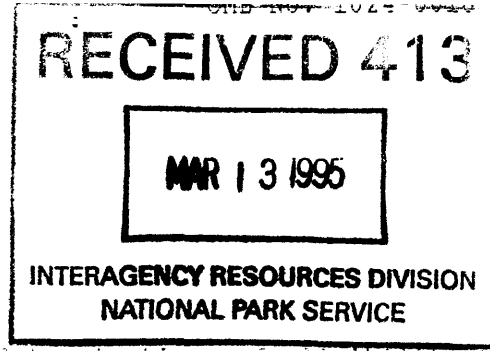


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United States Department of the Interior
 National Park Service

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-Lewis House
 other names/site number N/A

2. Location

street & number 1312 Pleasant View Avenue N/A not for publication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]
Signature of certifying official
State Historic Preservation Officer-WI
State or Federal agency and bureau

2/29/95
Date

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.
___ See continuation sheet

Edson H. Beall

4.14.95

___ 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

[Signature]
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

1. 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-Lewis house is a modest-sized exceptionally intact one-and-a-half-story dwelling whose design and use of cobblestones as a siding material was strongly influenced by the Bungalow and the American Craftsman styles. The Morey-Lewis house was built in 1927 by Pewaukee, Wisconsin builder Paul Miller and it is the first 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.

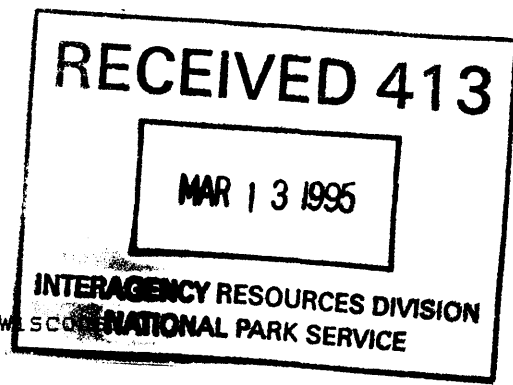
The 50-foot-wide by 150-foot-deep rectangular corner lot that the Morey-Lewis house occupies is located on the flatter southern portion of the plat at the foot of a hill and the main facade of the house faces east onto the north-south running Pleasant View Avenue. The Morey-Lewis house, like most of its neighbors, is set well back on its lot and has an expanse of heavily treed lawn between it and the sidewalks that parallel the streets. A small non-contributing modern garage is placed at the rear of the lot and it faces north onto Oaklawn Avenue.

¹ These other buildings are located at 704 Westowne Avenue, 1017 Westowne Avenue, 2020 Easy Street, 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 subdivision are 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-Lewis house is rectangular in plan, one-and-a-half-stories in height, and its side gable bungalow design was strongly influenced by earlier American Craftsman style examples. The main block of the house measures 28.5-feet-wide by 22-feet-deep and there is an 8-foot-wide by 22-foot-deep hipped roof one-story ell attached across the entire north side elevation of the main block.

Both the main block and the ell rest on poured concrete foundation walls that enclose a full concrete-floored basement under the main block and a crawlspace under the ell. The exterior and interior walls that rest on this foundation are also fashioned from solid concrete and the exterior surfaces of all the outside walls are completely covered with various sized cobblestones set into a thick coat of mortar. These stones were taken from the surrounding fields and they vary in color and range in size from three to eight inches in length. Stones of the larger size are placed at random on each of the walls but they are concentrated at each of the four principal corners of the house, where they are used to create cobblestone quoins. Cobblestones cover both the above grade and the below grade portions of the foundation walls, excepting only a projecting concrete water table that encircles the entire house at the level of the sill plate, and they also cover the wall surfaces above. The walls of the main block rise up to the simple asphalt shingle-covered gable roof that shelters this portion of the house. The ridgeline of the roof parallels the principal facade and runs north-to-south, and it has wide overhanging eaves that are supported by exposed rafter ends.

The principal facade of the Morey-Lewis house faces east onto Pleasant View Avenue and it is divided into two unequal parts, the main block and the side ell. The facade of the main block is symmetrical in appearance, three-bays-wide, and its most prominent feature is an open, four-foot-deep by nine-foot-wide gable-roofed entrance porch that shelters the centrally placed main entrance door. This door is made of oak and it has nine large lights set above a small single panel. The door is then flanked on either side by large full height six-light side lights. The entrance door opens out onto a concrete stoop that is reached by ascending a flight of five concrete steps. These steps are themselves flanked by low, solid, cobblestone-covered balustrades, both of which are topped with concrete slabs that are set in such a way as to appear to be extensions of the encircling concrete water table. These balustrades are both decorated with cobblestone-covered square plan flower boxes. Similar, but taller balustrades flank the sides of the porch stoop as well. The roof of the porch is upheld by two slightly battered cobblestone-covered concrete piers. This roof imitates the main roof in design and it too has wide overhanging eaves and exposed rafter ends. In addition, the front-facing gable end of the porch is also covered in small, uniform-sized cobblestones.

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The two bays that flank the center bay on the facade of the main block each contain a single group of three eight-light wooden sash flat-arched casement windows. Each group of windows has a concrete sill and a single concrete flower box is placed below each sill. Both flower boxes are also covered in small cobblestones.

Centered on the slope of the main roof above the entrance door and facing the street is a large shed-roofed dormer whose sides are covered in stucco and whose front-facing wall is also covered in small cobblestones. Like the main roof, the dormer also has broad, overhanging eaves and exposed rafter ends and it contains a group of four small six-light casement windows.

All the elevations of the side ell are also covered in cobblestones and the concrete water table that encircles the main block encircles the ell as well. The walls of the ell are perhaps twelve inches less tall than those of the main block and they rise up to the overhanging eaves of the very shallowly pitched hip roof that covers it. The east Pleasant View Avenue-facing facade of the ell is eight-feet-wide and it is continuous with and is actually an extension of the facade of the main block. Centered in this wall is a pair of the same eight-light casement windows that are described above and this pair also has a concrete sill placed below it.

The north-facing side elevation of the main block of the house faces onto Oaklawn Avenue and its first floor is completely hidden by the one-story ell. The main gable end is visible above the roof of the ell and it contains a single pair of six-light casement windows. The north-facing elevation of the ell is asymmetrical in design, is two-bays-wide, and each bay contains a pair of eight-light casement windows.

The rear-facing west elevation of the Morey-Lewis house is asymmetrical in design and consists of the rear of both the main block and the ell. The rear of the ell is one-bay-wide and contains a single pair of eight-light casement windows. The rear elevation of the main block is three-bays-wide. The left-hand bay contains a small pair of four-light wooden sash flat-arched casement windows and the right-hand bay contains a pair of eight-light casement windows. The asymmetrically placed center bay consists of a shed-roofed 8.5-foot by 8.5-foot square one-story cobblestone-sided ell that contains the rear entrance and a small kitchen pantry. The north-facing side elevation of this ell contains a single six-light casement window and a small side-hinged solid wood door for the delivery of milk and groceries is placed lower down on the wall. The south-facing side elevation of the ell contains a pair of six-light casement windows and a recently constructed wooden deck has been placed in the area bounded by this elevation of the ell and by the rear wall of the main block. The rear west-facing elevation of the ell features the asymmetrically placed rear entrance door, which opens outward at ground level.

The south-facing side elevation of the main block of the house is symmetrical in design, is three-bays-wide, and it is sided in cobblestones. The left-hand and the

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right-hand bays each contain a pair of six-light wooden sash casement windows. This center bay of this elevation consists of a stepped cobblestone-covered chimney mass that bisects the elevation and pierces the eaves of the roof.

The interior of the Morey-Lewis house is also highly intact as well. The first story of the main block contains the living room, kitchen and a bedroom. The living room occupies the left half of the main block (as one faces the main facade) and it features a fireplace centered on the south wall that has a cobblestone-faced surround and a concrete mantel. In addition, the living room also features a ceiling that is crossed by large, varnished oak beams. The right hand portion of the main block contains a bedroom in the front of the house, and behind this room is the linoleum-floored kitchen and the rear ell, which contains the pantry space and rear entrance steps. All interior walls in the first story are made of solid concrete, the floors are oak and the original oak trim is still in place.

The first story of the ell contains a bathroom in the front and another bedroom behind. The second story is reached by a staircase off the kitchen and contains attic space and a single bedroom. The entire house, both inside and out, is still in highly original condition today due to the high quality of the original construction and the excellent maintenance that the house has received from its present owners. The only change to the exterior has been the addition of the deck across the southern half of the rear elevation and this new construction has been well thought out and does not detract from the historic fabric of the house.

In addition to the house, there is also a modern non-contributing rectilinear plan one-story, one-car garage located in the rear of the lot. This garage was constructed in 1956 and its entrance faces north onto Oaklawn Avenue. The garage is of frame construction, has a concrete slab floor, and its clapboard-sided walls are sheltered by a simple gable roof whose ridgeline runs north-south. The north-facing gable end above the garage door has been resided in vertically placed aluminum siding. Otherwise, the garage is in good, original condition.

8. Statement of Significance

Certifying 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

 1927

Significant Dates

 1927²

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-Lewis 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-Lewis 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-Lewis house utilizing the American Craftsman Style, and the Bungalow Style subsections of the Architectural styles study unit 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-Lewis house is locally significant under NR criterion C as a highly intact example of a small size American Craftsman style-influenced Bungalow style 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 NR.

The Morey-Lewis house was built in 1927 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 in the subdivision that he constructed in association with area builder Paul Miller. Unfortunately, the impact of the nation-wide Depression made the sale of this house impossible until 1930, after which it passed through several hands until it was sold to Mr. and Mrs. Charles W. Lewis in 1949. Lewis worked

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.

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for the Springdale Tool and Machine Company until his retirement in 1982 and Mrs. Lewis still lives in the house today, forty-two years after she and her late husband purchased it. Except for routine maintenance, the Lewises have done virtually nothing 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 Chester D. 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, Wealthy, 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 1312 Pleasant View 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 houses. 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 1949, the house at 1312 Pleasant View Avenue that is the subject of this nomination was sold to Charles W. and Violet R. Lewis. Lewis was then a machinist employed at the Springdale Tool and Machine Company and he remained with this company until his retirement in 1982. Lewis died in 1983,¹¹ but his wife Violet continues to reside in their Westowne house to this day, after forty-two years of ownership, and she still take pride in the house that she and her husband bought in 1949 "Because it was so unique."¹²

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 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

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

¹¹ Waukesha Freeman. October 25, 1983. Obituary of Charles W. Lewis.

¹² Nolan, Kay. Op. Cit., pg. 5-D.

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Wisconsin early in the nineteenth century, Wisconsin and Ohio are the only states in the Midwest that possess significant numbers of early nineteenth century examples of 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-Lewis house that were built in the Westowne subdivision, perhaps unwittingly, continue 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 [sic].¹³

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 1840.¹⁴ Interest in using this

¹³ 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.

¹⁴ Ibid.

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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 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."¹⁵ 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.¹⁶

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.

¹⁵ Wyatt, Barbara (Ed.). Op. Cit., pg. 2-24 (Architecture).

¹⁶ 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.¹⁷

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, most notably on 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.¹⁸

All of the 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.¹⁹

All five of the Westowne buildings were 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

¹⁷ Stickley, Gustave. Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement. Dover Publications, Inc., New York, 1979. Pgs. 102-105.

¹⁸ 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.

¹⁹ 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."²⁰ 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 essentially a representative example of the period. Two of these houses (the Morey-Seidens house - 2020 Easy Street - and the Morey-Lewis house) are fine examples of Craftsman style-influenced bungalows and have the "simple horizontal lines, wide projecting roofs, massive chimneys, and plain woodwork" that are typically associated with the Bungalow style.²¹ The other two are fine examples of the front gable form (704 Westowne Avenue) and the side gable form (the Morey-Markham house - 1017 Westowne Avenue). 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 window boxes and porch planters on the Morey-Lewis house and the cobblestone-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-Lewis house lies in its being an excellent example of a side gabled Bungalow style residence whose overall design and 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-Lewis 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.

²⁰ Nolan, Kay. Op. Cit., pg. 4-D.

²¹ Wyatt, Barbara (Ed.). Op. Cit., pg. 2-24 (Architecture).

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Archeological Potential

So far as can be determined, the Morey-Lewis 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.

Current Owner

Violet R. Lewis
1312 Pleasant View 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
- Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre

UTM References

A	<u> 1/6</u>	<u> 3/9/7/4/8/0</u>	<u> 4/7/6/4/4/8/0</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 E, North 50 feet of lots 24, 25, and 26.

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
 city or town Madison state WI zip code 53703

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Waukesha Freeman. October 23, 1983.

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