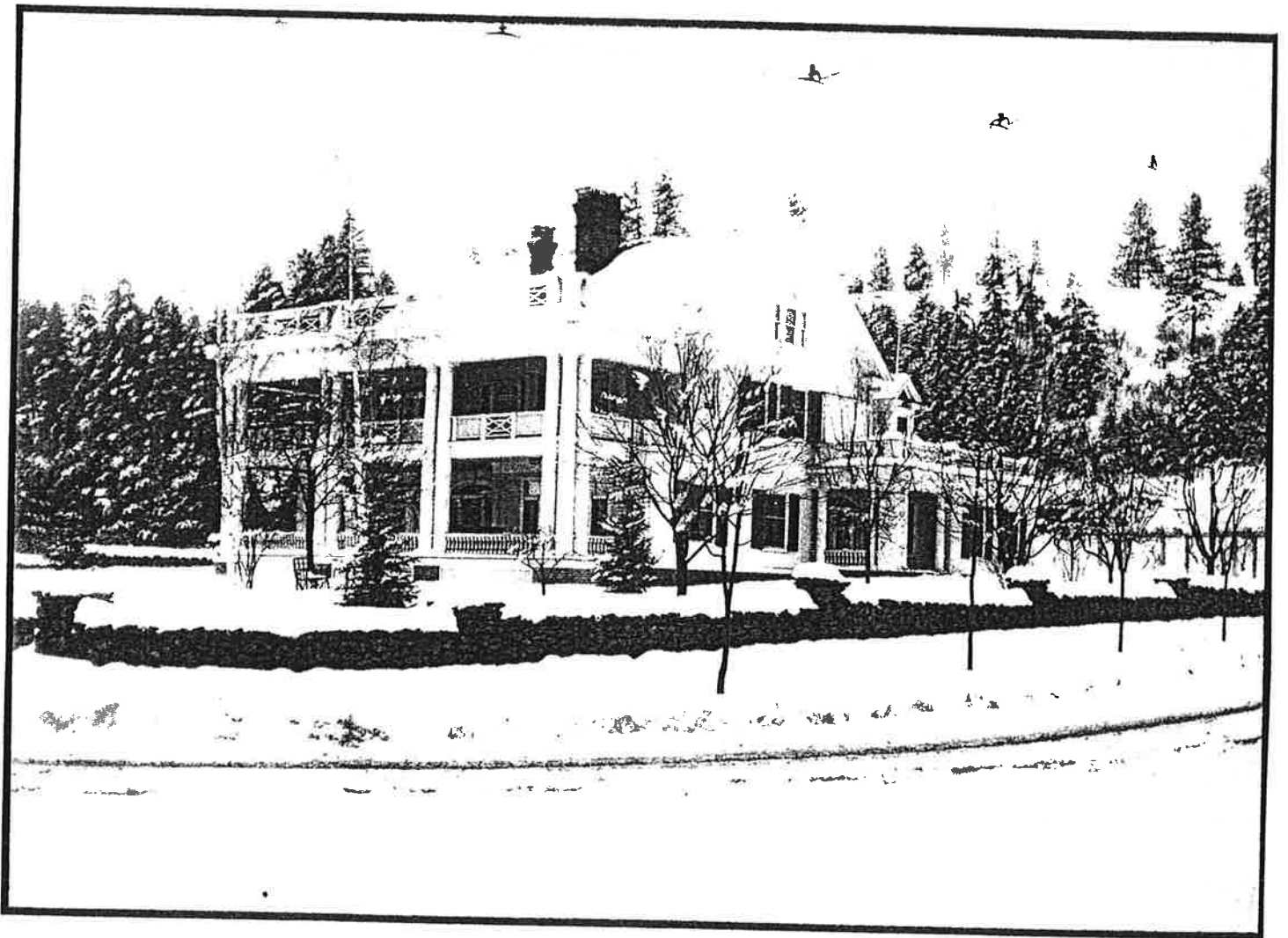


# HUTTON HOUSE

2206 East 17th Avenue  
Spokane, WA

*Built in 1914*  
GEORGE H. KEITH  
Architect



*(Photograph taken in circa-1915)*

# Spokane Register of Historic Places Nomination

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

## 1. Name of Property

Historic Name **HUTTON HOUSE**

## 2. Location

Street & Number 2206 East 17th Avenue  
 City, State, Zip Code Spokane, WA 99203  
 Parcel Number 35281.0310

## 3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input 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 type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<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 Doug and Karen Sonneborn  
 Street & Number 2206 E. 17th Avenue  
 City, State, Zip Code Spokane, WA 99203  
 Telephone Number/E-mail 536-8128

## 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 City of Spokane Historic Landmarks Survey  
 Date Federal\_\_ State\_\_ County\_\_ Local 1979  
 Depository for Survey Records Spokane Historic Preservation Office

*Final Nomination 19 January 2001*

## 7. Description

### Architectural Classification

(enter categories from instructions)

### Condition

- excellent  
 good  
 fair  
 deteriorated  
 ruins  
 unexposed

### Check One

- unaltered  
 altered

### Check One

- original site  
 moved & date \_\_\_\_\_

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

## 8. Spokane Register Criteria and Statement of Significance

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

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

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

## 9. Major Bibliographical References

*Bibliography is found on one or more continuation sheets.*

## 10. Geographical Data

- Acreage of Property 1.45 acres.
- UTM Coordinates Zone 11; Easting 471600; Northing 5276175.
- Verbal Boundary Description Riverview Addition part of L1 B4 north 500 ft of west 1/2 & east 1/2 of Vac Stp 30 ft wide east of adjacent B25 Houghton & Callahan Addition.
- Verbal Boundary Justification Nominated property includes entire parcel and urban legal description.

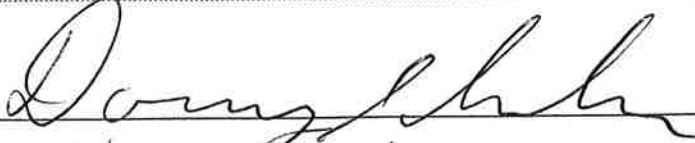
## 11. Form Prepared By

- Name and Title Linda Yeomans, Preservation Planning Consultant
- Organization Historic Preservation Planning
- Telephone Number/E-mail 509-456-3828 or lyeomans@qwest.net
- Street and Number 501 West 27th Avenue
- City, State, Zip Code Spokane, WA 99203
- Date 19 January 2001

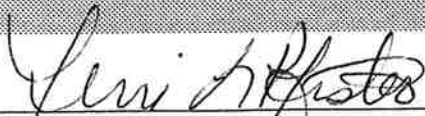
## 12. Additional Documentation

- Map Spokane City/County plat map, 1999
- Photographs and Slides 11 black & white prints; 12 color slides.


13. Signature of Owner(s)

  
Karen B. Sonneborn

14. For Official Use Only:

Date Received: \_\_\_\_\_ Attest: 

Date Heard: 3/5/01 City Clerk

Commission Decision: \_\_\_\_\_ Approved  
as to Form: 

Council/Board Action: Approved Assistant City Attorney


Date: 3/5/01

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

  
**MAYOR, City of Spokane**  
or

\_\_\_\_\_  
**CHAIR, Spokane County Commissioners**

\_\_\_\_\_  
**CHAIR, Spokane City/County Historic Landmarks Commission**



**OFFICER, City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
Sixth Floor - City Hall, Spokane, WA 99201

## **Narrative Description**

### ***Summary Statement***

The Hutton House is one of the finest examples of the Neoclassical architectural style in Spokane. Located adjacent to the west end of Lincoln Park, the house is highly visible at the intersection of East Seventeenth Avenue and a vacated portion of South Crestline Street as the road crests at the top of the hill and jogs around the property. The Hutton House and its one-and-one-half story garage were built in 1914 and are remarkably intact. They retain all seven elements of integrity: original location, design, setting, materials, workmanship, feeling, and association with early Spokane.

### **Current Appearance and Condition**

#### *Site*

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

#### *Exterior*

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

The house features two primary facades--one facing west and one facing north. The west facade and front entrance is considered the home's formal front entry and was designed with its axis aligned to the center of East Seventeenth Avenue. The west elevation features a one-story porch

wing with a turned-post balustrade that surrounds a roof deck. Partially enclosed, the porch wing forms a recessed entrance to the house. Symmetrical window placement and a palladian window in the gable peak accentuate the west elevation of the house. Distinguished as the home's other primary facade, the north face of the house is dominated by a prominent full-width, two-story porch embellished with a roofline balustrade and a lower full-width, single-story porch. The two-story porch is supported by massive Tuscan columns arranged in pairs and groups of three. Doric capitals accentuate the columns. Turned-post balustrades with Chippendale embellishment protect the first- and second-floor porch decks and the roof deck. The east elevation of the house features symmetrically balanced window placement and a one-story *porte cochere* supported by Tuscan columns. The south elevation of the house is dominated by a lower jerkinhead cross gable and asymmetrical window placement. An enclosed porch with a back entry opens from the southeast corner of the house.

### *Interior*

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

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

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

#### *Garage, Trellis, Log House, and Rock Walls*

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

A wood trellis originally created for use as a rose arbor is located west of the Hutton House. It features decorative scroll-sawn rafter tails supported by knee braces. Basalt rock walls surround the house, following the perimeter of the property. Originally constructed when the house was built, the rock walls measure nearly three-feet-high and three-feet-thick. To accommodate a change in grade as the land slopes up from Seventeenth Avenue to a basalt bluff, the rock walls are staggered with massive basalt rock posts that join sections of the rock wall. The posts allow each section of rock wall to be constructed at a different horizontal level as the wall follows the sloped gradient of the land. Hidden by trees and thicket, remnants of a small log cabin are located at the base of the wooded bluff behind the garage at the southern end of the property.

#### **Original Appearance and Subsequent Alterations**

The Hutton House was originally designed and built in 1914 as a one-and-one-half story home with twin gabled dormers joined by a shed dormer. A single-story front porch and roofline balustrade supported by paired Tuscan columns distinguished the home's north facade and Neoclassical style. Within five months after the house was erected, the north face of the home was remodeled and rebuilt. The dormers were removed, the roof enlarged, and a full-width, two-story facade-porch with a roof-line balustrade and a full-width, first-floor porch supported by multiple columns was constructed. The change to the home's facade was originally created to

accommodate a third-floor ballroom. The third floor, however, was never finished and no ballroom was ever constructed.

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



Areas of Significance	Architecture, Social History
Period of Significance	1914 to 1928
Significant Dates	1914
Architect	George H. Keith
Builder/Contractor	P. L. Peterson
Specific Dates	1914

### **Statement of Significance**

#### ***Summary Statement***

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

#### **Historical Context**

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

#### ***The Riverview Addition***

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

Located two-and-one-half miles from the city's downtown central business district, the Riverview Addition formed part of early Spokane's southeast city limit. Although somewhat remote, the area offered affordable lots with mature evergreen trees, abundant wildlife, and incredible viewsheds of the city and northern mountain peaks. The addition's picturesque setting beckoned prospective homeowners to enjoy 'life in the country' while also enjoying city amenities conveniently located in the neighborhood such as Lincoln Park, Franklin School, public transportation, buried sewer lines, electricity, and fresh tap water. By 1930, Lincoln Park was landscaped and the Riverview Addition was fully developed. Distinguished from other homes by style, size, and setting, the Hutton House is the largest home in the Riverview Addition and is the only Neoclassical style house in the neighborhood.

#### *Levi W. Hutton*

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

#### *May Arkwright Hutton*

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

Lured by enticing tales of lucrative gold fields, May announced her desire to get rich quick. She joined 40 men, women, and children from the Ohio coal mines and journeyed to the Coeur d'Alene mining country where there were several booming mining camps. She opened a small boarding house and dining room for miners near Wardner Junction, Idaho (now called Kellogg) and was immediately successful. One of May's boarders was a young railroad engineer named Levi Hutton. Within a year, May Arkwright and Levi Hutton were married. They moved to

Wallace, worked hard, and invested their earnings and free time in the Hercules and other mines. In 1901, a blast of dynamite exploded in the Hercules Mine and uncovered one of the world's largest, most-lucrative veins of lead.

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

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

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

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

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

May's health began to fail in 1914-1915. Determined to continue her work, she entertained many friends and in July, 1915, hosted a lavish lawn party from her wheelchair for more than 1000 people during the Washington State Federation of Women's Club convention in Spokane.

Less than four months later, May died on October 6, 1915. During the eight years she lived in Spokane, it was said that May gave over \$450,000 to charity, tuning away no one. Perhaps no legend is more enduring in Spokane than that of May Arkwright Hutton. She was described as “the most important woman east of the Cascades and, in many ways, the most important woman in Washington State.” Even her severest critics acknowledged that “she had a way with her, that hosts of people liked her for her directness and point-blank honesty, that she was a born leader, and above all, that she got things done” (Montgomery).

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

#### *The Hutton House*

May and Levi Hutton lived in their penthouse suite in the Hutton Block from 1907 to 1914. In 1913, they commissioned Spokane architect George H. Keith to design their home on East Seventeenth Avenue. They wanted land for a cow and for a garden, and May wanted their house built in a remote part of town away from the city’s socially prominent neighborhoods. She chose a building site at the east end of the East Seventeenth Avenue cable car line where the turn-around was located at the crest of a hill. This way, May reasoned, their friends without carriages or automobiles could ride the cable car to their new home. In addition to their acreage, May and Levi bought land east of their homesite and donated it as Lincoln Park to Spokane. Keith hired contractor P. L. Peterson to build the house and in 1914, the home was completed at a reported cost of \$45,000--an enormous sum of money for that time.

The house was finished, but May was not pleased. She insisted that Keith design an elaborate facade with more columns and opulence than millionaire-miner John Finch’s palatial home in Browne’s Addition. At May’s urging, the entire north facade of the Hutton House was enlarged to grandiose proportions. The one-story porch became a two-story, full-facade porch supported by ten of the tallest Tuscan columns in the city of Spokane. The additional attic space was to be finished as a ballroom. The remodeled Hutton House was a dramatic expression of Neoclassical style and was reminiscent of the elaborate ante-bellum mansions of the Southern United States. The home was featured in numerous newspaper articles and had all the necessary “modern” conveniences for 1914 including concealed radiators, “a stationary vacuum cleaning plant, electric cooking range, laundry with trays, washer, and mangle.” The property also featured a “modern garage...chauffeur’s quarters...a steel and glass greenhouse...and the garage and greenhouse were heated by hot water.” Only the finest attention to detail and the best

craftsmanship was employed in the home's construction. The house was immense with nearly 5000 square feet of interior space, featuring lavish oversized rooms with embossed paper and embossed leather on the walls, nickel-silver and brass Art Nouveau light fixtures and sconces, cut-glass door knobs, exotic mahogany woodwork, a sewing room, a trunk room, and a massive steel vault. The ivory enamel woodwork in May's room shone with a rich hand-rubbed patina and required five coats of paint, two painters, and two-and-one-half months to complete. The Hutton House was heated with coal-fired hot water and featured three fireplaces--with one built of "velvet brick and Minnesota pink sandstone" uniquely located on the front porch.

After Levi Hutton's death in 1928, the house changed hands several times until Doug and Karen Sonneborn bought it in 2000. Karen is an interior designer and civil engineer, and Doug is a specialty contractor who owns and operates Aluminum Products, Incorporated. Committed to the preservation and careful maintenance of the property, the Sonneborns are restoring the house, garage, greenhouse, rock walls, and gardens. Restoration plans for the kitchen and master bathroom were designed by Karen Sonneborn, and the cabinetwork was completed by her son Timothy Stewart, a professional cabinetmaker and millworker.

### **Architectural Significance**

#### *The Neoclassical Style*

The Hutton House is a fine example of the Neoclassical architectural style. The style is an eclectic fusion of Early Classical Revival (1770-1830) and Greek Revival (1825-1860) traditions and was popular in the United States from 1895 to 1950. Identifying features of the Neoclassical style include a two-story side-gabled or hip-roofed house with a prominent facade dominated by a central front entry, symmetrical window placement, and a full-height porch supported by classical columns. The American "City Beautiful" movement, so well expressed at the World Columbian Exposition held in Chicago in 1893, was the catalyst for a widespread revival of interest in classical architecture. The exposition was widely photographed, reported, and attended, resulting in renewed interest in anything classical, and the Neoclassical style became the height of fashion throughout the country.

#### *George W. Keith*

Spokane architect George W. Keith practiced architecture in Spokane from 1908 to 1925. He was responsible for many residential and commercial buildings in the city including the Hutton House, the Manito Masonic building, and the Riblet Mansion. He partnered with noted Spokane architect Harold Whitehouse from 1908 to 1914, and together they created designs for hundreds of Spokane homes.

#### *Compare and Contrast*

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

The Hutton House can be compared to other Neoclassical style homes in Spokane. They include the Armstrong House located at 1022 West Ninth Avenue (built in 1910), the Finch House located at 2340 West First Avenue (built in 1897), and the Morgan House located at 242 East Manito Place (built in 1908). All four homes are excellent examples of the Neoclassical style and were designed by accomplished Spokane architects for prominent homeowners. The Morgan House was designed by George Keith, architect for the Hutton House, while he was in partnership with Harold Whitehouse. All four homes are two-story buildings and feature facades dominated by symmetrically balanced fenestration and porches and/or porticos supported by massive classical columns--a distinguishing element of the Neoclassical style. In contrast to the other three homes, the Hutton House is the only home that features a full-facade porch with a full-width roof-line balustrade, a second-story full-width porch, and a lower, first-story full-width porch.

The Morgan House and the Armstrong House have full-width first- and second-story porches but do not feature roof-line balustrades. The Armstrong and Hutton houses both feature single-story attached *porte cocheres*, and the Finch, Morgan, and Hutton homes all have attached single-story porch wings. While some of the original exterior design and porch wings of the Finch and Morgan houses have been altered or enclosed, the exteriors of the Armstrong and Hutton houses remain nearly unchanged. In addition, the original garage for the Finch House was altered and is now used as a single-family residence. In contrast, the Hutton House garage is unaltered and remains in use as an automobile garage.

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Spokane Register of Historic Places Nomination Continuation Sheet  
**HUTTON HOUSE**

Photos 1 and 2: North facade and northeast corner of house; December, 2000.





Spokane Register of Historic Places Nomination Continuation Sheet  
**HUTTON HOUSE**

Photos 3 and 4: East elevation and southeast corner of house: December, 2000.



Spokane Register of Historic Places Nomination Continuation Sheet  
**HUTTON HOUSE**

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Photos 5 and 6: South and west elevations of house; December, 2000.



Spokane Register of Historic Places Nomination Continuation Sheet  
**HUTTON HOUSE**

Photos 7, 8, 9: North porch & entry, rock wall, garage north facade; 12/2000.



Spokane Register of Historic Places Nomination Continuation Sheet  
**HUTTON HOUSE**

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Photos 10 and 11: First floor hall and stairs; December, 2000.



Spokane Register of Historic Places Nomination Continuation Sheet  
**HUTTON HOUSE**

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Photos 12 and 13: Living room fireplace and butler's pantry; December, 2000.

