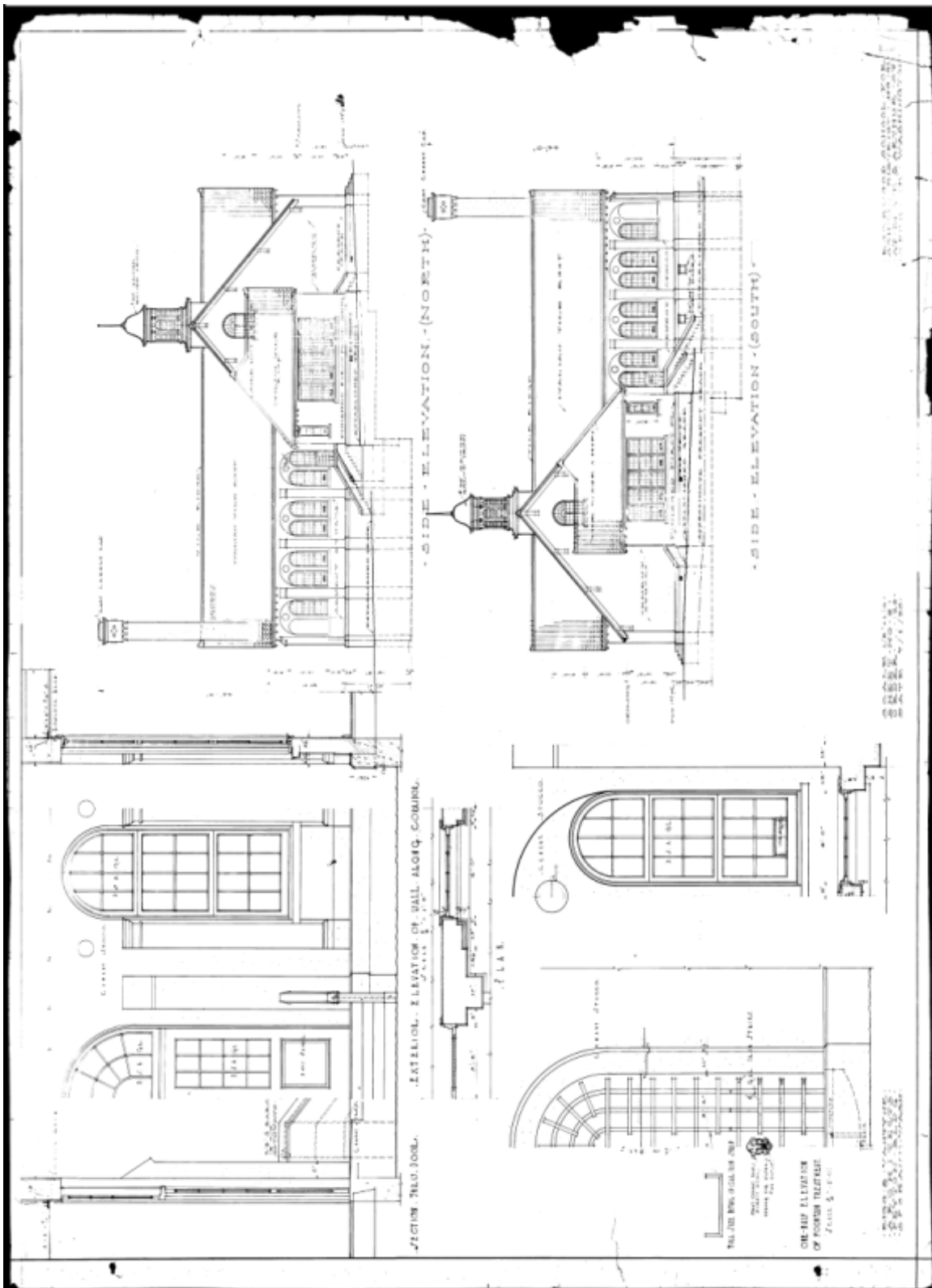
Note that Building was not Built Exactly to Plans, and that Plans Were Used for Addition
in 1930-31

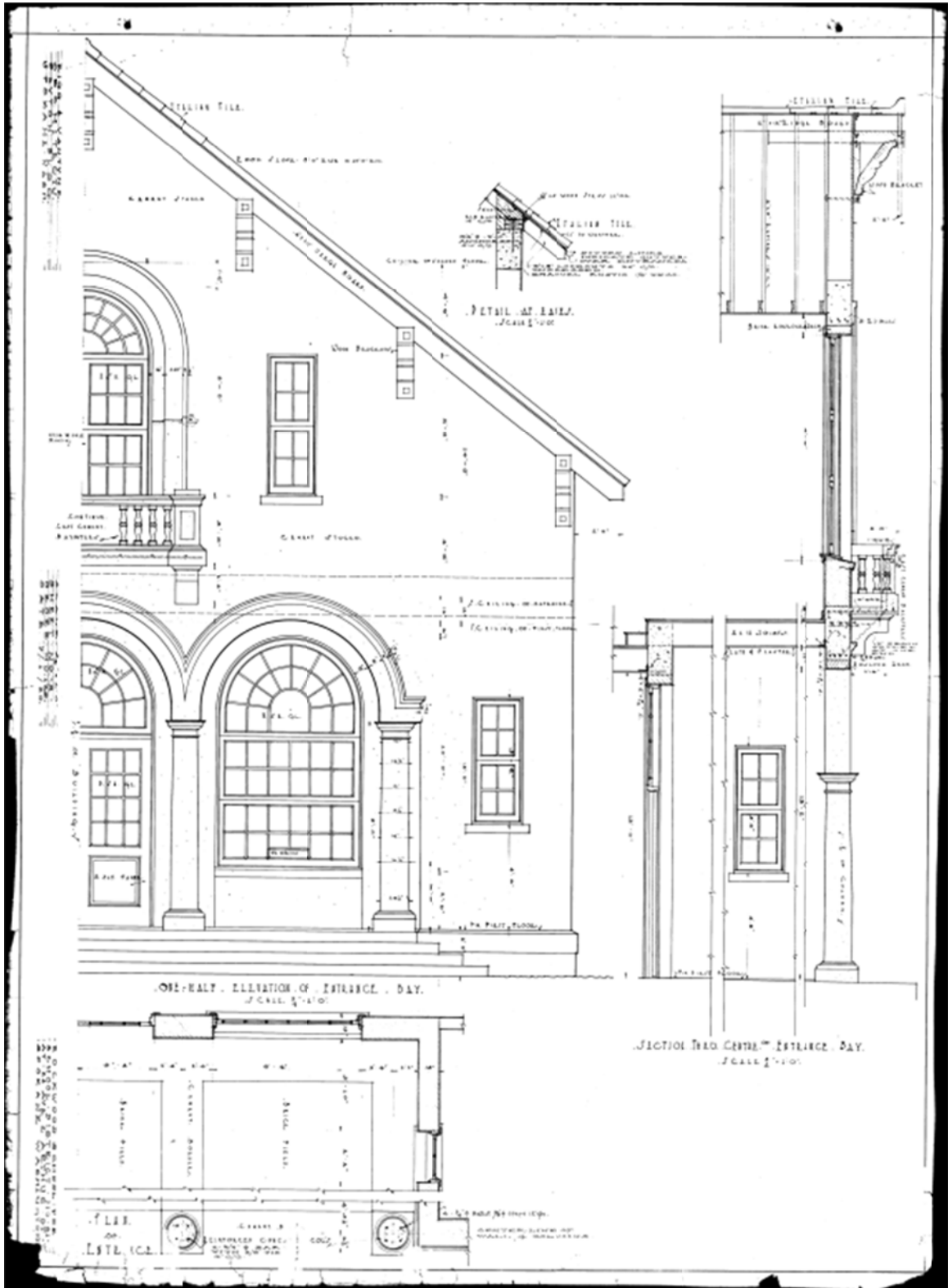


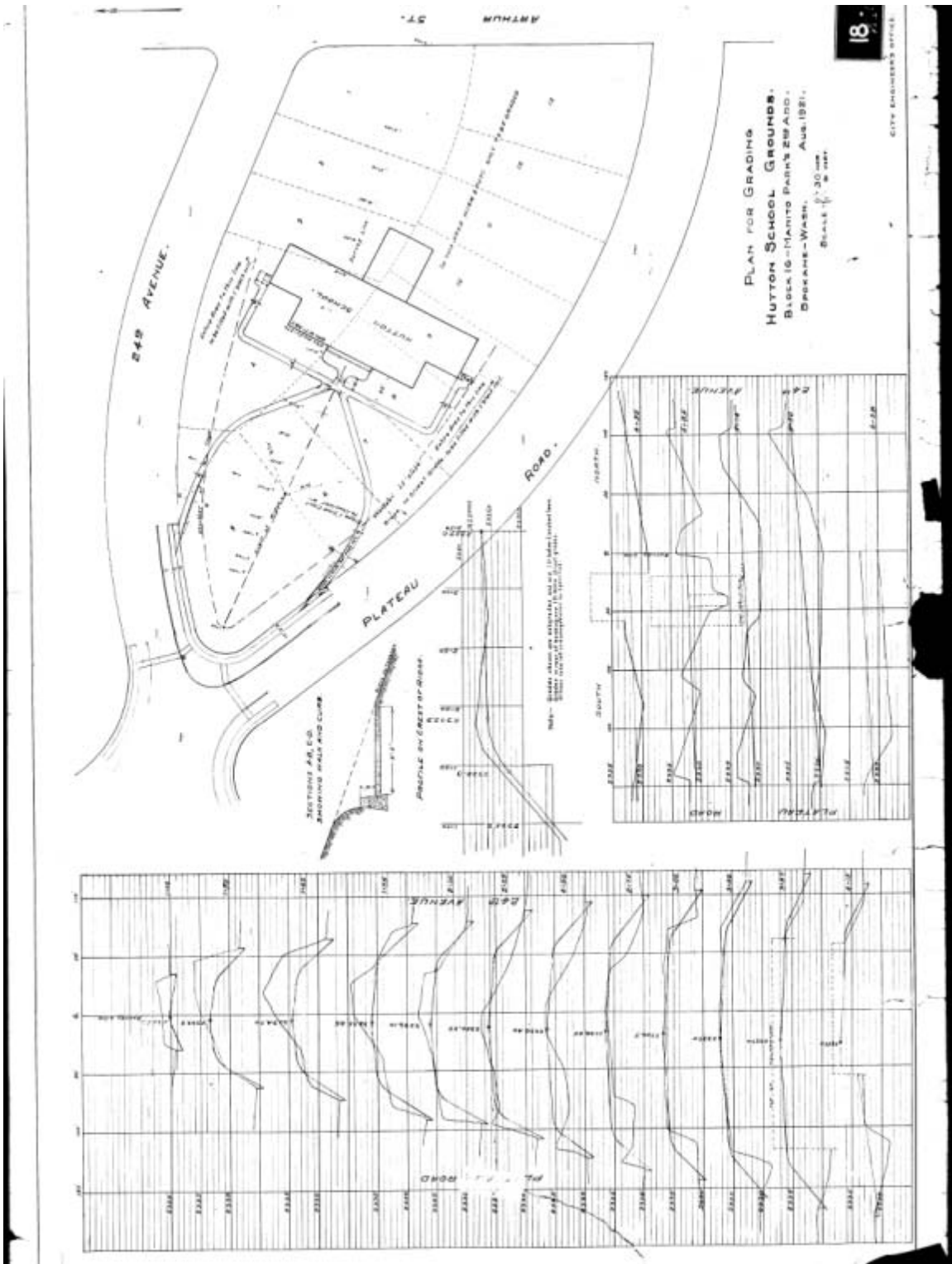






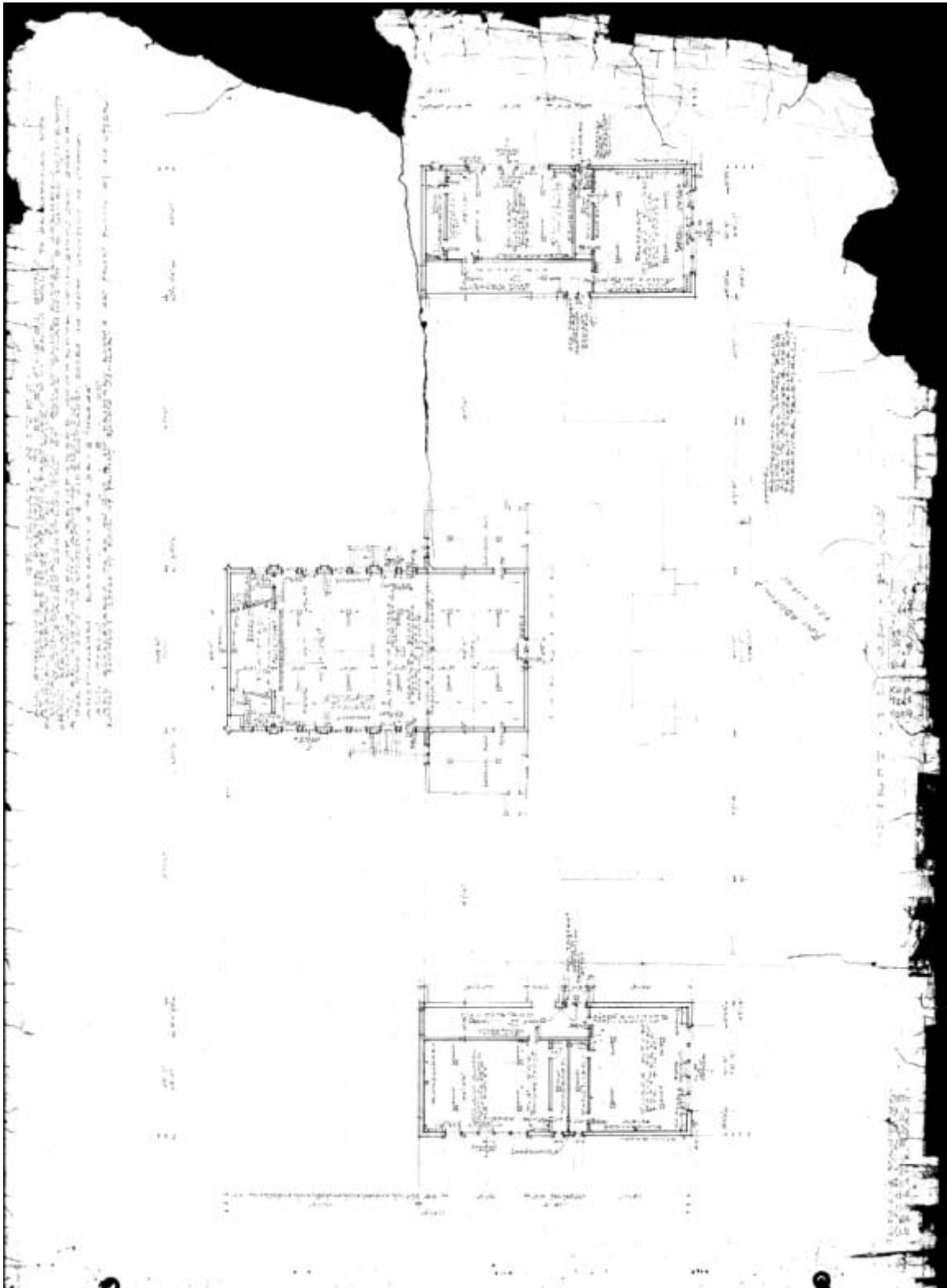






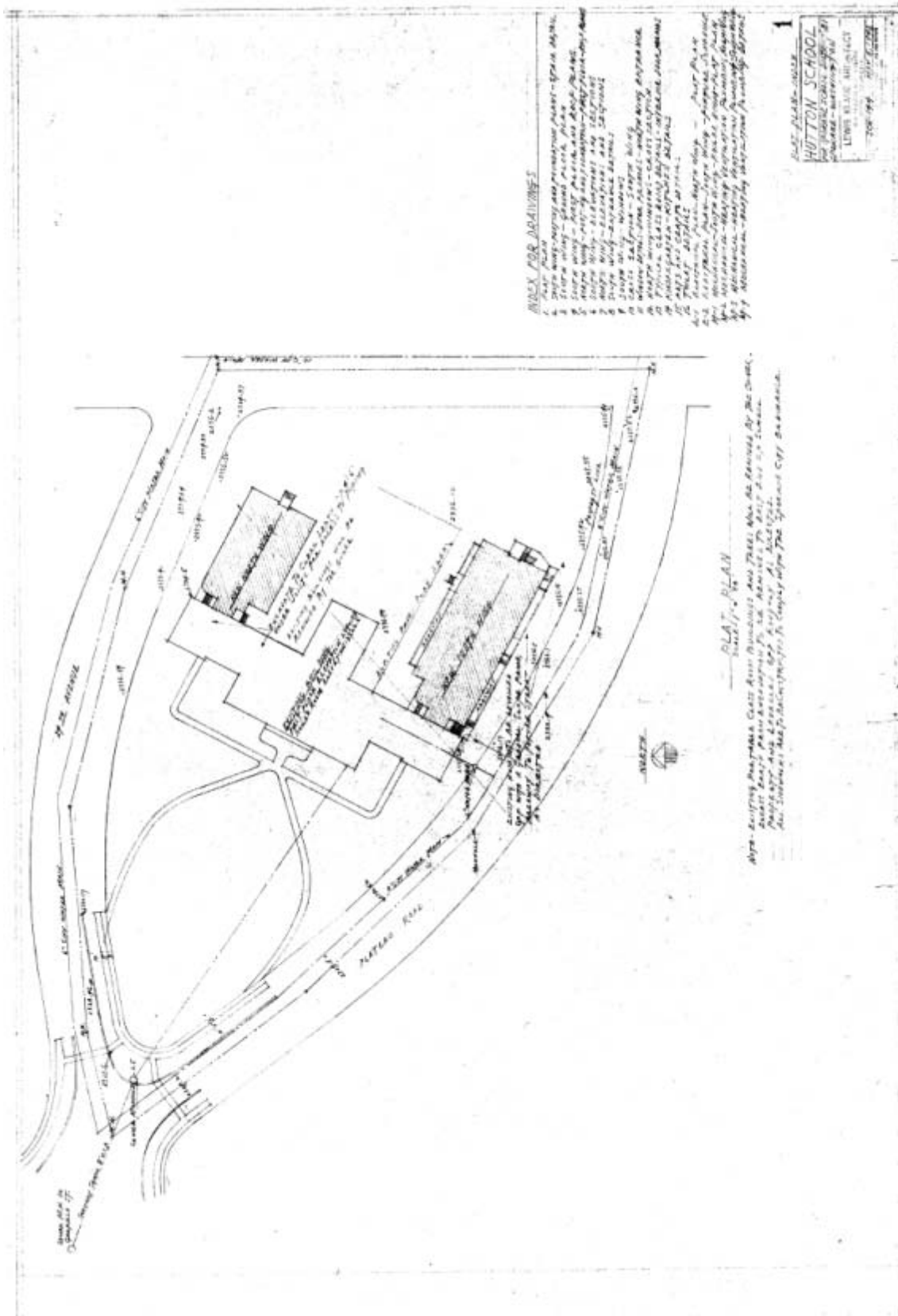
**DRAWINGS AND PLANS OF HISTORIC
BUILDING – 1930-31 Construction, Classroom
Wings on North & South Ends, and Gymnasium**

Note: These Plans Completed the Original 1920 Drawings, Again, with Modifications



DRAWINGS AND PLANS OF 1949 WINGS

Note: These Wings were Demolished for the 2014 Addition to and Modernization of the
1921-31 Historic Hutton School

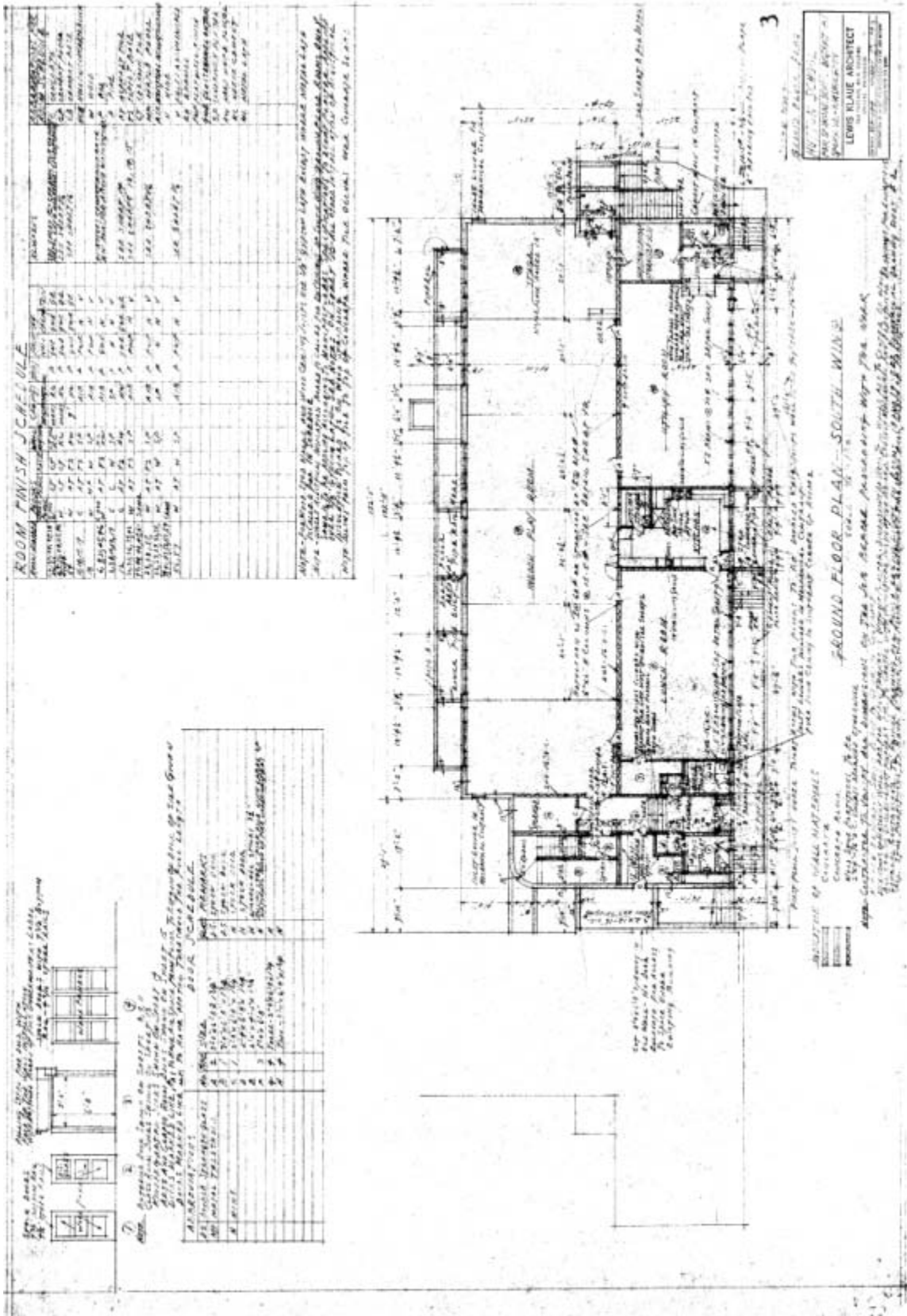


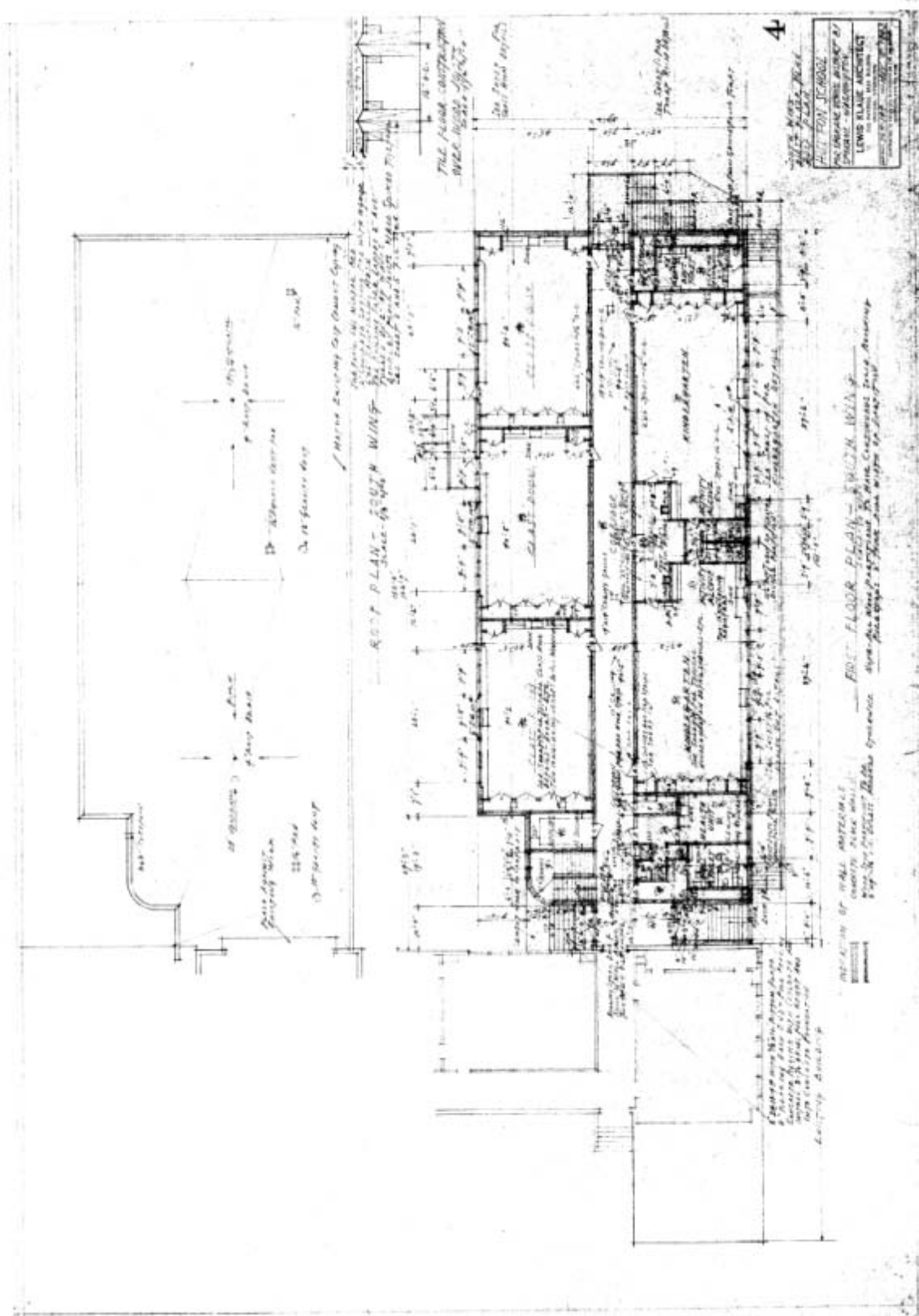
BACK FOR DRAWINGS

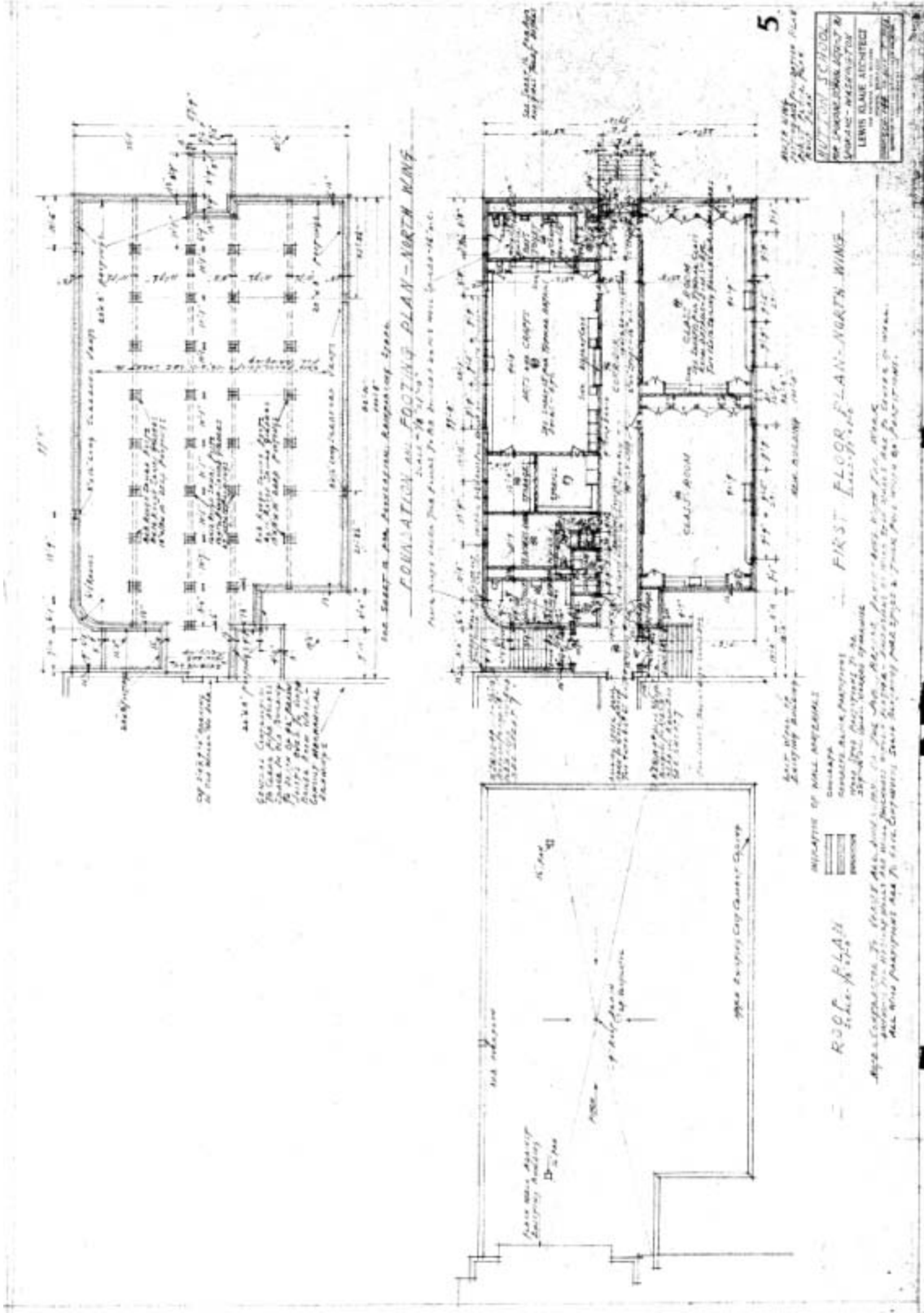
1. SEE PLAN FOR EXISTING AND PROPOSED BUILDING FOOTPRINTS.
2. SEE PLAN FOR EXISTING AND PROPOSED PLAYGROUND.
3. SEE PLAN FOR EXISTING AND PROPOSED GOLF COURSE.
4. SEE PLAN FOR EXISTING AND PROPOSED PARKING LOTS.
5. SEE PLAN FOR EXISTING AND PROPOSED DRIVEWAYS.
6. SEE PLAN FOR EXISTING AND PROPOSED SIDEWALKS.
7. SEE PLAN FOR EXISTING AND PROPOSED STREETS.
8. SEE PLAN FOR EXISTING AND PROPOSED UTILITIES.
9. SEE PLAN FOR EXISTING AND PROPOSED LANDSCAPING.
10. SEE PLAN FOR EXISTING AND PROPOSED FENCES.
11. SEE PLAN FOR EXISTING AND PROPOSED SIGNAGE.
12. SEE PLAN FOR EXISTING AND PROPOSED LIGHTING.
13. SEE PLAN FOR EXISTING AND PROPOSED SECURITY.
14. SEE PLAN FOR EXISTING AND PROPOSED ACCESSIBILITY.
15. SEE PLAN FOR EXISTING AND PROPOSED SUSTAINABILITY.
16. SEE PLAN FOR EXISTING AND PROPOSED COMMUNITY.
17. SEE PLAN FOR EXISTING AND PROPOSED CULTURE.
18. SEE PLAN FOR EXISTING AND PROPOSED ECONOMY.
19. SEE PLAN FOR EXISTING AND PROPOSED ENVIRONMENT.
20. SEE PLAN FOR EXISTING AND PROPOSED EQUITY.
21. SEE PLAN FOR EXISTING AND PROPOSED HEALTH.
22. SEE PLAN FOR EXISTING AND PROPOSED HOUSING.
23. SEE PLAN FOR EXISTING AND PROPOSED INFRASTRUCTURE.
24. SEE PLAN FOR EXISTING AND PROPOSED INNOVATION.
25. SEE PLAN FOR EXISTING AND PROPOSED JUSTICE.
26. SEE PLAN FOR EXISTING AND PROPOSED LEARNING.
27. SEE PLAN FOR EXISTING AND PROPOSED LIVING.
28. SEE PLAN FOR EXISTING AND PROPOSED PLAY.
29. SEE PLAN FOR EXISTING AND PROPOSED WORK.
30. SEE PLAN FOR EXISTING AND PROPOSED WELL-BEING.

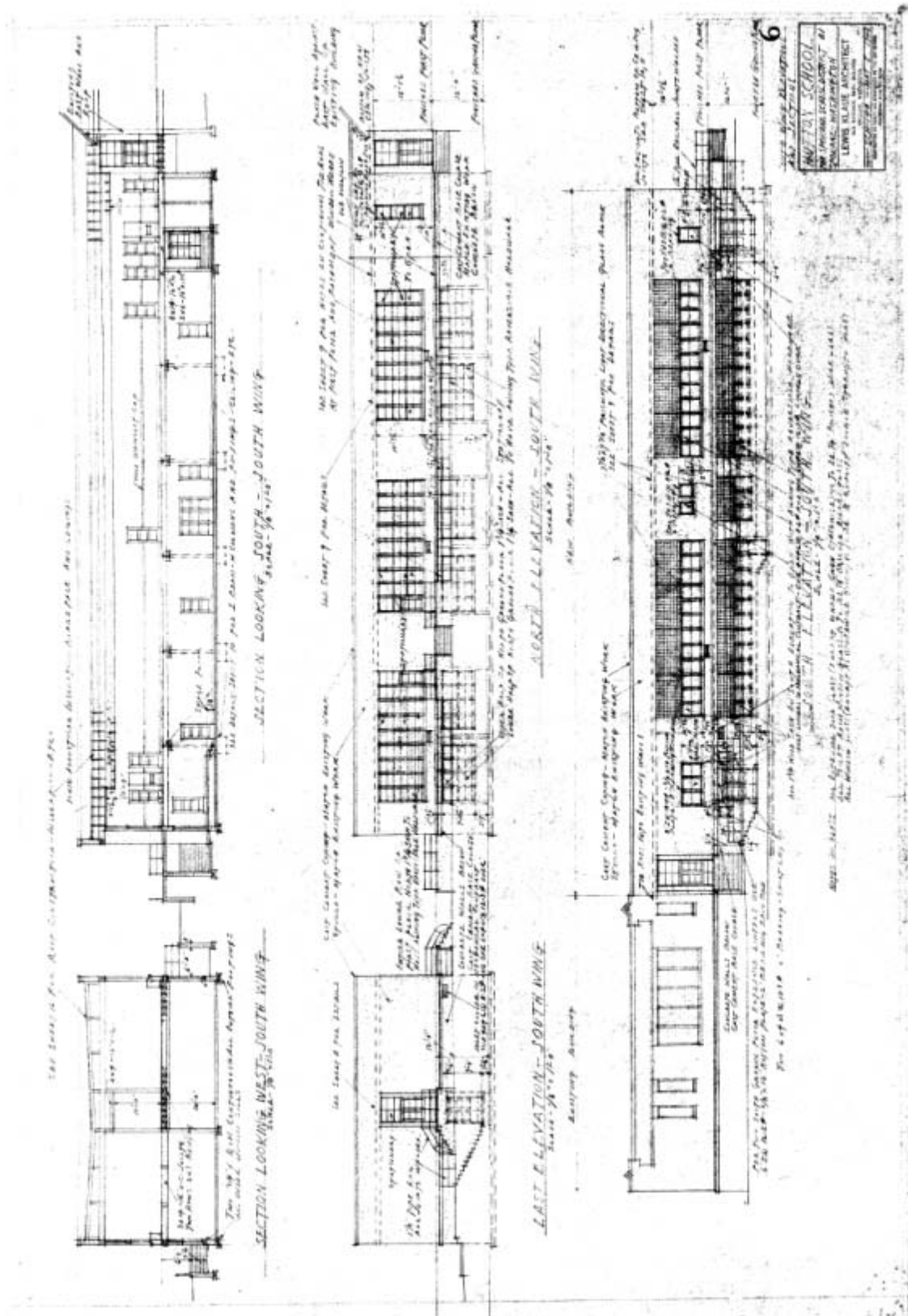
HUTTON SCHOOL
 1000 HUTTON AVENUE
 SPOKANE, WASHINGTON 99201
 LITTLE BLUE ARCHITECTS
 200-444-1111

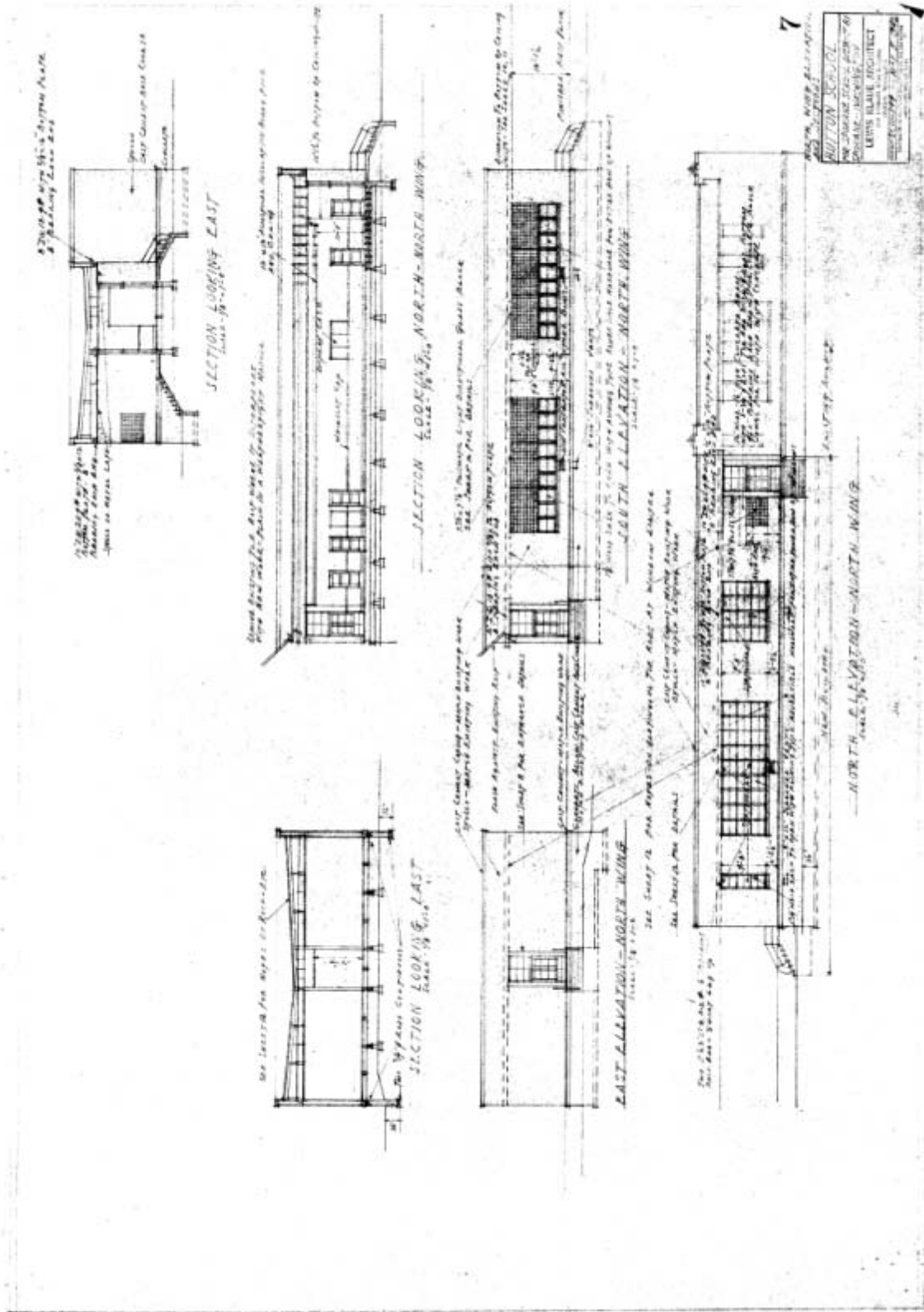
PLAT PLAN
 1000 HUTTON AVENUE
 SPOKANE, WASHINGTON 99201
 LITTLE BLUE ARCHITECTS
 200-444-1111











NEWS ARTICLES

PAGE EIGHTEEN.

NEW HUTTON SCHOOL IN ROCKWOOD



The new Hutton school in the Rockwood district has been completed and will be used for school purposes at the opening of the fall term in September. The building was erected at the contract price of \$97,513. It is a four-room building of the late style architecture.

Spokane Daily Chronicle – 10 June 1921

