

Spokane Register of Historic Places Nomination

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

1. Name of Property

Historic Name **HUTTON BUILDING**

2. Location

Street & Number 9 South Washington Street
City, State, Zip Code Spokane, WA 99201
Parcel Number 35191.2201

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> residential
	<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 Selkirk Trading
Street & Number PO Box 1502
Spokane, WA 99210
Telephone Number/E-mail 755-5555

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 of Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal____ State____ County____ Local 1979
Location of Survey Records Spokane Historic Preservation Office

Final May 18, 2008

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 _____

8. Spokane Register Categories 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 or construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.

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	Less than one acre.
Verbal Boundary Description	Railroad Addition, Block 11, Lot 1 and west 1/2 of Lot 2.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	June 18, 2008

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs	CD and black and white prints

13. Signature of Owner(s)

Name _____

Name _____

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney _____

Council/Board Action _____

Date _____

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

For the Mayor, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

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

NARRATIVE DESCRIPTION OF PROPERTY***Summary***

Built initially with four stories in 1907 and then enlarged with three more stories in 1910, the Hutton Building is a fine example of an early 20th-century Commercial style business block.¹ The property was individually listed on the National Register of Historic Places in 1983 and was further designated in 2003 as a contributing historic resource in the East Downtown National Register Historic District in Spokane, WA. It is located in the east half of Spokane's central business district and consumes the west end of an entire city block along Washington Street between Sprague and First Avenues. At seven stories high, it is one of the tallest buildings in downtown Spokane and commands a powerful presence in the area due to its prominent architectural design and busy-intersection site as it towers above the street and other commercial buildings that surround it. The Hutton Building is constructed of brick masonry walls which were reinforced with steel frame construction and which are covered with buff-colored face bricks. The building has a large base at the first floor, a center main shaft with symmetrical fenestration patterns at floors two through six, and a crown which terminates at the top of the building. The building's crown is distinguished with a shaped parapet, a row of windows at the seventh floor, and two prominent projecting cornices with dentils, modillions, and massive sculpted brackets. Exterior ornamentation reveals Beaux Arts-style influence in round fluted entrance columns with Ionic capitals, cornice details, brackets, cartouches, sculpted chained lion heads, festoon & wreath motifs, and egg and dart designs which are made of terra cotta and quartz-sparkled sandstone. Although upper-level windows and street-level commercial bays have been modified at different times during the last ten decades, most of the building's exterior is well preserved in fine condition. The property retains excellent exterior integrity in its original location and association as an early 20th-century commercial building built in downtown Spokane, and good to excellent integrity in its original design, materials, and workmanship.

CURRENT CONDITION & APPEARANCE***Site***

The Hutton Building is located on Lot 1 and the west half of Lot 2, Block 11 in the Railroad Addition in the East Downtown National Register Historic District in Spokane's central business district. The building is prominently sited on the west side of Washington Street between Sprague and First Avenues and fills both the northwest and southwest corners of the city block where the streets intersect. The parcel measures 75 feet deep and 155 feet wide. Except for paved sidewalks along the west façade and south and north elevations, the building occupies most of the land parcel. The Hutton Building is surrounded by a directionally correct gridwork of paved city streets, paved parking lots, commercial contemporary infill, and historic commercial structures, some of which contribute to the East Downtown National Register Historic District in which the Hutton Building is located.

¹ Whiffen, Marcus. *American Architecture since 1780: A Guide to the Styles, Revised Edition*. Cambridge: MIT Press, 1993, p. 186.

Exterior

The Hutton Building is an “E”-shaped seven-story brick masonry building clad with decorative buff-colored pressed face bricks laid in stretcher bond, which cover steel-reinforced common red brick walls. The arms produced by the “E” design form two interior light wells at the rear east elevation of the property. The Hutton Building has a flat roof of built-up tar which is protected by a vinyl membrane and is surrounded by a shaped parapet wall. Because it is sited at the west end of the city block that lies between Sprague and First Avenues along the west side of Washington Street, the Hutton Building has three facades. The largest, most expansive primary façade is dominated by the west elevation which spans 155 feet along Washington Street. The north and south facades are smaller in length at 75 feet each and front Sprague Avenue and First Avenue respectively. Like all Commercial style structures, the Hutton Building has three distinguishable parts designed as an arrangement of stories: a “base” at street level, a “shaft” at floors two through six, and a top or “crown” at the seventh floor. The street-level base of the building features commercial bays with contemporary canted entrances and plate-glass merchandise windows (which replaced original commercial bay entrance systems and windows in the 1980s). The shaft or middle portion of the building is punctuated by more than 100 tall rectangular-shaped windows on five floors which are arranged in symmetrical patterns. The top or crown of the building is embellished with a parapet wall with sandstone coping, corner stepped designs, and a prominent cornice with a dentil course. A second larger, deeper cornice is located just below windows at the seventh floor, and is articulated with a prominent modillion course and massive sculpted sandstone brackets. Ornamental cartouche designs with sculpted lion’s heads and garlanded festoons help decorate the exterior brick surface of the building.

West façade

The west face of the Hutton Building is distinguished as the property’s primary facade by its expansive size and formal center front entrance. The center front entrance is located at street level and features a recessed entry which is flanked by massive round fluted engaged columns with Ionic capitals. The round columns are anchored to square granite bases at ground level. Contemporary plate-glass windows (circa 1980s) are located between the columns, and a set of double doors are located in the recessed entry. Glass panels surround the double doors and are secured by metal framing. Above the columns and front entrance is a prominent paneled frieze. Above the frieze is a shallow balconette at the level of the second floor. The balconette is surrounded by a sandstone balustrade with balusters that resemble turned posts. The words “HUTTON BUILDING” is located in the frieze panel; below the building’s name is another frieze panel with the Roman numerals, “MCMVI,” or 1906. The year 1906 is significant as the year construction began on the building.² Above the first floor are five floors with identical tall rectangular windows which produce symmetrical fenestration patterns. Except for the second floor which has brick sills, all of the window sills are terra cotta, and all of the windows are articulated with terra cotta center keystones and terra cotta upper corner

² “Workmen Start on Base.” *Spokesman-Review*, 26 April 1906, 8:2.

blocks. Glazing is circa 1980s plate-glass with a fixed sash. Between the sixth and seventh floor is a prominent frieze with a modillion course and massive sculpted sandstone brackets. Another smaller frieze with a dentil course is located above the windows at the seventh floor which are just below a parapet wall. Sculpted stone lion heads and cartouche designs decorate the exterior of the west façade above street level.

North elevation

The north elevation of the building faces West Sprague Avenue and is regarded as a secondary façade of the property. It is similar in design to the west façade with commercial storefronts at the first floor, symmetrical fenestration patterns above street level, and two prominent frieze bands with dentil and modillion courses which distinguish the top of the building. A coped parapet wall with stepped designs at the northeast and northwest corners articulates the flat roof. Like the west elevation, the north elevation of the building is clad with buff-colored face bricks.

South elevation

Like the north elevation which is visible from public rights-of-way that surround the building at the north, south, and west, the south elevation of the building is also regarded as a secondary façade of the property. It is identical to the north elevation in design, materials, workmanship, and fenestration patterns. Both the north elevation and the south elevation of the Hutton Building retain original cast iron fire escapes with prominent decorative ironwork.

East elevation

The east elevation of the building is located at the rear of the property and shares a common wall with an adjacent building at the first three floors. Above the third floor, the east elevation of the Hutton Building reveals the reason for its “E”-shaped design: between the arms of the “E” are light wells which provide natural light and fresh air through windows to offices inside the building. The brick cladding at the fourth and fifth floors is made of common red brick while the cladding above the fifth floor is made of buff-colored face brick. In contrast to the west façade and north and south elevations of the property, the rear east elevation is functional only, devoid of any ornamentation.

Interior

According to Spokane County Tax Assessor files,³ the interior of the seven-story building houses a total of 88,980 square feet of finished space. The front entrance at the west façade opens into a spacious lobby in the center of the first floor. Ornamental molded plaster festoon and cartouche designs embellish the entrance in the upper corners. Flanking the entrance, two large molded plaster wreaths encircle the letter “H” which honors the name of the building’s first owner and originator, Levi W. Hutton. The lobby retains some original features, including a 12-foot-high ceiling; a built-in wooden bench seat with wood panels, scroll-sawn arms, and an arched mirrored back; and a wood

³ Spokane County Tax Assessor Records. Spokane County, Spokane, WA.

staircase. The staircase is anchored to the floor by a thick square Newel post, and features a closed stringer with a paneled wainscot and a wooden turned-post balustrade. Two contemporary elevators are located on the east wall. A circa 1950s brass mailbox is located between the elevators and extends behind and up through the wall to the seventh floor, producing a convenient seven-story mail drop for building tenants. An arched doorway opens from the north wall into a commercial bay which is occupied by a coffee shop. Except for the original wood plank fir floor, the commercial bay retains no original historic features. Including the coffee shop bay, there are eight total commercial bays on the first floor which have been remodeled several times over the years and no longer retain any historic design, fabric, or finish. Like the first floor of the building, floors two through seven have also been extensively remodeled through the years and no longer retain any original design, fabric, or finish. Hallways on the second through seventh floors run north and south with spurs that run east between the light wells. The hallways are nine to ten feet wide and provide an access to business offices which line the interior perimeter of the building. In addition to office space, each floor also has lavatories for men and women, general storage and mechanical rooms, two elevators, a brass mailbox with a glass-encased chute that descends to the first floor, and a wood staircase. Like the staircase in the first-floor lobby, the hallway staircases on floors two through seven have a similar design with a square Newel post, turned-post balusters, and a closed stringer with paneled wainscot. In contrast to the first-floor lobby, the original ceiling heights above the first floor have been reduced to seven or eight feet with false ceilings made of acoustical tiles. Floor surfaces are covered with wall-to-wall carpet in most areas; bathrooms have glazed ceramic tile floors. The only original fabric and design on floors two through seven are retained in the wood staircases. The Hutton Building has a basement which is made of three to four-foot-thick basalt rock walls. The basement is unfinished with poured concrete floors, storage rooms, and mechanical areas.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The original appearance and design of the Hutton Building is pictured in a photograph taken in circa 1907-1908 just after construction of the building was completed.⁴ The photograph reveals that the original Hutton Building was four stories in height with commercial bays at the first floor and symmetrically placed rectangular windows at the second, third, and fourth floors. The roof was articulated with a coped parapet which was embellished with a stepped design at all four corner of the building. Below the parapet was a deep cornice with prominent modillions and massive sculpted stone brackets. The exterior of the building was clad with light-colored face bricks. The commercial bays at street level featured tripartite transoms over each bay with small multi-paned glazing (probably with leaded muntins) and large plate-glass display windows which flanked center canted entrances at each bay. The photograph also pictures fabric awnings suspended over some of the street-level display windows and also over upper windows. As depicted in the photograph, a formal front entrance was located in the center of the west façade and was flanked with round fluted engaged columns which were capped with

⁴ Northwest Museum of Arts & Culture archive photo L94-19.194.

Ionic capitals. A paneled frieze and balconette were located above the columns and front entrance. The frieze band held name and date plates with the words “HUTTON BUILDING” and “MCMVI” (1906). The trim and decorative embellishment on the building provide a contrast to the light-colored face brick wall cladding and appear to be made of a darker colored terra cotta.

In 1910, three more stories were added to the top of the building, resulting in seven stories in the Hutton Building.

The addition was accomplished by the following procedure: the original cornice and window arches on the top story were removed. Two stories were added with appearance identical to the two below them. The original cornice and window arches were replaced on the top of the new sixth floor, and a seventh floor was added with anew, smaller cornice. The original parapet was then replaced on the top of the building. Where stone bracket detailing had been removed from the original cornice at the top of the fourth floor, sculptured stone lion heads were inserted into the holes in the brick. The overall effect is that of a unified seven-story office block with only a slight variation in brick color at the fifth floor line as evidence that an addition was ever placed on the building.⁵

Photographs from 1928 picture the added stories along with the original commercial storefront designs as depicted in the earlier circa 1907-1908 photograph.⁶

The Hutton Building today retains much of the original appearance pictured in the 1928 photographs after the additional three stories were added for a total height of seven stories. Differences include modifications which have been made to the street-level storefronts at the front of each commercial bay during the 1950s through the 1990s. The interior of the Hutton Building has also been modified several times during the last ten decades to accommodate various tenants who leased space in first-floor commercial bays and in second, third, fourth, fifth, sixth, and seventh-floor offices.

Modifications made to the Hutton Building include:

- | | |
|-------|---|
| 1910 | Three stories were added to the top of the building. |
| 1950s | First-floor storefronts and commercial bays, and lobby and elevators remodeled. |

⁵ Rundquist, Timothy L. *Hutton Building National Register Nomination*, 1983. Spokane City/County Office of Historic Preservation, Spokane, WA. section 7:1.

⁶ Northwest Museum of Arts & Culture archive photos L87-36392-28 and L87-1.36452.28.

- 1979* New boiler installed, replacing the hook-ups to the City's central steam heat system.
- 1989* First-floor storefronts, lobby, elevators, and all upper floors were remodeled inside and out, including plate-glass fixed sash windows on floors two through seven. Building was power-washed and sandblasted which unfortunately removed some of the glazing (terra cotta) which covered sandstone ornamentation on the building (see the front name panel and brackets over the front door).
- 1990s-2006* Interior remodels to commercial bays and upper-floor offices.

Although the Hutton Building has been remodeled several times from 1910 to 2008, it continues to retain excellent exterior integrity in original location and association as a commercial office building built in the early 1900s in Spokane, and good to excellent integrity in original exterior design, materials, and workmanship.

Areas of Significance	Architecture, Social History, Commerce
Period of Significance	1907-1958
Significant Dates	1907, 1910
Built Date	1907
Architects	J. K. Dow and C. Z. Hubbell (Dow & Hubbell Architects)
Builder	Unknown

STATEMENT OF SIGNIFICANCE

Summary

Built in 1907 and enlarged with three additional stories in 1910, the Hutton Building is a fine depiction of the Commercial style with Beaux Arts-style influence. Designated a historic landmark in Spokane, WA, the Hutton Building was individually listed on the National Register of Historic Places in 1983, and as a contributing historic resource in the East Downtown [Spokane] National Register Historic District in 2003. The property towers over surrounding commercial business blocks as a prominent seven-story office building, brandishes its name in a front-entrance sandstone name panel that says, "HUTTON BUILDING," and was constructed for Levi W. Hutton and his wife, May Arkwright Hutton, two of the most active politicians, civic benefactors, and social reformers to live in early 20th-century Spokane. Flush with millions of dollars from hard work and lucrative stakes in the famed Hercules Mine in Northern Idaho, the Huttons permanently relocated to Spokane where they built the Hutton Building in 1907, the Hutton House in 1914, and the Hutton Settlement in 1919, the later an award-winning progressive orphanage still modeled today.⁷ In anticipation of her new home in the Hutton Building, May Hutton announced the property's fourth-floor penthouse would have nine elegant rooms which "will be in the nature of apartments and will be as luxuriantly furnished as any that can be found west of the Rocky Mountains. No cost will be spared."⁸ This proved true when project costs and construction totals exceeded a reported \$300,000.⁹ Levi & May Hutton embraced Spokane and became leaders in movements for political, social, and labor reform throughout the city and state. May Hutton was the first female candidate to run in the Idaho legislature in 1904, the first woman delegate to the Democratic National Convention in 1912, and was credited as one of the most influential women to spearhead the women's suffrage movement in Washington. May Hutton's efforts resulted in the right for women to vote in Washington State, and eventually led to the enactment of the 19th Amendment to the U.S. Constitution, guaranteeing voting rights for all women throughout the country. Levi & May Hutton lived in the fourth-floor penthouse of the Hutton Building from 1907 through 1914 during which time they headquartered their political, philanthropic, and

⁷ Woo, Eugenia. *East Downtown National Register Historic District Nomination, 2003*. Spokane City/County Office of Historic Preservation, Spokane, WA, pp. 7:35-36.

⁸ Montgomery, James W. *Liberated Woman: A Life of May Arkwright Hutton*. Spokane: Gingko House Publishers, 1974, p. 95.

⁹ Rundquist, p. 8:1.

reformation activities. They conferred with Susan B. Anthony and Dr. Anna Howard on suffrage issues and planned strategies with union organizers such as Samuel Gompers. “Senator William Borah was persuaded to run for the U. S. Senate by May Hutton and kept his office in the Hutton Building for his entire tenure in office. While living in the Hutton Building, May single-handedly brought about reform in the [Spokane] City jail, the [Spokane] County Poor Farm, and the Home for Unwed Mothers.”¹⁰ Her activities while residing in the Hutton Building are significant because she died a premature death one year after she and Levi moved from the Hutton Building to the Hutton House. May’s untimely death thus ended the active benevolent and social reform work that she and Levi Hutton accomplished as a couple. The Hutton Building was designed by Dow & Hubbell, a prominent early 20th-century architectural firm in Spokane. John K. Dow was the principle designer of the four-story 1907 Hutton Building while Clarence Hubbell designed and supervised the building’s three-story addition in 1910. During its period of significance from 1907 to 1958, the Hutton Building achieved importance in the area of “architecture” as a fine example of the Commercial style, as a representation of the work of Dow & Hubbell architects, and for its association with Levi & May Hutton. Historically and architecturally significant, the Hutton Building is nominated to the Spokane Register under Categories B and C.

HISTORIC CONTEXT

East Downtown National Register Historic District

The East Downtown National Register Historic District is located at the eastern edge of Spokane’s central business district. The district and much of Spokane developed as a direct result of the extrapolation of the area’s natural resources and the storage and transportation of those resources to market via railroads. The city’s population increased quickly from 1900 to 1910, more rail lines were built, and Spokane became one of the Northwest’s most active railroad hubs, and the largest city between Minneapolis and Seattle.

According to the National Register nomination, most of the built environment in the historic district is demonstrated by two property types—warehouses and single room occupancy hotels—with additional property types in the district built as commercial buildings, apartment/hotels, depots, garages, and dance palaces. During the late 1880s-90s and the early 1900s, Spokane attracted talented architects and the city was well-known throughout the country as a “place with significant architecture.”¹¹ The Hutton Building was applauded in the following notation:

The September 1908 issue of *The Western Architect* was devoted entirely to Spokane. It marveled at the growth of the city, its prosperity, and architecture, describing it as “the best built modern city on the continent.” Four buildings from the East Downtown Historic District—the Hutton

¹⁰ Rundquist, pp. 8:1-2.

¹¹ Woo, p. 8:2.

Block, Spokane Club [Legion Building], Holley-Mason Hardware Building, and Home Telephone Building—were pictured in the publication. It is the combination of more prominent buildings such as these that...give the district its character.¹²

According to Spokane County Tax Assessor records, the Railroad Addition in Spokane was platted in 1881. The town of Spokane at that time was characterized by a few houses, mills, and buildings which were erected around the intersection of Spokane Falls Boulevard and Howard Street, four blocks northwest of the present Hutton Building site. In 1884, the city block was undeveloped except for a frame house located adjacent east of the Hutton Building site. In 1890-91, a one-story frame building in use as a “meat market” was located on the Hutton Building site at the southeast corner of Sprague Avenue and Washington Street.

The Hutton Building

In 1905, Levi W. Hutton and his wife, May Arkwright Hutton, purchased Lots 1 and the west half of Lot 2 on Block 11 in the Railroad Addition where the meat market had been. They commissioned Spokane architect, John K. Dow, to design a four-story commercial office building with a fourth-floor penthouse, which was to be the Hutton’s home. A 1906 *Spokesman-Review* newspaper article made the following anticipatory report:

Workmen started on the foundation for the Levi Hutton building on the east side of Washington Street... The structure will be 75 by 155 feet, the widest part facing Washington Street, and will be either four or five stories in height [with] tile, steel, stone, and brick entering into the construction. The front will be ornamental, the interior being finished in natural wood and marble. It will be as near fireproof as it is possible to make it.¹³

The building was finished in 1907 with commercial bays on the first floor and offices in the upper three floors. The second floor was home to the Chamber of Commerce, the third floor was leased as offices, the northeast section of the fourth floor was occupied by federal courts, and the southwest portion of the fourth floor was designed as an elaborate nine-room penthouse for Levi & May Hutton. In 1910, three more stories were added to the top of the building to accommodate the need for additional office space. The total construction cost for the building was reported at \$300,000.¹⁴

Unlike some buildings in Spokane which languished with multiple vacancies during the 1970s and 1980s, the Hutton Building has seen a century of continual use since it was constructed in 1907. Just after the building was built, the northwest corner of the first floor was leased by Spokane Trunk & Grip Company. Robert B. Hyslop, author of

¹² Ibid, p. 8:2.

¹³ “Workmen Start on Base.” *Spokesman-Review*, 26 April 1906, 8:2.

¹⁴ Rundquist, p. 8:1.

Spokane's Building Blocks, remembered the site was called "Alligator Corner" due to the fact that behind the display windows was located a long glass tank which held live baby alligators. Leonard's Radio Shop occupied the next east bay on West Sprague, and by 1928, "Alligator Corner" had been replaced by Joyner's Drugstore. The Dixon Shoe Company, whose president was Levi Hutton, was located at 7 S. Washington in a shop called the Regal Shoe Store, and W. O. Scheuer sold cigars at his stand in the lobby of the building. A variety of businesses have occupied the commercial bays in the building along Sprague Avenue and Washington Street at different times from 1907 to today. These include a floor covering/carpet store, a linoleum shop, audio visual/motion picture consultants and supplies, a real estate company, an insurance company, a print shop followed by a photocopy store, and a beauty shop called "Lookin Good Cosmetics & Hair Design."¹⁵ Inland Stamp Works made and sold rubber stamps in the building at 17 S. Washington for more than 10 years in the 1920s and 1930s, and the National Cash Register Company occupied the bay at 11 S. Washington Street throughout the late 1950s. General Electric X-Ray Corporation followed the stamp company, and Pacific Northwest Bell's employment office followed the cash register company. The 1960s and 1970s saw adjacent commercial spaces leased by copy centers, government agencies, and the American Heart Association. By the 1990s, an architectural bookstore and a cell phone company were the only two businesses leasing ground-floor commercial space in the Hutton Building. Currently, the bay next north of the front entrance is occupied by Cabin Coffee, and a bay along Sprague Avenue is occupied by the AIA Bookstore (Association of Independent Architects). The other commercial bays are currently vacant.

With more than 20 offices on each floor, the upper floors of the Hutton Block have been continually leased for 100 years by mostly the same type of businesses: Federal, State, and local government agencies, construction and architectural firms and consultants, and law offices, accounting firms, and insurance companies. For example, the well-known Spokane architectural firms of Whitehouse & Keith and Whitehouse & Price maintained offices in the building for a number of years. Other miscellaneous businesses have come and gone from the upper floors such as "sani-practice" and "drugless" physicians, fuel companies and oil dealers, a title/escrow company, property management companies, grain and flour buyers, wholesale furniture dealers, the Washington Pine Box Company, Avon Products, and Kelsey-Baird Secretarial School. During the 1960s, Safeway Foods leased the entire second floor, and by 1980, they occupied a commercial bay on Washington Street and the second and third floors of the building. Current leaseholders include business offices, real estate developers, and professional consultants.

Levi & May Hutton lived in the fourth-floor penthouse from 1907 to 1914. In 1914, they moved out of the penthouse and into a single-family home at East Seventeenth Avenue & South Crestline Street adjacent to Lincoln Park in southeast Spokane. After the Huttons

¹⁵ Polk, R. L. *Spokane City Directories, 1907-2008*.

vacated the penthouse, it was used as an office for Levi Hutton and later for the administrator of the Hutton Estate.

In 1979, the Hutton Building and most of the block on which it is located was sold for \$1.5 million to Wayne Guthrie, former Spokane city councilman and owner of Pacific Security Company Inc. In 1989, the Guthrie family and Pacific Security Company renovated the interior of the building, exterior windows at the second through seventh floors, and first-floor commercial bays for a total of \$2 million. In 2001, the building was sold to Selkirk Trading LLC for \$3.5 million.¹⁶ As a testament and demonstration of the financial and commercial stability of the Hutton Building, the property has had only four owners in the last 100 years and has achieved significance in the area of “commerce.”

HISTORIC SIGNIFICANCE

Category B

Under Category B, “properties may be eligible” for the Spokane Register of Historic Places “if they are associated with the lives of persons significant in our past.”¹⁷ The Hutton Building is historically significant for its association with Levi & May Hutton, two of Spokane’s most celebrated social reformers, political activists, civic benefactors, and business leaders. Their contributions led to long-range social reform in city jails, area “poor farms,” the establishment of women’s and children’s homes, and most particularly in the suffragette movement in Washington, Idaho, and California. Their impact is far-reaching and long-lasting as evidenced by the strength of the Hutton Settlement, a model orphanage in Spokane, and the right to vote which was given to all women in Washington State. During the time they lived in the Hutton Building from 1907 to 1914, Levi & May Arkwright Hutton were a driving force in city and state social reform and suffragette movements, and entertained powerful leaders and political dignitaries who were instrumental in helping them win their causes. This time period illustrates the zenith of their career as a couple,¹⁸ and helps establish their historic association with the Hutton Building and its importance in the area of significance called “social history.”

Levi W. Hutton and May Arkwright Hutton

Levi W. Hutton was born on an Iowa farm, orphaned at age six, and worked his way west to Montana when he was 19. He learned to drive a steam locomotive, was promoted to locomotive engineer in 1887, and was responsible for running an ore freight train on the Burke-to-Wallace, Idaho run in the then developing Coeur d’Alene mining district.

May Arkwright Hutton was born in 1860 in the small coal-mining community of Washingtonville, Ohio. As an illegitimate child abandoned by her parents at an early

¹⁶ Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

¹⁷ National Register Bulletin #15. Washington DC: National Park Service, p. 14.

¹⁸ May Arkwright Hutton died in 1915.

age, May was taken out of school to care for her blind grandfather. Instead of playing with dolls and other children, May accompanied her grandfather to the public square where they listed for hours to open-air evangelists, soap-box orators, and would-be politicians. She worked hard and developed an interest in politics, especially in the national suffrage movement and in the unemployed and disadvantaged people who came in droves to hear the free lectures. May grew up fast and in 1883, joined 40 men, women, and children from the Ohio coal mines, and traveled to the Coeur d'Alene, Idaho mining country where there were several booming mining camps. She opened a small boarding house and dining room for miners in what is now Kellogg, Idaho, and met Levi Hutton. Within a year, they were married. They worked hard and invested their earnings and free time, procuring mining interests and working claims in the Hercules Mine. In 1901, a blast of dynamite was exploded in the Hercules mine, uncovering one of the world's largest and most lucrative veins of silver and lead ore ever found. The Hutton's 3/32nd interest made them overnight millionaires. In 1907, they left Idaho and settled in Spokane where they built the Hutton Building. They moved into their luxurious penthouse suite in the building's fourth floor and began concentrating on causes sacred to them. Both Levi and May were politically and socially active in Spokane. May served as president and director for various organizations, including homes for unwed mothers, children's homes and orphanages, and charity clubs. She organized "Spokane Women for World Peace" and offered financial and social services to union workers, abandoned women and children, and anyone in need of help. May's most significant contributions were in politics. She spearheaded women's suffrage in Washington, Idaho, and California, and in 1910, May's hard work paid off when women were granted the right to vote in the State of Washington. A decade later, all women in America were guaranteed the right to vote when the 19th Amendment to the United States Constitution was ratified in 1920.

While they lived in the Hutton Building for seven years and later, in the Hutton House for less than a year, Levi and May Hutton worked as civic benefactors, city philanthropists, and reformers for their causes. They entertained such luminaries as Idaho Senator W. E. Borah, Washington State Senator C. C. Dill, and women suffragettes. They also began making plans for a dream they both shared—the construction of a state-of-the-art orphanage in Spokane.

Levi & May Hutton's time to champion public social reform was cut short when May died a premature death on October 6, 1915. During the eight years she lived in Spokane, it was said that May gave over \$450,000 to charity. She was described by historian James Montgomery in his book, *Liberated Woman*, as one of the "most important women east of the Cascades and, in many ways, the most important woman in Washington State."¹⁹

¹⁹ Montgomery.

After May's death, Levi Hutton set his cap towards establishing the Hutton Settlement, his most passionate pursuit. When the orphanage opened in 1919, it was described as one of the finest in the country, a model accomplishment. Levi Hutton also invested in the construction of the Liberty Theater and the City Ramp Garage in downtown Spokane. He died in 1928, leaving his entire estate to the Hutton Settlement. It was said that Levi, like May, "left the world better than [when] he found it."²⁰

ARCHITECTURAL SIGNIFICANCE (*Category C*)

Under Category C, "properties may be eligible" for the Spokane Register of Historic Places "if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values..."²¹ The Hutton Building is architecturally significant as a fine example of the Commercial style with Beaux Arts-style influence, and as an example of the work of Dow & Hubbell, prominent Spokane architects.

The Commercial Style (1875-1915)

The Commercial style is described by university professor and architectural historian, Marcus Whiffen, in his book, *American Architecture since 1780: A Guide to the Styles*:

Commercial Style buildings are of five to sixteen stories with straight fronts, or slight central projections at most, flat roofs, and level skylines. The character of their facades derives from the fenestration, to which any ornament—often there is none—is altogether subordinate. The pattern is often entirely regular...the windows themselves are rectangular. The total area of glass normally exceeds that of the brick or other structural or facing material, with the result that walls have a skeletal appearance even when the building is not of frame construction. A fairly even balance is maintained between the vertical and horizontal lines. A cornice of moderate projection is the commonest upper termination of the façade.²²

In the Commercial style, large display windows usually occupied the ground floor while upper windows were arranged in a symmetrical fashion to illuminate floors of identical offices. Most building facades were plain but some buildings were embellished with ornamentation borrowed from Richardsonian Romanesque, Gothic Revival, or Beaux Arts traditions. Most Commercial style buildings were divided into three vertical parts: a "base" (ground floor), a "shaft" (middle portion), and a "top or crown" (terminating cornice and parapet). The base included one or two stories at grade, the shaft comprised the four or more floors between the base and the crown, and the crown included frieze, cornice, and parapet elements. The base usually consisted of display windows which illuminated merchandise bays, the shaft was emphasized by vertically inset piers or bays

²⁰ Ibid, p. 132.

²¹ *National Register Bulletin #15*. Washington DC: National Park Service, p. 17.

²² Whiffen, p. 185-86.

and symmetrical fenestration patterns, and the crown was most often distinguished with an elaborate projecting terra cotta cornice. Interior floor plans consisted of commercial bays on the first floor, identical offices around the perimeter of the building on the upper floors, and perhaps a penthouse apartment or meeting room(s) on the top floor(s).

The Hutton Building was built in 1907 during the time period attributed to the Commercial style. The building's construction illustrates then state-of-the-art strength and fireproof qualities found in the structure's steel-reinforced brick masonry walls. The building's design reflects the base, shaft, and crown designs characteristic of the Commercial style, and symmetrical fenestration belies the Hutton Building's designed use as commercial office space. Symmetrical fenestration patterns are also a defining feature of single room occupancy hotels but in the case of the Hutton Building, historic documentation of the property's planned and actual use over the last century proves that it was built to hold commercial offices rather than single occupancy hotel rooms.

Beaux Arts Style (1885-1930)

As with most Commercial-style buildings, the Hutton Building reflects a plain façade with subordinate embellishment. The embellishment that is present, however, is prominent and depicts influence from the Beaux Arts style (French for "fine arts"). Identifying features of the Beaux Arts style include wall surfaces with decorative garlands, swags, floral patterns, festoons, shields, cartouches, brackets, and sculpted relief; pilasters or columns which are usually paired with Ionic or Corinthian capitals; masonry walls of smooth light-colored stone or brick; and a symmetrical façade. Architectural historians, Lee & Virginia McAlester, claim that with the Beaux Arts style, front entrances with "classical columns are common. Cornice lines are accented by elaborate moldings, dentils, and modillions. Roof-line balustrades and balustraded window balconies are common, as are elaborated window crowns and surrounds."²³

The Hutton Building exhibits influence from the Beaux Arts style with exterior ornamentation depicted in two prominent projecting cornices with dentil and modillion courses, massive decorative sculpted sandstone/terra cotta brackets, and a festooned parapet. Sculpted terra cotta panels with festoons and wreaths vertically separate windows at the northeast, northwest, southwest, and southeast corners of the building. Sculpted chained lion's heads are also located at the four corners of the building at the fourth floor. Sixth-floor windows are emphasized with arches, keystones, and upper-corner quoins, and all upper-story windows are capped with keystones and upper-corner quoins. Further Beaux Arts influence is found in the building's symmetrical façade (west face), smooth light-colored pressed face bricks, and a center formal front entrance. With Beaux Arts-style features, the front entrance is defined with two pairs of fluted columns with Ionic capitals and a balustraded balconette above the columns and over the entrance. All of the decorative ornamentation on the Hutton Building is made of sandstone and terra cotta (glazed sandstone).

²³ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, pp. 379-80.

John K. Dow, Architect (1861-1961)

John K. Dow was born and raised in Minnesota. Along with other prominent and skilled architects, he arrived after the “Great Fire of 1889” destroyed over 30 city blocks in downtown Spokane. He practiced in the area for 48 years both solo and in concert with other architects. For short periods of time, he formed partnerships at different times with prominent Spokane architects, Loren L. Rand, and Clarence Z. Hubbell. Rand & Dow designed the Masonic Temple, Bennett Block, and Tidball Block, and Dow & Hubbell designed the Spokane Club/American Legion Building, Paulsen Building, Sellars/Jensen Byrd Building, and the Hutton Building. Working alone, Dow was responsible for the Bump/Carlyle Hotel, Empire State/Great Western Building, Mohawk Building (demolished), and Westminster Congregational Church and Grace Baptist Church. He also designed the Paulsen Mansion on East 13th Avenue.

Clarence Z. Hubbell, Architect (1869-1919)

Clarence Hubbell came to Spokane in 1900 after he studied at the Art Institute of Chicago in his native state of Illinois. In Spokane, he worked with master architect, John K. Dow, and later became his partner from 1904 to 1910. As mentioned above, Dow & Hubbell designed some of Spokane’s most architecturally prominent buildings. At the Hutton Building, Hubbell was responsible for designing the three-story addition which was constructed in 1910. His work earned him a glowing accolade from Timothy Rundquist, a later architect who recognized Hubbell’s excellent work at the Hutton Building. “The building as originally built in 1906-07 was a four-story block. It was, however, built on an oversized foundation, and in 1910 three more stories were added... The overall effect is that of a unified seven-story office block with only a slight variation in brick color at the fifth floor line as evidenced that an addition was ever placed on the building.”²⁴

Of Dow & Hubbell’s commercial buildings, the Hutton Building and the Spokane Club/American Legion Building are most like each other. They are located two blocks from each other and are both individually listed on the National Register of Historic Places and as contributing historic resources in the East Downtown [Spokane] National Register Historic District. They share early 1900 built dates (1907 and 1901 respectively), height, scale, bulk, minimal sidewalk setback, prominent downtown corner intersection building sites, primary west-facing facades, center front entrances with balconettes, paired columns with capitals, light-colored smooth pressed face bricks, prominent cornices, applied sculpted terra cotta ornamentation and brackets, symmetrical fenestration patterns, and historic use documentation indicative of multiple interior offices. Differences occur with roof types: the Hutton Building has a flat roof with a shaped parapet while the Spokane Club/American Legion Building has a very French Renaissance-inspired steeply pitched hip roof with steeply pitched and round barrel dormers.

²⁴ Rundquist, p. 7:1.

Summary

The Hutton Building achieved architectural significance from 1907 to 1958 in the area of “architecture” as a fine example of the Commercial style with Beaux Arts influence, and represents the work of master architects, John K. Dow and Clarence Z. Hubbell. The property is historically significant in the areas of “commerce” and “social history” for its association with Levi & May Arkwright Hutton, two of Spokane’s most gifted and talented pioneers of labor and social reform, political causes, and the suffragette movement during the early 1900s in Spokane, WA. While living in the Hutton Building in their fourth-floor penthouse, the Hutton’s impact in Spokane rose to a pinnacle of their success as a couple whose contributions towards the betterment of society continues to be enjoyed today. Historically and architecturally significant, the Hutton Building is nominated to the Spokane Register of Historic Places under Categories A and C.

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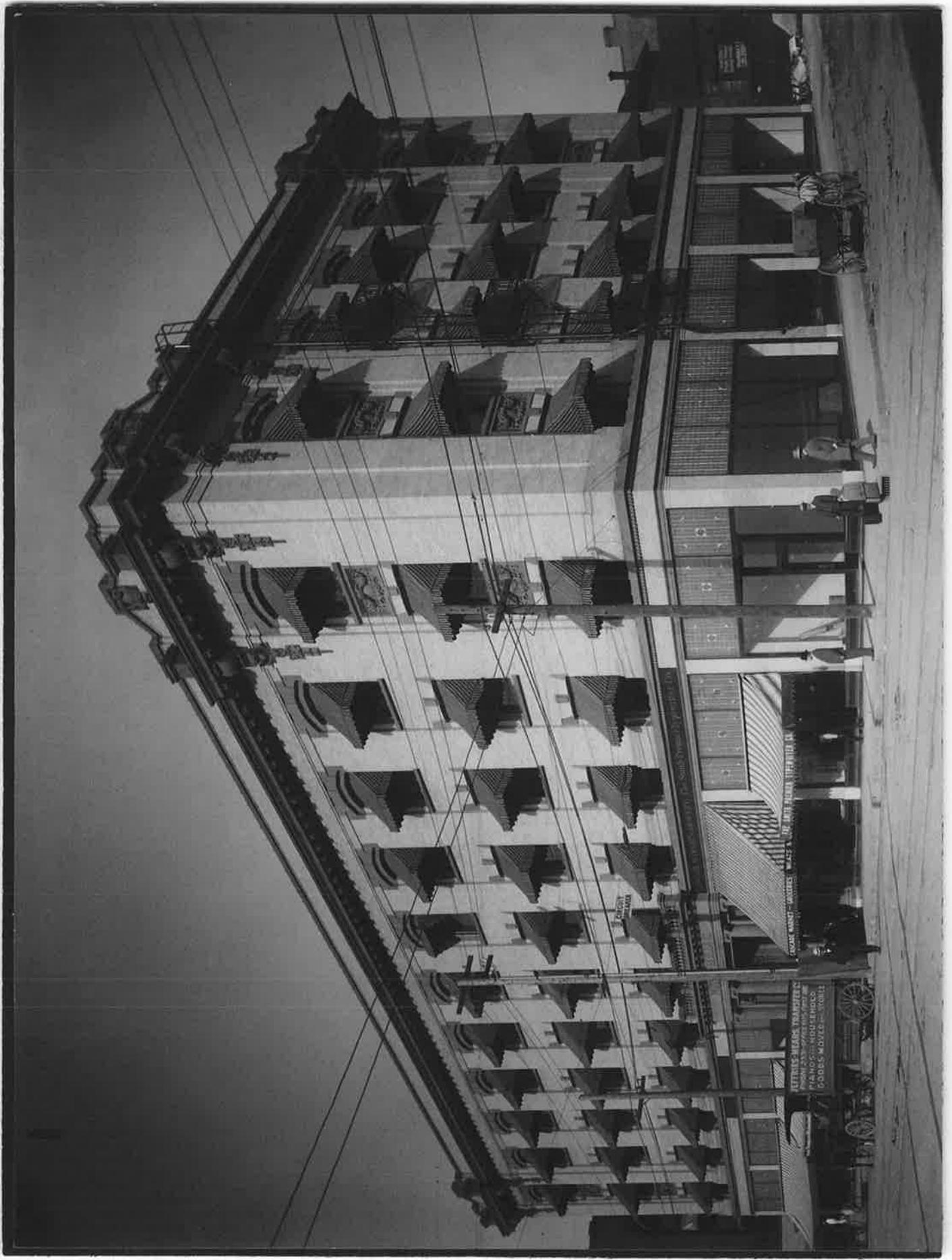
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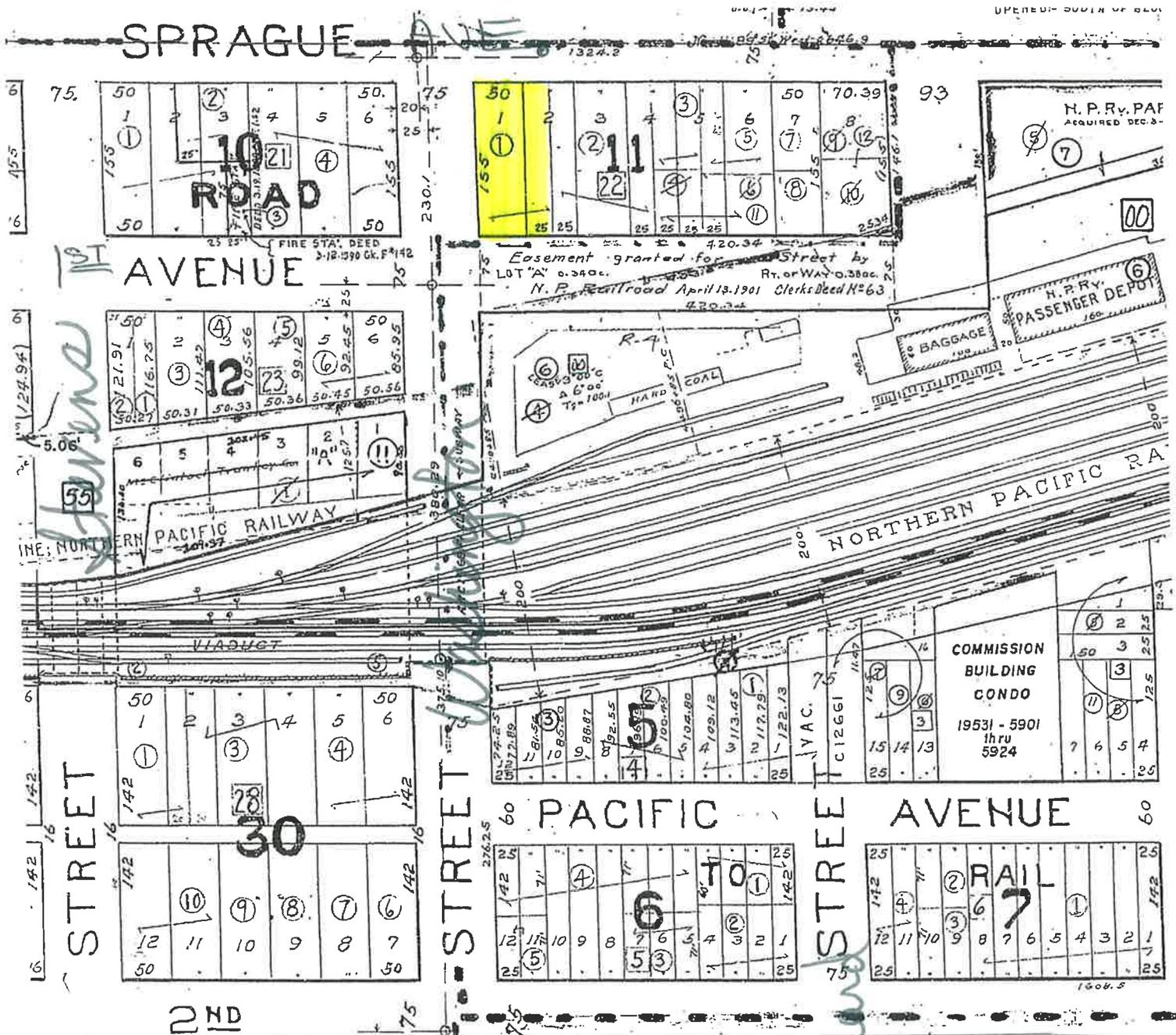
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JOYNER'S ORIGINAL



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HUTTON BLOCK **Section 10**

Spokane City Plat Map 2008 plat map



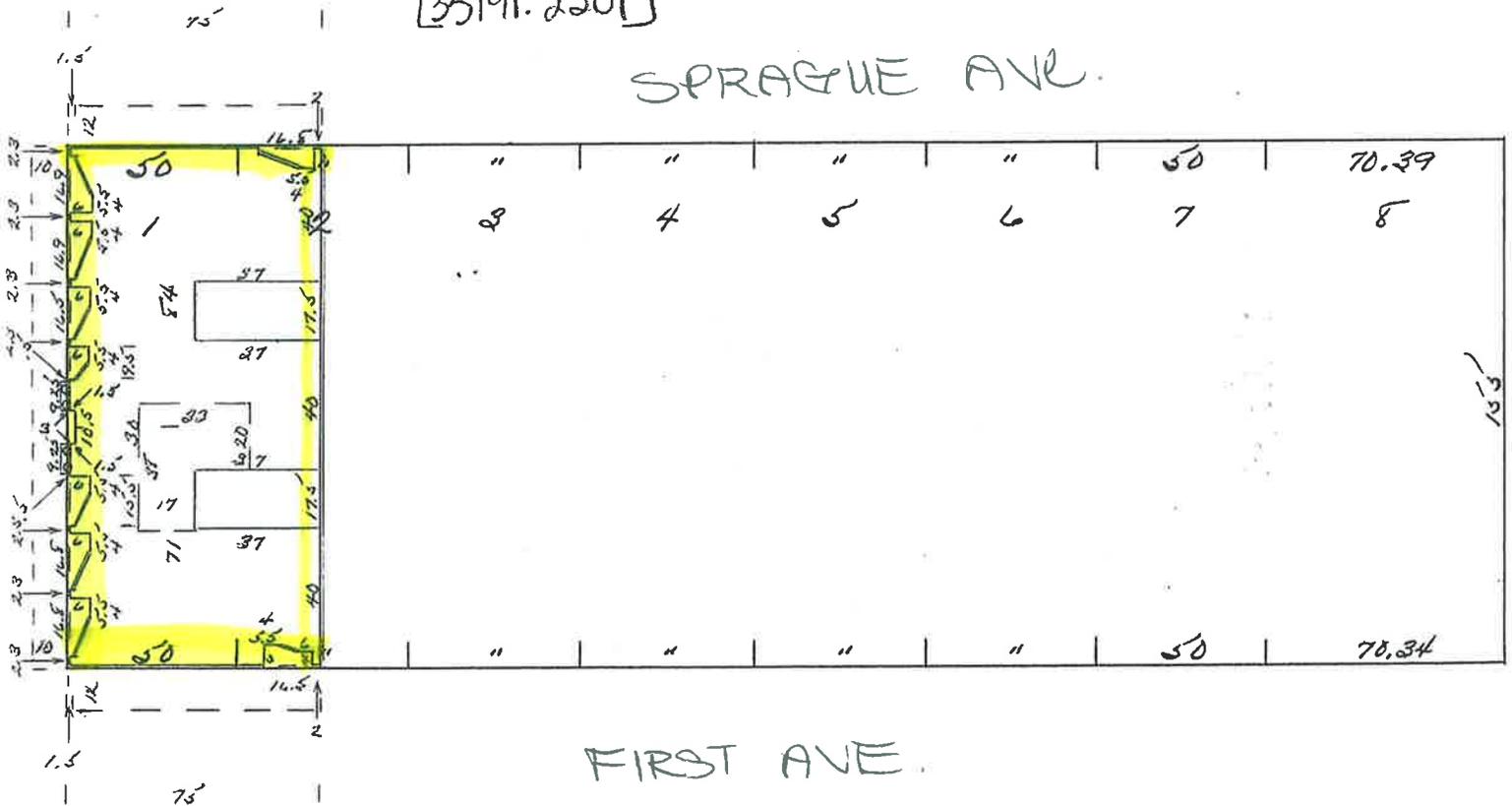
Spokane City/County Register of Historic Places Nomination Continuation Sheet
HUTTON BLOCK **Section 10**

Site plan

Spokane County Assessor Records, site plan for property.

NORTH ↑

[35191.220]



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HUTTON BLOCK **Section 10**

Photos 1 and 2 West façade of building in 2008.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HUTTON BLOCK **Section 10**

Photos 3 and 4 West façade and front entrance in 2008.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HUTTON BLOCK Section 10

Photos 5 and 6 South elevation and southwest corner of building in 2008.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HUTTON BLOCK **Section 10**

Photos 7 and 8 Southwest corner façade in 2008.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HUTTON BLOCK **Section 10**

Photos 9 and 10 East and north elevations at back of building in 2008, and west façade and north elevation in 2008.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HUTTON BLOCK **Section 10**

Photos 11 and 12 Decorative molded concrete detail at front entrance (this was once part of the original front entry before c. 1980s remodel which included the installation of the existing pictured metal and glass entrance system).



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HUTTON BLOCK **Section 10**

Photos 13 and 14 First-floor lobby, looking at north wall (built-in) and at southeast corner (stairs) in 2008.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HUTTON BLOCK **Section 10**

Photos 15 and 16 First-floor coffee shop in commercial bay just north of front entrance. Second-floor hallway, looking north (typical of hallways at floors 2, 3, 4,5, 6, and 7).



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HUTTON BLOCK **Section 10**

Photos 17 and 18 Stairway in first-floor lobby to second floor. Stairway at second floor in hallway.

