

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Hutton Settlement District (Boundary Increase)
Spokane County WASHINGTON 94000750

BOUNDARY INCREASE APPROVED

Entered in the
National Register

Guy M. Lapsley 7/22/94

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NOMINATION AMENDMENT

As submitted originally, the nomination form for the Hutton Settlement addressed only the building complex which comprises administrative offices and residential cottages, and the immediate land therein. The entire acreage as endowed by Levi Hutton, however, encompasses a considerably larger tract of cultivated and natural vistas which are of seminal importance to the Hutton's philosophy and vision for this then-revolutionary orphanage. The immediate need for housing was augmented by a larger concept to provide a natural environment which afforded unprecedented opportunities for recreation, agricultural self-sufficiency and quiet retreat. At the time of establishment, this broader set of values was seldom addressed in orphanage facilities. Clearly, the selection of the remote site was indicative of the founders' intent to break from earlier standards of care. Strong landscape values still convey the founders' vision and are evocative of the rural qualities that existed in the Spokane Valley at that time.

The original Deed of Trust for the Hutton Settlement, dated February 13, 1920, consists of 319 acres to be "used solely and only as a home, industrial settlement, and school for the care, education and preparation for the duties of life of orphaned and other poor children." The rural historic landscape has maintained its integrity of location, design, feeling and association. The tract as described in the Deed of Trust is completely intact, and the various physical characteristics that shaped the original landscape also remain strongly evident.

At the heart of the Settlement lies a cluster arrangement consisting of the residential living units and administrative facilities. Not coincidentally, the architectural idiom chosen for the settlement buildings enhanced the rural values of the orphanage. This complex, situated on approximately 16 acres of the total 319, is surrounded by acreage originally dedicated to agricultural and recreational pursuits. Initially, the farming operation on the site provided the majority of the food for the Settlement, with the children actively participating in various farm duties. Today, approximately 86 acres of the original tract -

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located west of the building complex and running south to Upriver Drive - remain under cultivation, furnishing hay and grain to support the Settlement's 4-H Animal Husbandry Program.

An additional eight acres of irrigated pasture further sustains the Settlement's livestock, as does the grazing land which characterized the hillside immediately east of the main housing area. Also known as the "sledding hill," this portion of the original site has always played this dual role, providing not only pastureland, but also recreational opportunities for Settlement children and their neighbors since its inception.

The remainder of the original tract has also retained strong historical associations and the original spatial and physical characteristics which originally defined the area. The open space immediately south of the central building complex continues to be used as a garden area, and portions of an early orchard are also in evidence. The timbered land situated just north of these facilities historically provided a popular setting for camping and hiking expeditions - another tradition which continues to this day.

When established, the Settlement was far removed from the urban distractions of nearby Spokane. In spite of encroaching development on the periphery of the acreage, the considerable land holdings and landscape features preserve the visual integrity of the Settlement. The administrators of the Hutton Settlement have remained true to the mission and philosophy of its founder for seventy-five years. Despite residential development along Upriver Drive to the south, and commercial development along the Argonne corridor to the west, the original boundaries of the Hutton Settlement have not been altered since its original inception. Nor has any of the original tract been subdivided or developed.

Within an increasingly urban environment, the Hutton Settlement has preserved a highly distinctive pastoral setting in the Spokane Valley. In addition, this rural landscape continues to support the active pursuit of the Settlement's historical functions, providing an idyllic setting for the care, education, and enrichment of children.

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UTM REFERENCE AMENDMENT:

- 1) 11 / 480170 / 5283610
- 2) 11 / 480450 / 5283610
- 3) 11 / 480550 / 5283130
- 4) 11 / 481260 / 5283140
- 5) 11 / 481260 / 5282820
- 6) 11 / 481160 / 5282640
- 7) 11 / 480870 / 5282640
- 8) 11 / 480870 / 5282430
- 9) 11 / 479630 / 5282430
- 10) 11 / 479630 / 5282900

Verbal Boundary Description

The North-east quarter of the South-east quarter of Section Thirty-two (32), in Township Twenty-six (26), North, of Range Forty-four (44), the South-east quarter of Section Thirty-two (32), in Township Twenty-six (26), North, of Range Forty-four (44), East of the Willamette Meridian, lying South and East of the public road known as the Lehman Road; all that part of the South Half of the Southeast quarter of Section Thirty-two (32), in Township Twenty-six (26) North, of Range Forty-four (44), East of the Willamette Meridian, lying East of the Public road known as the Lehman Road and North of the Spokane River Irrigation Canal; all that part of the South-west quarter of Section Thirty-three (33), in Township Twenty-six (26), North, of Range Forty-four (44), East of the Willamette Meridian, bounded as follows: Beginning at a stake on the West line of said section 330 feet South of the North-west corner of said South-west quarter, thence running East 388 feet to a stake, thence South 909 feet to a stake on the South line of said section, thence West along the section line 1069 feet to the South-west corner of said section, and thence North along the West line of said section 2310 feet to the place of beginning; Government Lot Four (4) in Section Four (4), Township Twenty-five (25), North, of Range Forty-four (44), East of the Willamette Meridian; all that part of the North-east quarter of the North-east quarter of Section

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Five (5), in Township Twenty-five (25), North, of Range Forty-four (44), East of the Willamette Meridian, lying North and East of the Spokane River Irrigation Canal; Tracts one hundred sixty-four (164), one hundred sixty-five (165), one hundred sixty-six (166), one hundred and sixty-seven (167), one hundred sixty-eight (168), one hundred sixty-nine (169), one hundred seventy (170), one hundred seventy-one (171), one hundred seventy-two (172), one hundred eighty-nine (189), one hundred ninety (190), one hundred ninety-one (191), one hundred ninety-two (192), one hundred ninety-three (193), one hundred ninety-four (194), one hundred ninety-five (195), two hundred (200), Two hundred one (201), two hundred two (202), and two hundred three (203), in Plat Three (3) of Pasadena Park, according to the recorded plat thereof; together with all and singular the buildings, tenements, hereditaments, appurtenances, water and rainage rights there unto belonging or in anywise appertaining, and all structures, fixtures, pipes, drains, and personal property situate thereon or connected therewith, and subject to all the rights, privileges, duties, liabilities and obligations so far as applicable of the parties and those claiming under a certain contracted dated January 3, 1910, made between the Spokane Valley Land & Water Company, a corporation, as party of the first part, and Pasadena Park Water Company, a corporation, as party of the section part, now of record in the office of the Auditor of Spokane County, Washington, in Book K of Contracts, at page 589 thereof, and so far only as the terms of said contract runs with the title of certain portions of the lands hereby conveyed; and excepting right of way of the Spokane Valley Irrigation Canal and public roads as the same are now located and in use.

Boundary Justification

The boundary is based upon the original Deed of Trust granted by L. W. Hutton in his conveyance of the Hutton Settlement property to the Hutton Settlement Corporation, dated February 13, 1920.

Hutton Settlement Spokane County, WA

