WAUKESHA       WAUKESHA       HNTB       2/10/82         Street Address:       Legal Description.Welch's Sub.       Acreage: Blk B N 100' of Lot 6       Acreage: Meress than one acre         401 Central Avenue*       Blk B N 100' of Lot 6       Legal Description.Welch's Sub.       Acreage: Meress than one acre         Current Name & Use:       Current Owner:       Donald J. & Myrtle L. Kennedy       Meress:         WK-J-4       WK-J-4       Current Owner's Address:       401 Central Avenue         Negative No.       Special Features Not Visible In Photographs: UTM: Zone 16       Easting: 399400 Northing: 4761750       More 12         Pracade Orient.       Northing: 4761750       USGS Waukesha Quadrangle/Scale: 1:24,000 Interior visited?       No         Original Name & Use:       (preferred)       Source       Previous Owners       Dates       Uses         Abitiant original Name & Use:       A/B       A/B       A/B       A/B       A/B	INTENSIVE SURVEY FORM City, Village or Town:	Historic Preserv	vation D		e Historio	cal So	1	Wiscon	sin
Street Address:       Less I hescription # ILCh 's SUD Bik B N 100' # ILCh 's SUD 's SUD Bik B N 100' # ILCh 's SUD 's SUD 's SUD 's SUD 's SUD' # ILCH 's SUD 's SUD' # ILCH 's SUD 's SUD' # ILCH 's SUD' * ILCH 's SUD	1			Surveyor:			Date:		
Content adde Okar.       Donald J. & Myrtle L. Kennedy         Residence       Donald J. & Myrtle L. Kennedy         Utrent Owner's Address:       Utrent Owner's Address:         WK-J-4       Secial Features Not Visibre In Photographe:         WK-J-4       Secial Features Not Visibre In Photographe:         WK-J-4       Secial Features Not Visibre In Photographe:         Warehouse       A/B         Original Name & Use:       (proferred)         Source       A/B         Original Name & Use:       (proferred)         Source       A/B         Architectural Significance       Source         Observements work of a master       Source         Orbiterim landmark in the area       Ø None         Architectural Significance       Ø None         Orbiterim landmark in the area       Ø None         Orbiterim landmark in the area       Ø None         Architectural Statement:       Period of significance: 1845 - 1897         See Continuation Sheet       Septesentation in Previous Surveys         Waukesha Daily Preeman, 1959, A-2       Mass O Nake Ø VINP O Nake O landmark Orther:         Original All Maukesha Bill Preeman (acce to Maukesha in 1834'' Preeman (acce of Waukesha in 1834'' Preeman (acce of Waukesha in 1834'' Preeman (acce of Waukesha in 1834'' Preeman (accenterial Ed., Sec. A p. 2 1255' </td <td colspan="3"></td> <td colspan="3"></td> <td></td> <td></td> <td>G</td>									G
Residence       Donald J. & Myrtle L. Kennedy         "Ite koll No.       Donald J. & Myrtle L. Kennedy         "WK-J-4       Descendent Comer's Address:         "Weited Core of Comercial Statement:       Source         "Descendent of Gesenents at the statement:       Mone         "Descendent of Metricours Statement:       Besteroical Statement:         Besteroical Statement:       Period of significance: 1845 - 1897         See Continuation Sheet       "Descendent Comer's Address         Waukesha Baily Preeman, 1959, A-2       De	401 Central Avenue			Blk B N 100' of Lot 6 Less than					ntra
WK-J-4       h01 Central Avenue         Jegative No.       2         2       acade Orient.         N       Dispinal Name & Use: (preferred)         Sources of construction /Alteration       Source         Nortice tast/for Builder:       Source         Not known       Historical Statement:         Observed bartier (preferred)       Source         Not known       A/B         Architectural Statement:       Source         Not known       Historical Statement:         Other:       Ø None         Architectural Statement:       Ø None         Bistorical Statement:       Dese Order Order Statement:         Sources of Information (Reference to Above)       Makes Deally Preeman, 1959, A-2         Ortisvold, Y., "Old Waukesha Buildings"       Onder         Indmark vol. 12 No. 2 & 3 1969 P. 7       Ø Bistrict:         Optivotal Ocontributing Once-contributing       Once-contributing         Bastrice:       Ø District:         Indmark vol. 2 No	Current Name & Use:			Current Owner:			L		
WK-J-4       401 Central Avenue         egative No.       2         acade Orient:       Special Features Not VisiMt In Photographs:         WIT: Zone 26       Special Features Not VisiMt In Photographs:         UTIM: Zone 26       Special Features Not VisiMt In Photographs:         W       Uses         N       Driginal Name 6 Use:         Original Name 6 Use:       (proferred)         Sources       A/B         Jates of Construction (Alteration       Source         124.5       A/B         Architect on /or builder:       Source         Not known       Historical Significance         Other:       Source soft Construction (Alteration Construction Originificant Second Interical Statement:         Other:       Other:         Other:       Source soft Information (Baterence to Above)         Waukesha Daily Freeman, 1959, A-2       Continuation Sheet         Second Information (Baterence to Above)       Mass Once         Waukesha Daily Freeman, 1959, A-2       Other:         Crisvold, W., 'Old Waukesha Buildings''       Jost Source         Idamark Vol. 12 No. 2 & 3 1969 p. 7       Second Interaction Original Concertibuting Once-contributing Once-contributing Once-contributing Once-contributing Once-contributing Once-contributing Once-contributing Onconcontributing Once-contributing Once-contrib	Residence	Donald J. & Murtle L. Kennedy					ver		
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N       Interior visited?       Over (preferred)         Original Name & Use:       (preferred)       Source       Previous Owners       Dates       Uses       Source         Morris Cutler House       A/B       Previous Owners       Dates       Uses       Source         1845       A/B       A/B       Interior visited?       Source       Interior visited?       Source         Not known       Source       A/B       Interior visited?       Source       Interior visited?       Source         Architectural Significance       Source       Source       Source       Interior visited?       Source         Orber:       Observature       A/B       Interior visited?       Source       Interior visited?       Source         Architectural Significance       Source       Source <t< td=""><td></td></t<>									
Morris       Cutler House       A/B         Dates of Construction /Alteration       Source         1845       A/B         Architectural Significance       Source         Oregeness a type, period, or method of construction       Source of Assoc. with significant persons         Oregeness a type, period, or method of construction       Source of Assoc. with significant persons         Other:       Other:         Other:       Other:         Other:       Other:         Sources of Information (Reference to Above)       Mone         Maxkesha Daily Freeman, 1959, A-2       Bass ONER @WINF ONERP Olandmark         Griswold, W., "Old Waukesha Buildings"       Condition         Landmark Vol. 12 No. 2 & 3 1969 p. 7       Condition         Griswold, W., "Tirst Settler Came to Waukesha in 1834" Freeman Centennial Ed., Sec. A p. 2 195       Pointon of Mational Register Higibility         Portrait and Biographical Record of Waukesha       Itials:       date:         9 Opinion of National Register Higibility       Point of National Register Higibility         Valiable Once Higible Ount eligible Ounknown       Point eligible Ount eligible Ounknown				I	nterior vis:	ited?	O <sup>Yes</sup> &	) No	
Dates of Construction /Alteration       Source         1845       A/B         Architect an '/or Builder:       Source         Not known       Architect an '/or Builder:         Architect an '/or Builder:       Source         Architect an '/or Builder:       Source         Architect an '/or Builder:       Source         Architectural Significance       Mistorical Significance         Other:       Other:         Other:       Other:         See Continuation Sheet       Mone         Historical Statement:       Period Of significance: 1845 - 1897         See Continuation Sheet       See Continuation Sheet         Sources of Information (Reference to Above)       Makesha Daily Freeman, 1959, A-2         Griswold, W., 'Old Waukesha Buildings''       Chais         Landmark Vol. 12 No. 2 & 3 1969 p. 7       Continuation One-contributing         Griswold, "First Settler Came to Waukesha in 1834" Freeman Centennial Ed., Sec. A p. 2 195       District:         Opivotal Ocontributing One-contributing       Initials:         Guitals:       Gate:         Opinon of National Register Flightlity         P Opinion of National Register Flightlity	Original Name & Use: (pre:	ferred)	Source	Previous Owners	Dates	Uses	3	Source	
1845       A/B         Architect an '/or Builder:       Source         Not known       Source         Architectural Significance       Architectural Significance         Ordepresents work of a master       Source         Development of a locality       Assoc. with significance events         Architectural Statement:       Assoc. with significance is a locality         Other:       Image: Continuation Sheet         Architectural Statement:       Period of significance: 1845 - 1897         See Continuation Sheet       See Continuation Sheet         Sources of Information (Reference to Above)       Historical Statement:         Waukesha Daily Freeman, 1959, A-2       Condition         Griswold, W., "Old Waukesha Buildings"       Iandmark Vol. 12 No. 2 & 3 1969 p. 7         Griswold, "First Settler Came to Waukesha in 1834" Freeman Centennial Ed., Sec. A p. 2 195       Pistrict:         Opivotal Ocontributing One-contributing initials:       date:         Opivotal Ocontributing One-contributing initials:       date:         Opivotal Ocontributing One-contributing initials:       genesent Eligibility         % eligible Onot eligible Ounknown       Period Contributing One-contributing initials:		V	A/B						
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Architect an i/or Builder:       Source         Not known       Architectural Significance         Architectural Significance       Mistorical Significance         ORepresents as type, period, or method of construction       Assoc. with lives of significant persons         Other:       Other:         Other:       None         Architectural Statement:       Sources         See Continuation Sheet       Mone         Sources of Information (Reference to Above)       Bepresentation in Previous Surveys         Waukesha Daily Freeman, 1959, A-2       Other:         Crisvold, W., "Old Waukesha Buildings"       Iandmark Vol. 12 No. 2 & 3 1969 p. 7         Grisvold, "First Settler Came to Waukesha in 1834" Freeman Centential Ed., Sec. A p. 2 195       District:         Opiotal Ocontributing One-contributing Cauty, Wisconsin, 1894, p. 553       District:         Opinion of Mational Register Eligibility       Pointon of Mational Register Eligibility	1845		A/B						
Not known         Architectural Significance ORepresents work of a master Orsesses high artistic values Represents a type, period, or method of construction S a visual landmark in the area Other:       4       Historical Significance Assoc. with significant persons Assoc. with development of a locality Other:         Architectural Statement:       Image: Construction Other:       None         Architectural Statement:       Period Of significance: 1845 - 1897 See Continuation Sheet       Historical Statement: Period Of significance: 1845 - 1897 See Continuation Sheet         Sources of Information (Reference to Above) Waukesha Daily Preeman, 1959, A-2 Griswold, W., "Old Waukesha Buildings" Landmark Vol. 12 No. 2 & 3 1969 p. 7 Griswold, "Tirst Settler Came to Waukesha Country, Wisconsin, 1894, p. 553       6       Representation of Significance: Organization Sources of None         Boardian       Bistrict: Opinot of National Register Eligibility Periatian Biographical Record of Waukesha Country, Wisconsin, 1894, p. 553       Opinion of National Register Eligibility Periatian Biographical Record of Waukesha	Architect and/or Builder:				- <u></u>				0
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Possesses high artistic values       Assoc. with significant historical events         Represents a type, period, or method of construction       Assoc. with significant historical events         Architectural Statement:       Assoc. with development of a locality         Architectural Statement:       Period Of significance:1845 - 1897         See Continuation Sheet       Historical Statement:         See Continuation Sheet       Period Of significance:1845 - 1897         See Continuation (Reference to Above)       Assoc. with development of a locality         Waukesha Daily Freeman, 1959, A-2       OHABS ONAER @ WIHP ONEHP Olandmark         Griswold, W., "Old Waukesha Buildings"       Condition         Iandmark Vol. 12 No. 2 & 3 1969 p. 7       Bistrict:         Bistrict:       Opinon of National Register Eligibility         Portrait and Biographical Record of Waukesha       pointon of National Register Eligibility         Poligible Onot eligible Outened       Poligible Outened							<u></u>	1	<b> </b>
O Represents a type, period, or method of construction       Assoc. with development of a locality         Other:       Other:       Other:         Other:       Other:       Other:         Architectural Statement:       See Continuation Sheet       Historical Statement:         See Continuation Sheet       Historical Statement:       Period Of significance:1845 - 1897         See Continuation Sheet       See Continuation Sheet       Historical Statement:         Waukesha Daily Freeman, 1959, A-2       G Representation in Previous Surveys         Griswold, W., "Old Waukesha Buildings"       Condition         Iandmark Vol. 12 No. 2 & 3 1969 p. 7       Condition         Griswold, "First Settler Came to Waukesha in       District:         1834" Freeman Centennial Ed., Sec. A p. 2 195       District:         Opinon of National Register Eligibility       Pintinal Register Eligibility         Veligible Onot eligible Outerligible Outer       Opinion of National Register Eligibility				· · · · · · · · · · · · · · · · · · ·					
Other:       Ø None         Architectural Statement:       Period Of significance:1845 - 1897         See Continuation Sheet       Historical Statement:         See Continuation Sheet       Period Of significance:1845 - 1897         See Continuation Sheet       See Continuation Sheet         Sources of Information (Reference to Above)       6 Representation in Previous Surveys         Waukesha Daily Freeman, 1959, A-2       OHABS ONAER @ WHP ONRHP Olandmark         Griswold, W., "Old Waukesha Buildings"       Condition         Iandmark Vol. 12 No. 2 & 3 1969 p. 7       Condition         Griswold, "Tirst Settler Came to Waukesha in 1834" Freeman Centennial Ed., Sec. A p. 2 195       District:         Opivotal Ocontributing Onon-contributing Caunty, Wisconsin, 1894, p. 553       District:         9 Opinion of National Register Fligibility Peligible Onot eligible Ounknown	O Represents a type, period, or method of construction			$\bigcirc$ Assoc. with development of a locality					
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## MORRIS D. CUTLER HOUSE (401 Central Avenue) Intensive Survey Form - Continuation Sheet (1)

## ARCHITECTURAL STATEMENT:

<u>Description</u>: Built in 1845, the Cutler house is a fine example of the Greek Revival style. The gable end of this frame house is dominated by a full pediment with denticulated cornice. Set within the tympanum is a lunette window. The building is two stories in height, with a one story porch adjoining the east side and northeast corner. Three windows (1/1 sash)are placed on the second story of the facade and aligned with two windows and door on the first. The entrance is framed by simple pilasters and an entablature. In 1902, the Cutler house was moved from its original location (now Cutler Park) and a side wing was removed. The building was subsequently covered with asbestos shingles.

The Cutler house is architecturally interesting as a representative example of the Greek Revival style, and remains as one of the finest examples of the style in Waukesha. Although the original clapboards have been covered, the Cutler house retains important decorative elements such as the door surround and, most importantly the full pediment, which is rare in Waukesha. The neighborhoods south of the Fox River contain Greek Revival style residences similar in scale and materials to the Cutler house, however, the majority of these buildings have been remodeled with important details removed or concealed. A comparable, nominated property is the Totten-Butterfield house located at 515 N. Grand Avenue (WK 1/12). The Cutler house was moved to its present location at the turn of the century. Although it is now situated on a smaller lot, the building remains in a residential area of similarly scaled buildings. Consequently, the move has not greatly affected the integrity of the property.

## HISTORICAL STATEMENT:

The Cutler house was built by Morris Derrick Cutler, the founder of Waukesha, in 1845. The home was originally in what is now Cutler Park and was removed to its present site in 1902 following the sale of the Park to the City (A/B). This house is significant due to its connection with Morris D. Cutler, founder of the City of Waukesha. Cutler, accompanied by his brother Alonzo and two others, arrived at the site of the City in May 1834. After making their claims they returned to La Porte, Indiana for the winter of 1834-5. The following spring the two Cutler's returned. Although Alonzo left after two years, Morris remained on his original claim until his death on January 22, 1897 at the age of 86. (C/D) Cutler's original claim was for the maximum 160 acres and covered the area from College Avenue on the south to the mid-block between Wisconsin Avenue and South Street on the north. The claim also extended from East to West Avenues. Over the years, parcels were sold off or donated by Cutler until the parcel was whittled down to the current size of the park. (C) Cutler donated the land for Carroll College in 1853 and that for Union School (now the Central Middle School campus) in 1850. His sale of land provided him with his income and he became relatively wealthy through land speculation. His only other occupation was as a farmer on his claim and a brief period as a quarry operator. In his later years, he was considered somewhat eccentric becoming a recluse in the last few years before his death. His only political venture was to run for Village President against Col. Richard Dunbar in 1876, An election he lost by a narrow margin. (B/C) The Cutler house was built in 1845 for his marriage to Miss Ruth Head. Prior to that time Cutler lived in the log claim shanty he built in the summer of 1834. Mrs. Cutler died in 1863 leaving no children. Cutler did not remarry though he was once sued for breach of promise in his later years. (c)