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United States Department of the Interior
 National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
 REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only archival paper (20 pound, acid free paper with a 2% alkaline reserve).

1. Name of Property

historic name Morey-Andrews House
 other names/site number N/A

2. Location

street & number 704 Westowne Avenue N/A not for publication
 city, town Waukesha N/A vicinity
 state Wisconsin code WI county Waukesha code 133 zip code 53186

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u> </u>	<u> </u> objects
		<u>1</u>	<u>1</u> Total

Name of related multiple property listing:
N/A

No. of contributing resources
 previously listed in the
 National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register criteria. ___ See continuation sheet.

Signature of certifying official _____ Date 2/29/95
State Historic Preservation Officer-WI
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. ___ See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Edson H. Beall 4.14.95
___ See continuation sheet

___ determined eligible for the National Register. ___ See continuation sheet

___ determined not eligible for the National Register.

___ removed from the National Register.

___ other, (explain:) _____ Entered in the National Register

for Signature of the Keeper _____ Date _____

6. Functions or Use

Historic Functions
(enter categories from instructions)

Current Functions
(enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

Bungalow/Craftsman

foundation	Concrete
walls	Stone
roof	Asphalt
other	Wood

Describe present and historic physical appearance.

The Morey-Andrews house is a modest-sized exceptionally intact one-and-a-half-story front-gabled vernacular form dwelling whose design and use of cobblestones as a siding material reflects the influence of the Bungalow and the American Craftsman styles. The Morey-Andrews house was built in 1931 by Pewaukee, Wisconsin builder Paul Miller and it is the last of four cobblestone-sided houses that Miller constructed between 1927 and 1932 in the Westowne Subdivision, an early suburb of the city of Waukesha. This 100 acre subdivision was developed in 1927 from portions of two farms that had been purchased by Theodore (Ted) Morey, who at the age of 89, is now the dean of Waukesha real estate developers. Together, Morey and Miller designed and built the first four dwellings in the subdivision and also a small building that served Morey as a land sales office.¹ The designs of these five buildings were derived largely from Miller's previous building experience and all of them had and have exteriors wholly or almost completely covered in cobblestones taken from old fences and rock piles found on the site or on neighboring farms.

In 1927, when the Westowne subdivision was platted, the land that comprised it was located within the Town of Pewaukee approximately one-half mile northwest of the then corporate boundaries of the city of Waukesha. Waukesha was then well along in the process of transforming itself from one of the Midwest's best known resort communities into a modern industrial center and the resulting increase in its population created a demand for housing that the new suburb was designed to meet. Even so, Morey's land and the land surrounding it was then still cultivated semi-rural farmland and it would probably have remained so until after WWII if it had not been for the fact that an interurban track connecting Waukesha with the nearby resort community of Pewaukee ran along the east-west running Summit Avenue, the southern boundary of the subdivision. Morey had his L-shaped piece of land divided into 500 lots that stretched north from the flat, lower-lying Summit Avenue to a small but steep hill that comprised the northern half of the plat. The north-south running Grandview Avenue forms the eastern boundary of the subdivision, the east-west running Sunkist Avenue forms the northern boundary, and the western boundary is formed by the north-south running Western Avenue and West End Road.

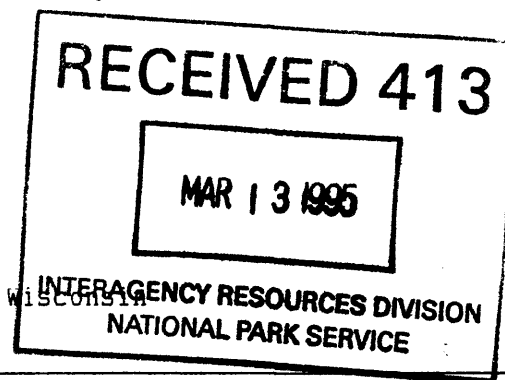
The 52-foot-wide by 125-foot-deep rectangular corner lot that the Morey-Andrews house occupies is located on the flat southern portion of the plat and the principal facade of the house faces east onto the north-south running Westowne Avenue and its south-facing side elevation faces Wall Street. The Morey-Andrews house, unlike most of its neighbors, is set at the very front of its lot and adjacent to the sidewalk that parallels Westowne Avenue. It has an expanse of lawn located on both its south and north-facing sides. A short concrete driveway runs along the north edge of the lot back to a modern, non-contributing two-car garage.

¹ These other buildings are located at 1017 Westowne Avenue, 2020 Easy Street, 1312 Pleasant View Avenue, and at 608 North Grandview Boulevard. Waukesha's 1980 population was 53,941, making it Wisconsin's eighth largest city.

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All the other lots in the Westowne subdivision are also occupied by single family dwellings as well. A few of these houses also date from the 1930s but most date from the 1940s and the 1950s and are small one-story houses. Nearly all of the earliest houses in the subdivision have since been resided, the four constructed by Morey and Miller being among the few that still retain their original appearance.

The Morey-Andrews house is rectilinear in plan, one-and-a-half-stories in height, and its front gable design was influenced by earlier American Craftsman style examples. The house measures 25-feet-wide by 39-feet-deep and it rests on poured concrete foundation walls that enclose a full concrete-floored basement. The walls and roof are supported by standard frame construction and the exterior surfaces of all the walls above grade are covered with uniform-sized cobblestones set into a thick coat of mortar. These stones were taken from the surrounding fields and they are mostly two to five inches in size, are egg-shaped, buff-colored, and laid in tight, uniform courses. Stones of the larger size are especially visible at each of the principal corners of the house, where they are used to create cobblestone quoins. Cobblestones cover not only the wall surfaces of the house but nearly all its other vertical surfaces as well. The walls then rise up to the asphalt shingle-covered jerkinhead gable roof that shelters the house. This roof has wide overhanging boxed wooden eaves that have simple clapboard soffits, and its ridgeline runs east-to-west.

The principal facade of the Morey-Andrews house is asymmetrical in appearance, and its most prominent feature is an open, seven-foot-deep by twenty-one-foot-wide jerkinhead gable-roofed one-story front porch that spans nearly the entire width of the facade. A centered flight of four steps that have concrete treads and cobblestone-clad risers ascends to the raised concrete floor of the porch. The porch space is enclosed by cobblestone-covered masonry balustrades that are topped with a simple concrete upper rail. Two cobblestone-covered piers at the outer corners of the porch support its roof and two shorter cobblestone-covered piers that are topped with a concrete upper rail terminate the balustrades and flank the stairs.

The jerkinhead gable roof of the porch is similar in design to that of the main roof except that it has a less steep pitch and soffits that are covered in wainscoting. The most striking feature of the porch roof is its broad gable end, which is decorated with a sunburst design that has rays made out of beautifully crafted tapered clapboards.

The gable end of the main facade contains an oblong rectilinear window opening that has a simple wooden casing and that is now filled with two modern sliding windows. The first floor of the main facade is sheltered by the porch roof and it has a large triple window group in its left-hand bay that has two small one-over-one-light double hung windows that flank a larger fixed one-light window. The flat-arched

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main entrance door opening is offset to the right of the center of the facade. The wooden entrance door itself is original and consists of a large single light placed above a single panel. The right-hand bay is then filled with a one-over-one-light double hung window.

The south-facing side elevation of the Morey-Andrews house faces onto Wall Street and it is asymmetrical in design, three-bays-wide and it is completely sided in cobblestones. All the window openings on this and the other elevations are flat-arched, have concrete sills, and their simple wooden casings are inset slightly into the wall surfaces. The left-hand bay of this elevation contains a single small one-over-one-light double hung flat-arched window. The center bay consists almost entirely of a two-foot-deep by eleven-foot-wide two-story rectilinear plan oriel window whose upper story consists of a large jerkinhead gable-roofed wall dormer. The base of the oriel is demarcated by a six-inch-wide strip of concrete and the first story consists of an oblong triple window group that lights the dining room of the house. This window group has two smaller one-light fixed sash that flank a wider one-light fixed sash and the wall dormer above that constitutes the second story of the oriel and contains a triple group of one-over-one light double hung windows.

The right-hand bay of the south elevation contains a large stepped cobblestone-covered two-foot-deep by six-foot-wide chimney mass whose shaft pierces the eave of the roof. The first story portion of this chimney mass is flanked on either side by single square one-light fixed sash windows.

The rear west-facing elevation of the Morey-Andrews house is asymmetrical in design and it is also three-bays-wide as well. The left-hand bay contains a single one-over-one light double hung window and the right-hand bay contains an oblong one-light fixed sash window. The center bay contains the rear entrance door. This door opens onto a four-foot-deep by six-foot-wide concrete stoop that is reached by a pair of balanced runs of four steps each that are placed at either end (north and south) of the stoop. This stoop is now sheltered by a shed-roofed metal awning (the only other significant alteration to the exterior of the house) and its west edge is protected by a tall cobblestone-covered balustrade that has a concrete upper rail. A pair of one-over-one-light double hung windows is centered in the gable end above.

The north-facing side elevation of the house is symmetrical in design and is three-bays-wide and is sided in cobblestones. Both the left-hand and right-hand bays each contain a pair of one-over-one light double hung windows and the center bay contains a smaller one-over-one light double hung window. Basement story windows are located below each window opening in the first story. The left-hand and center bay windows are both intact, but the right-hand opening has been filled with concrete blocks.

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The first story of the Morey-Andrews house contains: a living room that features a fireplace with a cobblestone-faced surround and a concrete mantel; a dining room; a kitchen; a bathroom; and a bedroom. The second story contains three more bedrooms and a bathroom. All interior walls are plastered, the floors are hardwood, and the original simple wood trim is still in place. Today, the entire house, both inside and out, is still in highly original condition due to the high quality of the original construction and the excellent maintenance that the house has received from its past and present owners.

In addition to the house, the property also contains a modern non-contributing rectilinear plan, 24-foot-wide by 22-foot-deep one-story two-car garage that is located on the north edge of the lot. City of Waukesha building permits show that this garage was constructed in 1979 and it is of frame construction, has a concrete slab floor, its walls are clad in aluminum siding and it is sheltered by a simple asphalt shingle-covered gable roof whose ridgeline runs east-west. The entrance to the garage faces east onto Westowne Avenue and there is a concrete apron located in front of the door.

8. Statement of Significance

Verifying official has considered the significance of this property in relation to other properties: nationally statewide X locally

Applicable National Register Criteria A B X C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance

(enter categories from instructions)

 Architecture

Period of Significance

 1931

Significant Dates

 1931²

Cultural Affiliation

 N/A

Significant Person

 N/A

Architect/Builder

 Miller, Paul/Builder³

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Morey-Andrews house is being nominated to the National Register of Historic Places (NRHP) for its local significance under National Register (NR) criterion C. More specifically, the Morey-Andrews house is being nominated for its associations with the significance area of Architecture; a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). Research was undertaken to assess the NRHP potential of the Morey-Andrews house utilizing the American Craftsman Style, Bungalow Style and Front Gable vernacular form subsections of the Architectural styles and Vernacular Forms study units of the CRMP and the Worker's Housing subsection of the Architecture Theme section of the final report of the Waukesha Intensive Resources Survey. The results of this research is detailed below and confirms that the Morey-Andrews house is locally significant under NR criterion C as a highly intact example of a small size American Craftsman style-influenced Front gable form residence. The design of this house is especially notable for its use of cobblestones as an exterior cladding, a design feature that it shares with a group of three similar residences in the Westowne subdivision of the city of Waukesha, all of which were identified in the Waukesha Intensive Survey and all of which are being individually nominated to the National Register.

The Morey-Andrews house was built in 1931 as a speculative venture by Theodore (Ted) Morey, a young Waukesha native and real estate developer. This house was one of the first to be built in the 500 lot 100 acre Westowne subdivision which Morey had platted in 1927. Westowne was Morey's first development in his home town and this house was the fourth that he constructed in association with area builder Paul Miller in this subdivision. Unfortunately, the impact of the nation-wide Depression made the sale of this house impossible during the first two years of its existence, compelling Morey to rent it out until it was purchased by A. A. Andrews and

² The construction date of the house is contained in records kept in the office of the City of Waukesha Assessor, City of Waukesha City Hall, 201 Delafield Street.

³ Nolan, Kay. "Land of Fairy Tales." Waukesha County Freeman. May 3, 1990, Real Estate Section, pg. 4D.

Wisconsin Word Processor Format
Approved 2/87

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his wife in 1931. Andrews occupied the house until 1954, when he sold it to Howard J. Krauss and his wife, Clarice M. Krauss. The Krausses lived in the house until 1970, after which it had several owners before being purchased by its present owners. Except for routine repair work, virtually nothing has been done to alter the house. Consequently, both the interior and exterior of this house are still intact today and the house is significant as an excellent, unaltered example of a cobblestone-sided American Craftsman style-influenced Bungalow, a type of construction that is found in Waukesha only in the four examples in the Westowne Subdivision.

Historic Context

A general history of the city of Waukesha is contained in both the final report of the Waukesha Intensive Survey⁴ and in the text of the Historic Resources of Waukesha Multiple Resource Nomination form.⁵ Consequently, the following historical background deals mostly with Theodore Morey and with the formation of the Westowne Subdivision.

Between 1900 and 1927 the city of Waukesha underwent both a social and an economic transformation that greatly altered the physical aspect of the community. During the nineteenth century, the fame of the supposed curative powers of the waters contained in Waukesha's numerous natural springs caused the city to become one of the Midwest's best known summer resorts and the numerous hotels and spas that catered to vacationers provided the principal economic activity of the city. As the "Springs Era" began to fade around the turn-of-the-century, however, new sources of income were sought to take the place of the hotel trade and resulted in the creation of a sizable industrial base in the foundry and engine assembly fields.⁶ The growth of industry, though, was not accompanied by a corresponding growth of housing stock in the city.

By 1917, companies were having trouble keeping employees due to the housing shortage. (Waukesha Freeman, April 19, 1917). One attempt at alleviating the shortage was the formation of the Manufacturer's Building Companies. The original incorporators included S.A. Perkins (president of the Waukesha Motor Company), Conrad Werra (Werra Aluminum Foundry), and Mayor E.R. Estberg (Vice-President of the Waukesha National Bank). The objective of the company was to finance the

⁴ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resource Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982.

⁵ Ibid. Historic Resources of Waukesha Multiple Resource Nomination form. September, 1982. On file at the State Historical Society of Wisconsin's Historic Preservation Division in Madison, Wisconsin.

⁶ The history of these industries is detailed in the work Spring City's Past cited above. Pgs. 26-28.

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construction of one hundred simple houses in the vicinity of Buena Vista Avenue (north of the Fox River). (Ibid.)⁷

The subsequent construction of these houses, while only a beginning, gave impetus and encouragement to other developers. One result was the gradual growth of the city in a westerly and a northwesterly direction from the Fox River. New land was platted in the section between Madison Street and Summit Avenue (today's USH 18) and gradually this area filled in with smaller Bungalows and vernacular form houses. This growth was aided by the existence of an interurban railroad that ran along Summit Avenue.

The interurban railroad arrived in Waukesha in the mid-1890s and provided rapid hourly service between points to both east and west. The electric railway began as a private venture by several local real estate investors who wanted to build a summer resort on Pewaukee Lake (located about 5 miles northwest of Waukesha) ... On August 27, 1894, the Waukesha Beach Electric Railway Company was formed with a capital of \$75,000. On October 12 of the same year, these same gentlemen originated the Waukesha Beach Land Company and quickly acquired 67 acres on the south shore of Pewaukee Lake which included 3000 feet of lake frontage.

That fall, construction began on both the resort and the railway. The tracks began at the Chicago, Northwestern Station on Williams Street which also served as a ticket office. The electric railway ran on the north side of the depot parallel with the Northwestern (railroad) tracks west across the Fox River and then northwesterly across St. Paul Avenue out to the present Moreland Boulevard to Summit Avenue. From this point it continued northwesterly to the corner of Pewaukee Lake and from there west to the beach. The first cars began running on Memorial Day 1895 ...

The next year, rumors began to fly concerning the organization of a new electric railway company which would come from Milwaukee to Waukesha. In December 1896, The Milwaukee Electric Railway and Light Company (TMER&L) was chartered with the stated purpose of unifying, consolidating and developing the electric railway industry in the Milwaukee region. In the spring of 1897, the (Waukesha) City Council granted a charter to the company to provide service to Waukesha. The TMER&L arrived in October and, at the same time, purchased the Waukesha Beach Line, then extending itself to the resort. The system continued to grow and expand until 1921 when the first competition from motorized buses began. In 1926 the system was reconditioned as ridership began to decline. Twenty years later,

⁷ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resource Survey. Op. Cit., pg. 108.

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the Waukesha line was sold and finally discontinued on July 2, 1951, the victim of the bus and personal auto."⁸

While the Waukesha line lasted, though, it provided homeowners living west of the Fox River with a form of public transportation and this helped to make homes in these newly developed residential areas viable alternatives to homes in the center of the city that were located closer to the workplace. One of the developers who took advantage of the westerly movement of the city was Theodore Morey (1902-), the son of a prominent Waukesha dairy operator and the proprietor of the "Morey Condensary," a local producer of condensed milk. Morey grew up in Waukesha and after graduating from Carroll College he joined one of his classmates in selling real estate in and around the Chicago, Illinois suburb of Lake Forest. After Morey married his wife Margaret in 1927, the young couple moved back to their home town of Waukesha, Morey took out a real state license and he began his real estate career anew with the creation of the Westowne subdivision.⁹

The 100 acre L-shaped parcel of land that Theodore Morey developed in 1927 into one of Waukesha's earliest true suburbs was formed out of parts of two farms owned by Richard P. Jones and Chet Roberts. Together, the three men hired Waukesha civil engineer Walter G. Caldwell to lay out the subdivision, which consisted of 500 mostly 50-foot-wide by 150-foot-deep lots that were priced to sell to working class and middle class families. Street names were mostly self-descriptive and included such thoroughfares as Westowne, Western, Pleasant View, West View and Northview Avenues, but the prevailing financial optimism of the day was also reflected in several streets that received such tongue-and-cheek names as Easy, Wall, Paradise and Wealthy Streets and Dunn and Brad Streets. Morey built a tiny cobblestone-covered building (extant-608 N. Grand View Boulevard) at the place where Summit and Westowne Avenues intersected with Grand View Boulevard to serve as his land sales office and the subdivision opened just in time for the onset of the Depression.

Despite the affluent-sounding street names, people were not wealthy nor having an easy life during the Depression, when the early stone homes (such as 1017 Westowne Avenue) were built.

Ted Morey recalled that "It was a rough time. Homeowners would bring their own lumber to the lots, and help each other with the labor. Many people dug their own wells. A town wagon used to come through the area, bringing food to people on relief."

⁸ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resource Survey. Op. Cit., pgs. 95-96.

⁹ Interview with Theodore I. Morey, June 4, 1991.

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The lean times did not allow the construction of an entire subdivision of stone house. Many lots remained empty until the 1940s.¹⁰

The four earliest houses in the new suburb were all constructed with cobblestone walls and were built as speculative ventures by Morey himself. Their design was purposely distinctive in order to serve as an advertisement for the subdivision and they were distributed widely about the plat for the same reason. Lack of sales forced Morey to rent these houses out rather than sell them, however, but rental income and periodic sales of lots plus sympathetic treatment by area banks kept the suburb afloat until more prosperous times returned with the onset of WWII. In 1933 the house at 704 Westowne Avenue that is the subject of this nomination was finally sold to A. A. Andrews and his wife. Nothing is known about Andrews except that he was a widower by the time he sold the house to Howard J. and Clarice M. Krauss in 1954. Krauss was a machinist at Hein-Werner Corporation and had been employed there for twenty-seven years when he and his wife were killed in an auto accident in 1970.¹¹ The house then had several owners before being purchased by its current owners in 1990.

The demand for housing following WWII attracted other new residents to Westowne and the more general ownership of automobiles during the second half of that decade made such suburbs more readily accessible. By the time that Westowne was annexed to the city of Waukesha in 1957, most of the lots were occupied. Annexation also brought curbs, sidewalks and city sewer service as well and by the beginning of the 1960s the suburb looked much as it does today.

Ted Morey continued to sell lots in Westowne from his office on North Grand View Boulevard and went on to develop fifteen other suburbs and several shopping malls in the Milwaukee and Waukesha areas in the years that followed, including the Gray Terrace Shopping Center on Waukesha's southeast side. Today, although in semi-retirement, Morey remains active in the local real estate field and is considered the dean of area developers. Since he beginning his career in 1927, Morey estimates that he has sold more than 5000 lots in Milwaukee and Waukesha counties. He continues to take pride in his Westowne project, though, because it was his first in Wisconsin and because the four distinctive cobblestone homes that he caused to be built there continue to be sources of satisfaction to their owners today.

Architecture

Use of cobblestones as a siding material prior to 1900 is very rare outside of New York state and because a number of native New Yorkers transplanted themselves to Wisconsin early in the nineteenth century, Wisconsin is the only state in the Midwest that possesses a significant number of early nineteenth century examples of

¹⁰ Nolan, Kay. "Land of Fairy Tales." Waukesha County Freeman. May 3, 1990, Real Estate Section, pgs. 1D,4-5D.

¹¹ Waukesha Freeman. March 16, 1970. Obituary of Howard J. and Clarice M. Krauss.

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this method of construction. Most Wisconsin examples are found in the southeastern portion of the state, and several excellent, representative examples are found in Waukesha county. Thus, the cobblestone-sided houses such as the Morey-Andrews house that built in the Westowne subdivision were, perhaps unwittingly, continuing a building tradition that has deep roots in southeastern Wisconsin and in Waukesha County.

Nineteenth century cobblestone construction in Wisconsin is the subject of a subsection in the Construction Materials and Methods section of the the Architecture Theme study unit of the CRMP.

The technique of veneering rubble walls with rows of cobblestones imbedded in mortar was brought to the Midwest by Yankee immigrants during the mid-nineteenth century. The greatest concentration of cobblestone structures in the United States is in the vicinity of Rochester, New York; many of these structures were constructed by masons who had previously worked on the Erie Canal. The number of examples found outside of New York state is relatively limited and, as such, cobblestone buildings in Wisconsin that maintain their integrity represent a significant manifestation of this unique method of construction.

Most examples of cobblestone construction in Wisconsin are found in the southeastern region of the state, reflecting Yankee settlement patterns. The majority are located in Racine, Rock, Walworth, and Waukesha counties. About 15 cobblestone structures in Wisconsin have been listed in the National Register; however, others have been identified by various researches.¹²

Part of the reason for the occurrence of such buildings in southeastern Wisconsin was the inexhaustible supply of suitable building stones left by the retreating glaciers during the last or "Wisconsin" period of glaciation. Large piles of such stones were (and still are) a common sight along every rural road in southeast Wisconsin and this easy availability made them an obvious material of choice for local builders who already possessed a vernacular building tradition that incorporated such materials.

Use of cobblestones as a cladding material in Wisconsin in the nineteenth century lasted for approximately 30 years, beginning about 1840.¹³ Interest in using this building material resurfaced in the early twentieth century, however, as a result of the emphasis on the use of "natural" materials that was embodied in the philosophy

¹² Wyatt, Barbara (Ed.). Cultural Resource Management in Wisconsin. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986. Vol. 2, 4-7 (Architecture). Two of the Waukesha county examples that have been listed are: the Ahira R. Hinckley House in Eagle, Wisconsin - NR 01-21-74; and the Haseltine Cobblestone House, Town of Vernon - NR 09-17-82.

¹³ Ibid.

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of Osceola, Wisconsin native Gustave Stickley. Stickley was the primary force behind the development of the American Craftsman style; "the American descendent of the English Arts and Crafts movement of the nineteenth century."¹⁴ Houses based on Stickley's guiding principle of "beauty through elimination" soon appeared all over Wisconsin and are the subject of a section of the Architectural Styles portion of the Architectural Theme study unit of the CRMP.

Most Wisconsin Craftsman houses have the appearance of oversized bungalows, distinguished by quality construction and simple but handsome exterior and interior details. The effect is visually akin to the types of houses promoted by Stickley, but with a more standardized look. Nearly every city in the state has a few of these Craftsman houses. Normally two-and-one-half stories in height, they are constructed of brick, stucco or stone, with contrasting wood bands or courses. Characteristically, they possess broad gable or hipped roofs, usually with one or two large front dormers, decorative brackets or rafters, prominent chimneys, and simplified Queen Anne sash. Sometimes, a glazed sunporch or open wooden pergola appears on Craftsman houses, in addition to the hallmark open porch with heavy piers.¹⁵

Buildings exhibiting Craftsman style features were not limited only to this distinctive type, however. Like the Queen Anne style before it, the Craftsman style produced designs that are specifically associated with it and its most characteristic features also became a system of ornamentation that was used in varying degrees both on other high style buildings and on vernacular form buildings. Many Bungalow style houses and front gable and side gable houses built in the first decades of the twentieth century exhibit Craftsman style features.

The straightforward and unadorned use of natural materials such as stone, wood and wood shingles quickly became a hallmark of the Craftsman style. Stickley then expanded this list to include other naturally occurring materials that were associated with specific locales and building traditions such as log construction and cobblestone construction.

The popularity of cobblestones and boulders for foundations, pillars, chimneys and even for interior use as chimneypieces, is unquestioned and in many cases the effect is very interesting. There is growing up in this country, especially on the Pacific Coast, a style of house that seems to come naturally into harmony with this sort of stone work, and there is no denying that when the big rough stones and cobbles are used with taste and discrimination, they not only give great interest to the construction, but serve to connect the building very closely with the surrounding landscape.

¹⁴ Wyatt, Barbara (Ed.). Op. Cit., pg. 4-24 (Architecture).

¹⁵ Ibid.

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The cobblestones used for the houses of this kind are of varying sizes. To give the best effect they should be neither too small nor too large. Stones ranging from two and one half inches in diameter for the minimum size to six or seven inches in diameter for the maximum size are found to be generally most suitable. Such stones, which belong of course to the limestone variety, and are irregularly rounded, can be obtained without trouble in almost any locality where there are any stones at all, picked up from rocky pasture land or a dry creek bottom. The tendency of builders is to select the whitest stones and the most nearly round that are obtainable.¹⁶

The use of cobblestones soon became a popular Craftsman style feature that was found on buildings all over the United States, including on the porches, the chimneys and even on some of the exterior walls of Stickley's own Craftsman Farms in New Jersey. Cobblestones also began to appear on buildings built in Waukesha, including a few of the bungalows constructed by the Manufacturers' Building Companies on Buena Vista Avenue.

One form of dwelling which appears in the Buena Vista area is the bungalow. These houses exhibit the characteristic one-story form, with a broad gable broken by a large dormer. A number of designs in the Buena Vista area are quite distinctive with fieldstone (cobblestone) employed for front porch piers and base. These bungalows appear at 819 Buena Vista, 909 Buena Vista, and 916 Buena Vista. The use of fieldstone appears in a number of designs dating from the the 1920s which were constructed as part of the Westowne Subdivision. In these buildings, the entire exterior was constructed of small fieldstones. Examples of the house type include the Westowne Subdivision Land Office on (608 N.) Grandview, which has been enlarged, 704 Westowne Avenue, and 2020 Easy Street.¹⁷

All of these Buena Vista bungalows have now been resided, except for those portions of their exteriors that are covered in cobblestones. The five buildings in the Westowne group, however, are almost completely intact, with the exception of the land office building, which was converted into a residence in 1980 by the addition of a second story.¹⁸

The five Westowne buildings were all built for Theodore Morey by a Pewaukee, Wisconsin builder named Paul Miller. Little is known about Miller and Morey recently noted that even in 1927, Miller was not a young man. Still, the houses

¹⁶ Stickley, Gustave. Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement. Dover Publications, Inc., New York, 1979. Pgs. 102-105.

¹⁷ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resource Survey. Op. Cit., pg. 108.

¹⁸ Milwaukee Journal. "A Bit of Real Estate History is Wrapped Up in Tiny House." August 19, 1980.

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that he built in Westowne are competently designed and their construction was extremely well executed, so it seems probable that he was a builder of considerable experience by the time he teamed up with Morey. The idea of using cobblestone as a siding material was largely Miller's. "He had built a store out of stones, on the west side of Pewaukee Lake. He liked it so much that he decided to build houses [in Westowne] like that, said Morey."¹⁹ The use of cobblestones also appealed to Morey's desire to create distinctive houses that would help advertise the new subdivision. And, using a building material that was free and available in abundance along the edges of the subdivision made economic sense with the advent of the Depression.

The four residential designs that Morey and Miller collaborated on were built between 1927 and 1932 and each is a representative example of the period; three (1017 Westowne Avenue, 2020 Easy Street, and 1312 Pleasant View Avenue) being excellent examples of side-gabled Craftsman style bungalows, while the Morey-Andrews house at 704 Westowne Avenue is a fine example of the front gable vernacular form. What sets these houses apart from all other Waukesha examples of this style and these vernacular forms, as the Waukesha Intensive Survey Report suggests, is their use of cobblestones to completely cover their exteriors. Miller did a superlative job of crafting these exteriors, whether choosing to use closely matched stones laid in neat courses as he did at 704 Westowne Avenue, or stones of differing sizes and colors laid in a more random fashion as he did on the other three houses. In addition, Miller also gave each of these houses distinctive individual touches, such as the cobblestone risers on the front steps of the Morey-Andrews house and the clapboard-filled gable end that decorates its front porch. These elements were created with a touch of whimsy that owes as much to folk art as it does to the builder's art and the resulting designs thus have a uniqueness that goes beyond mere stylistic integrity.

The architectural significance of the Morey-Andrews house lies in its being an excellent example of a front gable vernacular form residence whose use of cobblestones as an exterior siding material reflects both the influence of the Craftsman style and a vernacular building tradition that predates the twentieth century. Cobblestone-sided buildings of any period are rare in Wisconsin and those that retain their integrity are believed to be of special significance. The Morey-Andrews house, by virtue of its outstanding integrity and its representative design, illustrates the evolution of a significant vernacular tradition of building in Waukesha County, and it is believed that its inclusion in the National Register of Historic Places will place this historic tradition in a more modern perspective.

¹⁹ Nolan, Kay. "Land of Fairy Tales." Waukesha County Freeman. May 3, 1990, Real Estate Section, pg. 4-D.

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Archeological Potential

So far as can be determined, the Morey-Andrews house is the first building to be constructed on this site, a site which is known to have consisted of cultivated farmland during the period of European settlement in this area. No evidence of any pre-European settlement in this immediate vicinity has come to light, therefore, the archeological potential is unknown.

Current Owners

Harlan and Carol Alderman
704 Westowne Avenue
Waukesha, Wisconsin 53186

9. Major Bibliographical References

Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resource Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982.

Ibid. Historic Resources of Waukesha Multiple Resource Nomination form. September, 1982. On file at the State Historical Society of Wisconsin's Historic Preservation Division in Madison, Wisconsin.

Previous documentation on file (NPS): X See continuation sheet
 preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

Primary location of additional data:
 State Historic preservation office
 Other State agency
 Federal agency
 Local government
 University
 Other
 Specity repository: _____

10. Geographical Data

Acreage of property Less than one acre

UTM References

A	<u> 1/6 </u>	<u> 3/9/7/5/5/0 </u>	<u> 4/7/6/3/9/4/0 </u>	B	<u> / </u>	<u> / / / / / / </u>	<u> / / / / / / </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> / </u>	<u> / / / / / / </u>	<u> / / / / / / </u>	D	<u> / </u>	<u> / / / / / / </u>	<u> / / / / / / </u>

 See continuation sheet

Verbal Boundary Description

Section 33, T7N R19E: Plat of Westowne, Block O, Lot 8.

 See continuation sheet

Boundary Justification

This boundary description encloses all the land historically associated with the house.

 See continuation sheet

11. Form Prepared By

name/title Timothy F. Hegglund/Consultant
 for: City Plan Commission, City Of Waukesha
 organization 201 Delafield St., Waukesha, WI date July 15, 1991
 street & number 1311 Morrison Street telephone (608) 251-9450
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WISCONSIN WORD PROCESSOR FORMAT
Approved 2/87

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Waukesha Freeman. March 16, 1970.

Wyatt, Barbara (Ed.). Cultural Resource Management in Wisconsin. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986. Vol. 2, (Architecture).