

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED NOV 11 1975

DATE ENTERED

JAN 30 1976

SEE 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

2 LOCATION

STREET & NUMBER

400 10th Avenue Southeast

NOT FOR PUBLICATION

CITY, TOWN

Minneapolis

VICINITY OF

CONGRESSIONAL DISTRICT

Fifth

STATE

Minnesota

CODE

27

COUNTY

Hennepin

CODE

053

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☒ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Minnesota Association Theta Delta Chi

STREET & NUMBER

400 10th Avenue Southeast

CITY, TOWN

Minneapolis

VICINITY OF

STATE

Minnesota

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Hennepin County Courthouse

STREET & 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.

XXXXXXXXXX

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 checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<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 15 481025 4980860
ZONE EASTING NORTHING
C

B
ZONE EASTING NORTHING
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

STREET & NUMBER

Building 25, Fort Snelling

CITY OR TOWN

St. Paul

DATE

1 August 1975

TELEPHONE

612-726-1171

STATE

Minnesota

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

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

Sam L. Jones

DATE

1/30/86

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

Charles W. Nelson

DATE

1.25.76

KEEPER OF THE NATIONAL REGISTER

acting

Property Cutter, B.O., Hense

State Minn

Working Number 11.11.75.2041

Hennepin
76001058

TECHNICAL

Photos 2

Maps 1

CONTROL

OK pl
11.12.75

HISTORIAN

Accept
E. Smith
12-15-75

Only remaining Gothic Cottage in the
Duwin Cities area.

ARCHITECTURAL HISTORIAN.

Unfortunate alterations - but as this is
the only remaining bldg of its type in M'polis -
ACCEPT 12/22/75

ARCHEOLOGIST

OTHER

HAER

Inventory

Review

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

accept
Huntington
for Monitor
1-21-76

National Register Write-up

Federal Register Entry 3-2-76

Send-back

Re-submit

Entered JAN 30 1976

INT:2106-74



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NATIONAL PARK SERVICE

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1 NAME

HISTORIC

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AND/OR COMMON

Theta Delta Chi Fraternity

2 LOCATION

CITY, TOWN

Minneapolis

____ VICINITY OF

STATE
Minnesota

COUNTY
Hennepin

3 PHOTO REFERENCE

PHOTO CREDIT

Unknown

DATE OF PHOTO ca. 1890

NEGATIVE FILED AT Minnesota Historical Society, 690 Cedar Street, St. Paul, Minn. 55101

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT. GIVE BUILDING NAME & STREET

PHOTO NO. 19710

B.O. Cutter House, picture taken circa 1890



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2 LOCATION

CITY, TOWN

Minneapolis

____ VICINITY OF

STATE

Minnesota

COUNTY

Hennepin

3 PHOTO REFERENCE

PHOTO CREDIT

Loren C. Johnson

DATE OF PHOTO 1975

NEGATIVE FILED AT

Minnesota Historical Society, 690 Cedar Street, St. Paul, Minn. 55101

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO. 01337/22

Perspective view from SW

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

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DATE ENTERED

JAN 30 1976

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

1 NAME

HISTORIC

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AND/OR COMMON

Theta Delta Chi Fraternity

2 LOCATION

CITY, TOWN

Minneapolis

___ VICINITY OF

COUNTY

Hennepin

STATE

Minnesota

3 MAP REFERENCE

SOURCE

U.S.G.S. - St. Paul West Quadrangle

SCALE

1:24000

DATE 1967

7.5 minute series

4 REQUIREMENTS

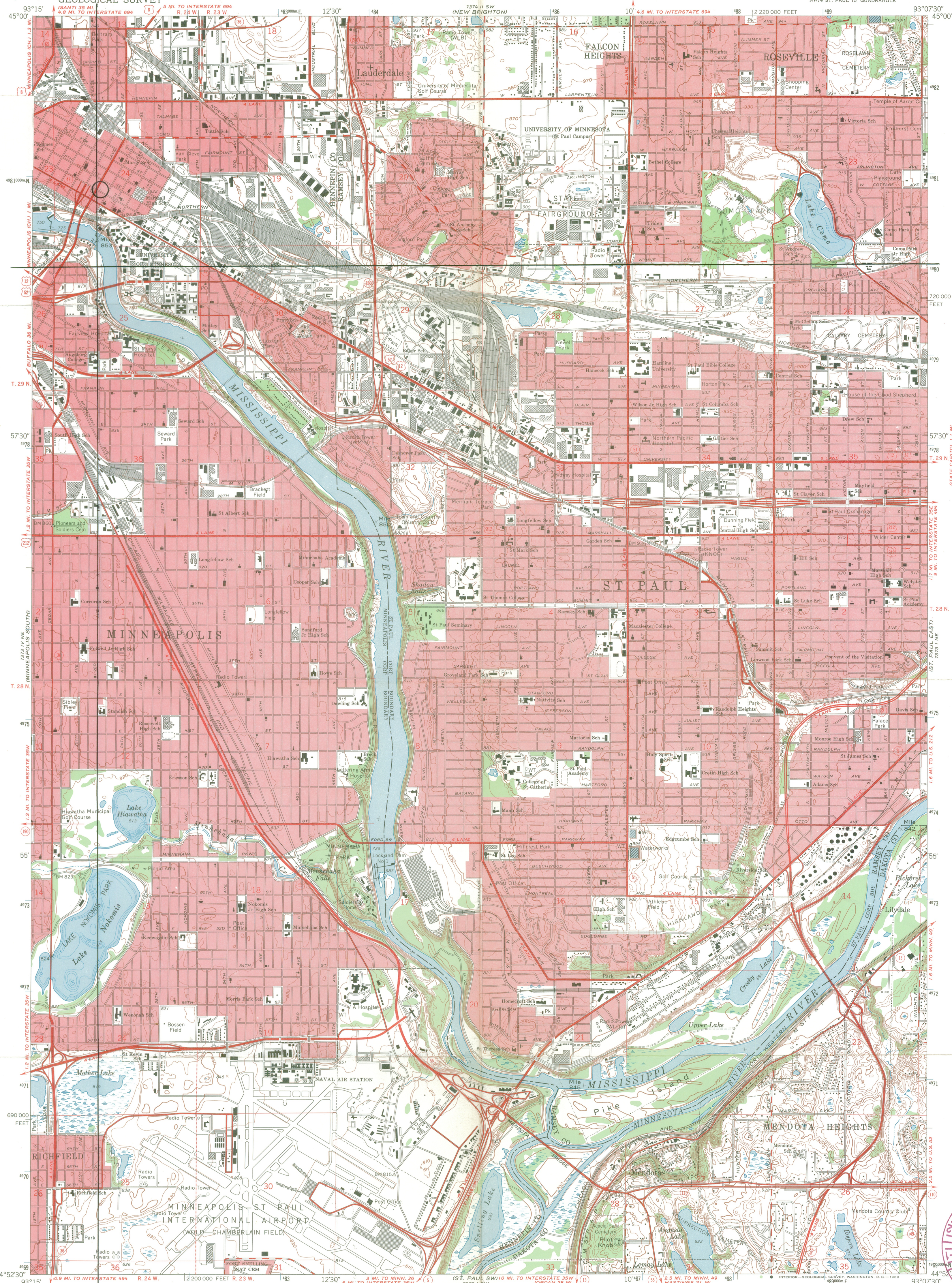
TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

ST. PAUL WEST QUADRANGLE
MINNESOTA
7.5 MINUTE SERIES (TOPOGRAPHIC)
NW 1/4 ST. PAUL 15' QUADRANGLE

Cutter, B. O., House
400 Tenth Avenue Southeast
Minneapolis, Mn.
UTM Reference
15/481025/4980860

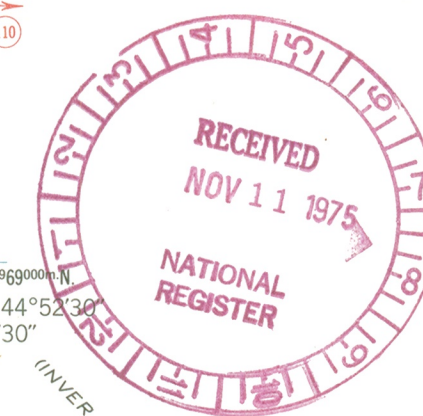


Maped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1947 and planetable surveys 1951. Revised 1967
Depth curves compiled from charts
furnished by Minnesota Department of Conservation
Polyconic projection. 1927 North American datum
10,000-foot grid based on Minnesota coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 15, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Dotted land lines established by private survey

SCALE 1:24,000
CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D.C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route ——— U.S. Route ——— State Route ———

ST. PAUL WEST, MINN.
NW 1/4 ST. PAUL 15' QUADRANGLE
N4452.5—W9307.5/7.5



ENTRIES IN THE NATIONAL REGISTER

STATE MINNESOTA

Date Entered JAN 30 1976

Name

Location

Scottish Rite Temple/Fowler Methodist
Episcopal Church

Minneapolis
Hennepin County

Cutter, B. O., House

Minneapolis
Hennepin County

Also Notified

Hon. Walter F. Mondale

Hon. Hubert H. Humphrey

Hon. Donald M. Fraser

Regional Director, Midwest Region

State Historic Preservation Officer
Mr. Russell W. Fridley
Director, Minnesota Historical Society
690 Cedar Street
St. Paul, Minnesota 55101

PR

Mott

1/30/76

NATIONAL REGISTER DATA SHEET

1 NAME as it appears on federal register: **B. O. Cutter House**

2 OTHER NAMES: **Theta Chi Fraternity (sec.)**

3 date of entry: **11/30/76**

4 county code: **053**

5 LOCATION street & number: **400 10th Ave. SE** city / town: **Minneapolis** vicinity of: state: **MN** county: **Hennepin**

6 NPS REGION: **Midwest**

7 OWNER ☒ PRIVATE ☐ STATE ☐ MUNICIPAL ☐ COUNTY ☐ MULTIPLE ☐ FEDERAL (agency name)

8 EXISTING SURVEYS ☐ HABS ☐ HAER ☐ NHL ☐ FUNDED? ☐ YES ☐ NO ☐ CONGRESS. DISTRICT **5** ☐ SOURCE of NOMINATION ☒ STATE ☐ FEDERAL if state who prepared form? **Andrew M. Bilmore**

9 WITHIN NATIONAL REGISTER HISTORIC DISTRICT? ☐ YES, NAME ☒ NO ☐ WITHIN NATIONAL HISTORIC LANDMARK? ☐ YES, NAME ☒ NO ☐ ACREAGE less than 1 ☐ LOCAL ☐ PRIVATE ORGANIZATION

10 CONDITION ☐ deteriorated ☒ altered ☐ original site ☐ excellent ☐ ruins ☐ unaltered ☐ moved ☐ good ☐ unexposed ☐ reconstructed ☐ unknown ☐ fair ☐ unexcavated ☐ excavated

11 features: ☐ SUBSTANTIALLY INTACT-1 ☐ SUBSTANTIALLY INTACT-2 ☐ SUBSTANTIALLY INTACT-3 ☒ NOT INTACT-0 ☐ NOT INTACT-0 ☐ NOT INTACT-0 ☐ UNKNOWN-4 ☐ UNKNOWN-5 ☐ UNKNOWN-6 ☐ NOT APPLICABLE-7 ☐ NOT APPLICABLE-8 ☐ NOT APPLICABLE-9

12 ACCESS ☐ YES - Restricted ☐ YES - Unrestricted ☒ No Access ☐ Unknown ☐ ADAPTIVE USE ☐ YES ☒ NO ☐ SAVED? ☐ YES ☐ IS PROPERTY A HISTORIC DISTRICT? ☐ yes ☒ no

13 AREAS OF SIGNIFICANCE: ☐ ENGINEERING-11 ☐ LANDSCAPE ARCH.-15 ☐ POLITICS / GOVT.-21 ☐ RECREATION-28 ☐ ARCHEOLOGY-prehistoric-2 ☐ COMMERCE-6 ☐ ENTERTAINMENT-26 ☐ LAW-16 ☐ RELIGION-22 ☐ SETTLEMENT-29 ☐ ARCHEOLOGY-historic-1 ☐ COMMUNICATIONS-7 ☐ EXPLORATION-12 ☐ LITERATURE-17 ☐ SCIENCE-23 ☐ URBAN PLANNING-31 ☐ AGRICULTURE-3 ☐ CONSERVATION-8 ☐ HEALTH-27 ☐ MILITARY-18 ☐ SOCIAL / HUMANITARIAN-24 ☐ OTHER (SPECIFY) ☒ ARCHITECTURE-4 ☐ ECONOMICS-9 ☐ INDUSTRY-13 ☐ MUSIC-19 ☐ SOCIAL / CULTURAL-30 ☐ TRANSPORTATION-25 ☐ ART-5 ☒ EDUCATION-10 ☐ INVENTION-14 ☐ PHILOSOPHY-20

14 CLAIMS: explain 'first' ☐ 'oldest' ☐ 'only' ☒ REMAINING GOTHIC COTTAGE IN TWIN CITIES AREA

15 functions WHEN HISTORICALLY SIGNIFICANT: **House** CURRENTLY: **House**

16 dates of initial construction: **1856** major alterations: **1943, 1949, 1959, 1968** historic events:

17 ETHNIC GROUP ASSOCIATION

18 architectural style(s): **GOthic REVIVAL** 19 architect: 20 master builder: 21 engineer:

22 landscape architect / garden designer: 23 interior decorator: 24 artist: 25 artisan: 26 builder/contractor: **B.O. Cutter, master carpenter**

27 NAMES give role & date PERSONAL: **B.O. Cutter, built house, master carpenter for city's 1st resident architect; ~~designed~~ built U of MN early buildings, 1850s** EVENTS: **John B. Gilfillan - lawyer, founder of city's elementary ed. system, community leader, 2nd owner, 1869** INSTITUTIONAL:

28 NATIONAL REGISTER WRITE-UP FRAME, STUCCOED; 1 1/2 STORIES, MODIFIED RECTANGLE, CROSS-GABLED ROOF WITH WALL DORMERS, INTERIOR CHIMNEY, FRONT CENTER ENTRANCE IN 1-STORY PROJECTING VESTIBULE, 1-STORY FRONT PORCH, 2-STORY POLYGONAL SIDE BAY WITH IRON-RAILED BALCONY, ELABORATE SCROLLED BARGEBOARDS WITH PENDANTS, REAR PORCH; ALTERATIONS ☒ ADDITIONS 1943, 1949, 1959 and 1968. GOTHIC REVIVAL.

Built by B.O. Cutter, master carpenter for the early buildings of U. of MN; ^{SP} sold in 1869 to ~~partner of city's 1st resident architect;~~ 2nd owner John B. Gilfillan, lawyer, ^{and} community leader credited with founding the city's elementary ~~education~~ school system.