

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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DATE ENTERED

JAN 20 1976

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

B.O. Cutter House

AND/OR COMMON

Theta Delta Chi Fraternity

**LOCATION**

STREET &amp; NUMBER

400 10th Avenue Southeast

\_\_\_ NOT FOR PUBLICATION

CITY, TOWN

Minneapolis

\_\_\_ VICINITY OF

CONGRESSIONAL DISTRICT

Fifth

STATE

Minnesota

CODE

27

COUNTY

Hennepin

CODE

053

**CLASSIFICATION****CATEGORY** DISTRICT  
 BUILDING(S)  
 STRUCTURE  
 SITE  
 OBJECT**OWNERSHIP** PUBLIC  
 PRIVATE  
 BOTH**PUBLIC ACQUISITION** IN PROCESS  
 BEING CONSIDERED**STATUS** OCCUPIED  
 UNOCCUPIED  
 WORK IN PROGRESS  
 YES: RESTRICTED  
 YES: UNRESTRICTED  
 NO**ACCESSIBLE****PRESENT USE** AGRICULTURE  
 COMMERCIAL  
 EDUCATIONAL  
 ENTERTAINMENT  
 GOVERNMENT  
 INDUSTRIAL  
 MILITARY  
 MUSEUM  
 PARK  
 PRIVATE RESIDENCE  
 RELIGIOUS  
 SCIENTIFIC  
 TRANSPORTATION  
 OTHER:**OWNER OF PROPERTY**

NAME

Minnesota Association Theta Delta Chi

STREET &amp; NUMBER

400 10th Avenue Southeast

CITY, TOWN

Minneapolis

\_\_\_ VICINITY OF

STATE

Minnesota

**LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Hennepin County Courthouse

STREET &amp; NUMBER

3rd Avenue and 3rd Street

CITY, TOWN

Minneapolis

STATE

Minnesota

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Statewide Historic Sites Survey

DATE

1973

\_\_\_ FEDERAL  STATE \_\_\_ COUNTY \_\_\_ LOCALDEPOSITORY FOR  
SURVEY RECORDS

Building 25, Fort Snelling

CITY, TOWN

St. Paul

STATE

Minnesota

# 7 DESCRIPTION

## CONDITION

- EXCELLENT
- GOOD
- FAIR
- DETERIORATED
- RUINS
- UNEXPOSED

## CHECK ONE

- UNALTERED
- ALTERED

## CHECK ONE

- ORIGINAL SITE
- MOVED DATE \_\_\_\_\_

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

Built in 1856, the B.O. Cutter House is an excellent example of early Gothic Cottage architecture. Located at 400 10th Avenue in Southeast Minneapolis, it stands in a busy residential area bordering on the campus of the University of Minnesota.

It is a two storey cottage of wood frame construction built on a cut stone foundation. The interior has been extensively remodeled. Only the library retains its original fireplace and carved oak moldings and the dining room its original wainscoting. The interior of the house, therefore, is not outstanding.

The original exterior of the building reveals the delicate architectural details which characterize the early Gothic Revival style. The roofs were high soaring and peaked with finials. The pointed arches which they formed were elaborately decorated with carved bargeboards. They were punctuated with gables which were also elaborately trimmed with carved bargeboards and topped with finials. The walls were constructed from planks cut to resemble dressed blocks of stone and covered with a mixture of paint and sand. A flat-roofed, wooden porch, supported by beveled columns with arched spandrels, ran along the front of the cottage and sheltered the double-door entry. There was also another smaller porch, of similar design, at the back of the cottage on the west side. An intricately carved decorative molding defined the first and second stories. The windows were large double panes of glass and shuttered.

Since its construction, however, the exterior has received some alterations. In 1943, it was stuccoed, destroying the rustic appearance of the cut planks. In 1949, it was purchased by Theta Delta Chi fraternity and alterations were made to convert it from a residence into a fraternity house. The porches were rebuilt in 1959, replacing their wooden bases with concrete ones. The original beveled columns, however, were retained. At this time also, the decorative molding which defined the first and second stories and the finials were removed because of their deteriorated state. Finally, in 1968, a 35 x 33.2 x 16 addition was added to the back of the house on the east side. These alterations however, have not changed the exterior appearance of the dwelling significantly. Its high pitched roof, elaborately decorated gables and delicately arched porches retain the original Gothic Cottage design.

# 8 SIGNIFICANCE

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

SPECIFIC DATES 1856

BUILDER/ARCHITECT B.O. Cutter

STATEMENT OF SIGNIFICANCE

The B.O. Cutter House is both an historically and architecturally significant building in the City of Minneapolis. Architecturally, it is an excellent example of the Gothic Cottage style which flourished in Minnesota during the mid-nineteenth century. Its high pitched roof, elaborate bargeboard decoration, and delicately arched porches are characteristic of early Gothic Revival architecture. It is also architecturally important because it is the only remaining Gothic Cottage in the Twin Cities area.

Built by master-carpenter, B.O. Cutter, the house is historically significant as an example of his craftsmanship and his home, and later as the home of one of Minneapolis' prominent citizens, John B. Gilfillan. Cutter came to Minneapolis from the East in the 1850s to work with Robert S. Alden, Minneapolis' first resident architect. As Alden's partner, Cutter was the master-carpenter for the early buildings at the University of Minnesota. In this capacity, he greatly influenced the early physical appearance of the University.

In 1869 Cutter sold the house to John B. Gilfillan, a distinguished Minneapolis lawyer. Gilfillan, like several other prominent mid-19th century Minnesota lawyers and community leaders - William G. LeDuc, lawyer and proprietor of St. Paul's first bookstore; Eugene St. Julien Cox, lawyer, orator and judge; and Henry Nichols, a scholarly Presbyterian minister - chose a Gothic Revival house for his home. The individuality and adaptability of the style, as well as its harmonious blending with nature greatly appealed to these early frontier leaders.

In addition to being a successful lawyer in Minneapolis, Gilfillan also is credited with founding the city's elementary school system. He served as a Regent of the University of Minnesota and in the U.S. Congress for one term. He also was Judge of the District Court and President of the First National Bank of Minneapolis. Throughout his life Gilfillan served the City of Minneapolis admirably.

The B.O. Cutter house is thus a fine example of early Gothic Cottage architecture and reflects the romanticism and high ideals of its builder, B.O. Cutter, and its early owner, John B. Gilfillan.

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Atwater, Isaac, History of the City of Minneapolis, New York, 1893.  
 Kennedy, Roger, Minnesota Houses, Minneapolis, 1967.  
 Torbert, Donald, Significant Architecture in the History of Minneapolis,  
 Minneapolis, 1969.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1 acre

UTM REFERENCES

A	1 5	4 8 1 0 2 5	4 9 8 0 8 6 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Andrea M. Gilmore, Intern (Approved by Charles W. Nelson)

ORGANIZATION

Minnesota Historical Society

DATE

1 August 1975

STREET & NUMBER

Building 25, Fort Snelling

TELEPHONE

612-726-1171

CITY OR TOWN

St. Paul

STATE

Minnesota

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

~~FEDERAL REPRESENTATIVE~~ SIGNATURE

*Russell W. Fridley*

TITLE: Russell W. Fridley  
 State Historic Preservation Officer

DATE 10/31/75

FOR NPS USE ONLY

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

Acting

*Jay A. [Signature]*

DATE 1/30/96

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

*Charles W. Nelson*

DATE 1-25-76

KEEPER OF THE NATIONAL REGISTER

*Acting*