

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED SEP 30 1975

DATE ENTERED JAN 1 1975

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Hutton Settlement

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

E. 9907 Wellesley

NOT FOR PUBLICATION

CITY, TOWN

Spokane

CONGRESSIONAL DISTRICT

VICINITY OF

#5 - Honorable Thomas S. Foley

STATE

Washington

CODE

53

COUNTY

Spokane

CODE

063

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input checked="" type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input checked="" type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> PARK
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> PRIVATE RESIDENCE
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> ENTERTAINMENT
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> OTHER: Orphana

**4 OWNER OF PROPERTY**

NAME

Hutton Settlement, Inc., Robert K. Revel, Manager

STREET & NUMBER

Hutton Building, Room 726, 59 Washington Street

CITY, TOWN

Spokane

VICINITY OF

Washington

STATE

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Spokane County Courthouse

STREET & NUMBER

CITY, TOWN

Spokane

Washington

STATE

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Washington State Inventory of Historic Places

DATE

1974

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Washington State Parks & Recreation Commission

CITY, TOWN

Olympia

Washington

STATE

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

---

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hutton Settlement is a complex of buildings on a five acre site nine miles north-east of Spokane. Built as a private orphanage in 1918, this site is part of a property totaling 300 acres on the edge of the Spokane Valley. The orphanage was designed to be as self-sufficient as possible with 140 acres of irrigated land under cultivation and the necessary farm buildings to support a diversified agricultural operation.

The administration building and the residences are arranged around a green in an informal grouping that approximates a crescent. The grounds are immaculately landscaped with a loop road in front of the buildings and an access road in back. Mixed species of evergreen and deciduous trees are planted along the road at the perimeter of the green and between the buildings including varieties of maple, willow and pine. Shrubbery grows alongside the structures -- almost surrounding them.

Power and telephone wiring in the residential complex is underground. These utilities were buried when they were first installed -- reportedly the earliest use of this practice in Eastern Washington.

The architect and the patrons of the Settlement took great pride in the appearance and atmosphere created there. A brochure published in 1925 and probably written with the assistance of the architect (although its authorship is not mentioned) describes the facilities in detail. Beginning with a general description of the intent and scope of the development, the brochure continues with a lengthy discussion of the type of construction and other technical and architectural considerations.

In the planning of the buildings the architects have striven for an air of domesticity and anything that would have a tendency to suggest an institution has been omitted. One of the requirements of the donor was that the Settlement should have a home-like atmosphere. For this reason everything possible has been done to give the Settlement the atmosphere of a home. Its character is suggested by the little reception room in which visitors are received and in the sunny living rooms which are provided in the different buildings. A detail which helps to keep away the institutional atmosphere is the individual heating plant for each building. A central heating plant would have called for a high chimney which might have been a very conspicuous feature of the group . . .

The buildings consist of an administration building and four cottages, two for boys and two for girls; also hog pens, barn, chicken houses, fruit and vegetable drier, root house, pump house, and two farmers' cottages. A concrete swimming pool has also been constructed and during the summer the children may invite their playmates and friends to their swimming parties. . .

The requirements in each cottage plan are practically the same, each plan varying somewhat in general shape to create different interiors and exteriors. The plan of each cottage consists on

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the first floor of a large living room and living porch, matron's sitting room, sewing room, dining room, kitchen, bath and large washroom, together with lockers; on the second floor are bedrooms, matron's bedroom and bath, a large general toilet and one separate bathroom. The attic or third floor is divided into several single rooms [for the older children].

The construction throughout the group is fire proof. The foundations are of concrete and the walls are of hollow clay tile, faced with a tapestry brick. The floor construction is concrete slab, and bears directly upon the masonry walls. All partitions are hollow tile.

The slate roofs are of framed heavy timber construction and the buildings have no exposed woodwork in the way of eaves or other structural members. The roofs are slate of variegated grays, gray-greens and few mottled purple and green. The slate is graduated from a double, one inch thickness at the eaves, up to one-fourth inch at the ridge. The eaves slates start on the brick work which is corbeled out with special long length brick, the ends of which terminate in stone corbels. All combs and gutters are lined with copper.

The windows throughout are fitted with special window adjusters which give 100 percent ventilation. The screens are double hung, and are all inside. The porch floors are laid with red tile.

The interiors throughout are finished in quarter-sawed white oak, stained a silver gray. The floors throughout are oak and maple. A feature of the buildings, particularly the cottage units is the terrazzo stairways. This material was selected because of its great durability, and from the standpoint of sanitation. All angles are coved and the balustrades are solid with handrails attached. . .

The administration building contains the superintendent's quarters at the front, and in the rear the quarters for employees, the kitchen, electric bread bakery . . . . . refrigerating plant for the storage of meats, and making of ice for the entire Settlement, the refrigeration room being about 8 feet by 12 feet in size which supplies ample storage room for all perishable vegetables, butter,

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eggs, etc., a cream separator and churn . . . general sewing rooms, room for relief matrons, a general reception room for the entertainment of guests, and an auditorium with a stage and motion picture booth. The auditorium is used for church and Sunday school services every Sunday, also motion pictures and other entertainments, to which all of the other children in the neighborhood are invited. The auditorium's brick walls and open timber roof make it one of the most interesting details of the Settlement. The tower houses an eight day Howard clock.

The infirmary occupies one wing of the administration building, but is so planned that it is apart from the rest of the building, and is quiet . . . . the infirmary finish of the walls and woodwork throughout the hospital is white enamel and all trim around windows, doors, etc., has been omitted and plaster returns substituted. The angle at the floor is a maple cove and every detail throughout has been well studied for thorough sanitation.

The buildings in the main complex are designed in the Jacobethan Revival style -- then popularly referred to in the Northwest as the "English" style.

Each of the residences is superficially different with variations that are mostly the result of rearranging chimneys, bay windows, dormers and other fenestration. They are essentially rectangular in plan, two-and-a-half stories in height with a hip roof above the basic rectangle. Various gables and minor changes in the roof form are introduced with corresponding projections in the plan. These are in roughly the same position on each building, although with different proportions and details. The total effect of these irregularities also provides variety in the interior spaces.

The administration building is a complicated, rambling one-and-a-half story structure with the taller multi-purpose chapel attached on one end in front. There are three long gable wings and two shorter wings in an informal arrangement that creates a semi-enclosed courtyard. The style is very similar to the residences although, with the exception of the chapel, it is substantially less imposing in its massing.

The farm buildings are about  $\frac{1}{4}$  mile to the north of the residential and administrative complex. They are frame utility structures typical of the period. The barn is 75' x 125' with a gambrel roof and an adjoining silo. It had a capacity of 20 cows and six horses with hay and grain storage in the loft. Two frame houses (now vacant) were provided for the resident farmers on the orphanage staff.

Although presently the farming operation is quite limited, the average yearly production in 1925 was as follows:

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100 tons of hay  
75 tons of silage  
50 bu. of wheat  
300 bu. of oats  
250 bu. of barley  
150 bu. of rye

1,000 sacks of potatoes  
10 tons of tomatoes  
5 tons of cabbage  
10 sacks of dry beans  
20 sacks of onions  
20 sacks of carrots  
20 sacks of beets

300 boxes of apples  
3 tons of prunes  
2 tons of squash  
1,000 pounds of berries

-----  
75 hogs  
250 chickens

## 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1917-1920 BUILDER/ARCHITECT Harold C. Whitehouse/Ernest V. Price

### STATEMENT OF SIGNIFICANCE

Ugliness has been synonymous with orphanages in America; this stereotype has rarely been challenged as well as in the graceful design of the Hutton Settlement. The indomitable spirit of two orphans, May Arkwright Hutton and her husband, Levi Hutton, culminated in the Hutton Settlement, a children's home with grace and beauty to feed children's spirits, accompanied by a homelike atmosphere. The dream was fulfilled by the Whitehouse and Price design of the complex of buildings in Jacobethan Revival Style, presenting the air of a country estate. Innovative in concept, the application was unique in techniques as well, exemplified by the development of the first underground power cables and telephone lines in the Spokane region. Designed for 200 years of use by children, the Hutton Settlement is a product of a dynamic woman and the supportive gentleness of her husband.

May Arkwright was born in 1860 at Washingtonville, Ohio. Illegitimate, May was deserted by her mother at an early age and was raised by her paternal grandfather. Growing up among the coal mines, May Arkwright developed an abiding sympathy for the underdog and for miners particularly. At twenty-two May weighed 225 pounds and was still growing. Bouncily cheerful, she reflected the good cooking that made her a lifetime success as a boarding house owner. She married in 1882. Her husband, Gilbert Munn, disappeared shortly after he and May moved to Kyles Corners, Ohio. Alone, May carried on with the boarding house she had begun as a young wife. When it was learned that Bert Munn had drowned, May felt free to move on.

In 1883, she moved west to seek her fortunes in the Coeur d'Alene mining region of Idaho. One of her biographers called her "fat, really fat. Her personality was powerful, dominant if not domineering, she was outspoken." While the dance hall girls of Wardner, Murray, and Eagle City would fade from the mining country after a brief few years, May was there to stay.

With the discovery of galena by Noah Kellog, the mines sprang into new life. May worked for a time as a waitress and learning the route of financier D. C. Corbin's railroad, she opened a boarding house and beanery at Wardner Junction. May fed her boarders well and kept them clean, healthy and well behaved.

In 1887, May met her match. Although she was generally considered an old maid by the miners, one man saw through the bluff exterior of the huge woman to her warm heart. Levi Hutton was a railroad engineer who was a frequent visitor at May's restaurant. A handsome quiet man, Levi "Al" Hutton, was an orphan too. Born in Fairfield Iowa, Al had been orphaned at six. Raised by his uncle, he had to do heavy farm work at an early age and labored without pay until he was 18. Railroading out of Missoula, Al rose to the responsible position of engineer.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Montgomery, James W. Liberated Woman, Spokane: Ginkgo House Publishers, 1974.  
 "The Hutton Settlement" (Pamphlet) Spokane, c. 1925.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 15  
 UTM REFERENCES

A	1,1	48,0	3,3,0	5,2	8,3	1,4,0	B	1,1	48,0	3,3,0	5,2	8,2	3,8,0
	ZONE	EASTING	NORTHING		ZONE	EASTING		ZONE	EASTING	NORTHING		ZONE	EASTING
C	1,1	47,9	9,6,0	5,2	8,2	3,8,0	D	1,1	47,9	9,6,0	5,2	8,3	1,4,0
	ZONE	EASTING	NORTHING		ZONE	EASTING		ZONE	EASTING	NORTHING		ZONE	EASTING

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Patsy M. Garrett and Jacob E. Thomas, Historic Preservation Specialist

ORGANIZATION Office of Archaeology and Historic Preservation

DATE

Washington State Parks and Recreation Commission

July 1975

STREET & NUMBER

TELEPHONE

P. O. Box 1128

753-4116

CITY OR TOWN

STATE

Olympia

Washington

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Arch M. Skolnik*

TITLE

State Conservator

DATE

September 15, 1975

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER.

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

DATE

11/1/76

ATTEST:

*Ronald M. Bentley*

DATE

12/30/75

KEEPER OF THE NATIONAL REGISTER

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The attraction of opposites worked out. May fulfilled Al's need for warmth and humor, while May was attracted to Al's quiet sense of responsibility. They were married November 17, 1887. A joyous wedding for the mining community of Wardner Junction, it was marked by a multitude of presents and no liquor: both Al and May were strict teetotalers.

The Coeur d'Alene mines spewed forth fabulous wealth at the turn of the century. But most who came in search of it were disappointed. Many were exploited and waited years for change, becoming so bitter that their disappointment erupted in the unequalled violence of the Coeur d'Alene labor disputes. While the mine owners grew richer, and the miners more bitter, May Arkwright Hutton watched from her new home in Wallace, Idaho. While both she and Al worked hard, they still had time for the miners' problems. Levi was jailed for his part in the violence but was freed at May's behest for lack of evidence. May knew too much about many mine owners for Al to remain in jail long.

The Huttons also started a new project in Wallace. Working with a few partners, the young couple attempted to mine a small claim. The speculative venture was almost abandoned many times by those involved, but all yielded to the temptation to continue for a while longer. But on June 13, 1901, the Hercules mine struck ore and made millionaires of the Huttons.

Following the pattern of mining wealth, the Huttons moved to Spokane in 1907. May bounced joyfully into public life for Spokane gave her more scope for her activities. Involved in numerous welfare projects, May was most often concerned with the welfare of children and women. From their penthouse apartment in the Hutton Building, May would dominate the political and social history of Spokane from 1907 to 1915.

One of May's major projects for the benefit of women was that of forcing the jail to separate women prisoners and provide female jailors for them. When the City Council refused to take action, May Hutton went to the Labor Council Union and won their endorsement. With 6,000 signatures on her petition, May forced the hiring of a matron and the separation of the cell area.

Because of her great concern and talent for action, May was appointed a member of the City Charities Commission. She reformed everything from the degrading conditions at the county poor farm to the Home for Unwed Mothers, in the latter case by providing husbands for as many as possible.

It would seem that Al gained little from the marriage, but such was not the case. He basked in her successes but was basically shy and withdrawn. He enjoyed his own social life and was a prominent member of many clubs and fraternal organizations.



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May's long interest in woman suffrage led her to extend her influence beyond Spokane and into eventual conflict with the national leaders of the cause. In the State of Washington, she broke with Emma Smith DeVoe, a poised, cultured and socially prominent suffragette from Illinois. As a result, the State Equal Suffrage Association was at an impasse and delegations representing the DeVoe and Hutton contingents attended the meeting of the National Woman Suffrage Association in 1909, but were not allowed to vote. When Mrs. DeVoe was re-elected, May felt rebuked and returned to Spokane to organize a new suffrage group.

May saw suffrage and the Democratic party linked inseparably and she was a staunch party supporter. She and several other women were named to the state Democratic convention in 1912 and she was subsequently elected a delegate to the national convention in Baltimore. From hanging out her undies from the window of her swank hotel, to tucking her napkin under her chin, May enjoyed herself in Baltimore, almost as much as the reporters enjoyed writing about her.

The humid eastern summer in 1912 weakened her and returning home her health began to fail. Al built a mansion on the south hill of Spokane; in this she would spend her last year. Suffering from Bright's Disease, May lost her great weight and slipped to less than 200 pounds. She died the best known woman in the Northwest.

Prior to her death, she and her husband had spent many hours together discussing the past as well as the future. It was during one of these sessions that they conceived the concept for the Hutton Settlement: they were both orphans who had fared well largely because they were strong, resourceful individuals. Why not provide a background that might be conducive to similar growth in other orphans? Rather than a single large building to house the charges, they would build stone cottages with a motherly woman looking after each. There would be fields for farming and dairy cattle and the girls of the home would prepare the meals in each cottage. It would be wholly self-contained.

Following his wife's death, Al Hutton put the proposal into reality. He insisted that it be non-sectarian and that the board of directors be representative. He wanted "individualism and to get away from the uniform idea of most orphanages, where every child is molded after the same pattern to such an extent that the orphanage atmosphere is stamped on the very nature of the child." Even today, the Settlement is still occupied and effective.

Harold C. Whitehouse was born in Massachusetts in 1884. Coming to Spokane in 1907, he worked for John K. Dow's architectural firm before enrolling in Cornell University to complete his studies. He graduated in 1913 and returned to Spokane and a partnership with Ernest V. Price. A past president of the Spokane Chapter of the American Institute of Architects, he was only the second in Spokane's history to be elected a fellow of the AIA. He died in September, 1974.

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Ernest V. Price was born in New York in 1885. Graduating from Cornell University with a degree in architecture, he arrived in Spokane in 1911. Three years later he joined in partnership with H. C. Whitehouse. Ernest Price died in January, 1975. The partnership designed more than 200 schools, including West Valley High School in Spokane, buildings on the campuses of the University of Washington, University of Idaho and Washington, 40 Inland Empire Churches and five branches of Lincoln First Federal Savings and Loan, the Adams County Courthouse, Spokane Civic Building and the Spokane Coliseum.

Hutton Settlement was planned as a non-sectarian home for orphans; originally only those with total loss of parents. A number of qualifications have changed over the years. The Settlement now takes children of both sexes who are wards of the court or have a living parent. As originally planned, children attend the Millwood (West Valley District) public schools and are free, at times, to invite friends to Hutton Settlement. All children perform farm chores and household duties. The bulk of food for the Settlement is provided from its own farm products. The chief support, however, is from the trust instituted by Levi Hutton which provides revenue from various Spokane area properties. The Settlement's only financial difficulty arose during the Depression when these revenues dropped sharply.

Hutton Settlement has provided a community service that has been invaluable not only as a lovely setting and healthy social arrangement for the care of children but also as a model which has been widely imitated by children's homes and related childcare agencies.

