

1854

# HISTORICAL PRESERVATION COMMISSION

CITY OF WAUPACA  
111 S. MAIN STREET  
WAUPACA, WI 54981

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## "HISTORIC" LANDMARK NOMINATION FORM

DATE: March 26, 1997

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### 1. Name of Building, Structure, Object, Site, or District Being Nominated

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Historic                      Hutchinson House  
and/or common

*303 W. FULTON*

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### 2. Location in the City of Waupaca

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Street & Number:    921 South Main Street                      Vicinity of:    South Park  
City:    Waupaca                      State:    Wisconsin                      Zip Code:    54981

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### 3. Classification (Put an "X" in the space in front of those items that describe the "Historic" Landmark being nominated.)

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#### Category

**BUILDING:** A building, such as a house, barn, church, hotel, or similar construction, created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

#### Examples:

Administration Building	Carriage House	Church	City or Town Hall	Courthouse
Detached Kitchen, barn, & privy	Dormitory	Fort	Garage	Hotel
House	Library	Mill Building	Office Building	Post Office
School	Social Hall	Shed	Stable	Store
Theater	Train Station			

STRUCTURE: The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

#### Examples:

Aircraft	Apiary	Automobile	Bandstand	Boats & Ships	Bridge	Cairn
Canal	Carousel	Corncrib	Dam	Earthwork	Fence	Gazebo
Grain Elevator	Highway	Irrigation System	Kiln	Lighthouse	Railroad Grade	Silo
Trolley Car	Tunnel	Windmill				



**OBJECT:** The term "object" is used to distinguish from buildings and structures those construction that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

Examples:

Boundary Marker    Fountain    Milepost    Monument    Sculpture    Statuary

**SITE:** A site is the location of a significant even, a prehistoric or historic occupation or activity, or a building or structure, whether standing ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

Examples:

Battlefield    Campsite    Ceremonial Site    Designed Landscape    Habitation Site  
 Petroglyph    Rock Carving    Rock Shelter    Ruins of a Building or Structure    Shipwreck  
 Trail    Village Site  
 Cemeteries Significant for Information Potential or Historic Association  
 Natural Feature (such as a rock formation) having Cultural Significance

**DISTRICT:** A district possesses a significant concentration, linkage, or continuity of two (2) or more sites, buildings, structure, or objects united historically or aesthetically by plan or physical development.

Examples:

Business Districts    Canal Systems    Groups of Habitation Sites    College Campuses  
 Industrial Complexes    Irrigation Systems    Residential Areas    Rural Villages  
 Transportation Networks    Rural Historic Districts Estates & Farms w/Large Acreage/Numerous properties

**Ownership**

Public  
 Private  
 Both

**Status**

Occupied  
 Unoccupied  
 Work in Progress

**Present Use**

Agriculture     Museum  
 Commercial     Park  
 Educational     Private Residence  
 Entertainment     Religious  
 Government     Scientific  
 Industrial     Transportation  
 Military     Other: \_\_\_\_\_

**Public Acquisition**

In Process  
 Being Considered

**Accessible**

Yes: Restricted  
 Yes: Unrestricted  
 No

**4. Owner of Property**

Name:            Waupaca Historical Society

Address        P. O. Box 313  
                   Waupaca, Wisconsin 54981

Telephone:    715-258-5958



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## 5. Legal Description

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### FULTON STREET LOCATION

Apart of Outlot 175 com. at NE corner running S 10 rods & 8 feet  
W 9 rods & 10 feet N to S line of Fulton Street thence E to beg

### SOUTH PARK LOCATION

Parcel described in Volumn 148, page 157 except fbr parcel sold to Mrs. Roberts

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## 6. Representation in Existing Surveys

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Title: 1857 Assessment Roll for the Village of Waupaca

City, Town, or Village: Village of (now the city of)

State: Wisconsin Zip Code: 54981

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## 7. Description (Attach separate sheet if more space is needed.)

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A.	Condition	Check One	Check One
	<input checked="" type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Original Site
	<input type="checkbox"/> Good	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Moved
	<input type="checkbox"/> Fair		
	<input type="checkbox"/> Deteriorated		
	<input type="checkbox"/> Ruins		
	<input type="checkbox"/> Unexposed		

B. Exterior description: present and original (if known) physical appearance

### LOCATION

The Hutchinson House, built in 1854, for Chester Flint and Susannah Pray Hutchinson, is a 1 1/2 story Greek Revival farm-house (1) that was originally located on the Southwest corner of Franklin and Fulton Streets. The front of the house faced North onto Fulton Street. In 1956 the Hutchinson House was donated to the Waupaca Historical Society by an oil company that was going to raze it to make space for their new business. The house was then moved to its present location in South Park, which was given by the city of Waupaca. (5) To make its journey the house was moved in three sections about 10 blocks. The front of the house again faces North in the park. The House was restored, furnished and open to the public since 1957, Waupaca's Centennial year.

### EXTERIOR

The Hutchinson House is a white clapboard wood-frame Greek Revival farmhouse accented with dark green doors, windows and shutters. The 1 1/2 story gable front structure has two added wings. The 48-foot-4-inch width across the front of the house is equally divided between the gable front and each wing, making the wings quite large. From the edge of the gable front each wing has a recessed front porch (about 5 feet deep x 16 feet wide) that extends its length. The low pitched roofs have a slight eave overhang, with fascia and soffit trim boards, wide cornice lines on the porches, and a larger entablature with a simple cornice, frieze and architrave on the front and back gables of the house. On the side gables there is only a cornice under the eave.



All windows of the house are double hung. The windows on the north and east sides of the house (which would have faced Fulton Street to the north and Franklin Street to the east), plus one window in the informal parlor have six-over-six panes and one inch muntins and dark green louvered exterior wooden shutters (except for the west window in the informal parlor). Most of the remaining windows have single paned sashes. All the windows have a simple frame and simple decorative crown.

#### North

The two front porches each have two square columns and one pilaster on each corner of the gable front, all with simple Doric capitals and a wide molded base. The facade of the house on the front porches has flush horizontal boards rather than the clapboards that are on the rest of the house. Both front porches have a door that enters a side of the gable front, which is the Front Hall/Parlor. The porch to the west also has a door that enters the Informal Parlor. The door frames have a simple entablature. The exterior doors have two panels on the lower section and two panes of glass on top and each has a screen door on the exterior. The East front porch has two windows and a door, the west front porch has two doors and a window. The front gable has four windows, two on each story.

#### East

There is another porch on the East side of the house with a pent roof. Turned spindles with decorative brackets act as supports for the roof. This porch has two doors, one entering the kitchen and one entering the Formal Parlor and two windows. There is also one additional window to the north of the porch and one centered over the porch in the gable.

The roof on this wing is higher because there is an added shed on the back of the house on this wing.

#### South

In the back of the house the east wing is extended another 7 feet beyond the prominent back gable. There is a door that is located on the west side of this extension. It has a simple landing and steps to reach the door from ground level.

#### West

The west side of the house measures 25 feet 4 inches, without the porch, and the trim under the eave has just a cornice. The windows on the west and the south do not have any brackets to show that shutters were ever part of the exterior window trim of the house.

INTERIOR DESCRIPTION: Present and Original and general floor plan

#### FIRST FLOOR

The first floor of this 1 1/2 story structure contains seven rooms and a closet which is now a bathroom. The main entrance to the house is in the gable front. This front hall/parlor is a room that is 15 feet across the front and 15 feet 7 inches deep. Behind it, to the south, is the dining room that features a painted, built in cupboard. The cupboard extends into the dining room and has two glass doors on the top. This cupboard can also be entered from the back which is located in the kitchen.



The west wing houses the informal parlor in the front of the house and behind it is located a small bedroom, the only one on the first level.

The formal parlor is located in the front of the east wing and behind it is the kitchen. Off the kitchen, extending back another 7 feet is a shed, which incorporates the only back entry to the house.

Baseboards throughout the house are simple 7 1/4 inch boards with only the decoration of a quadrant piece at the base. The casings around the windows and doors in the parlors have more decorative bed moldings, and the dining room, kitchen and bedroom have simple 4 inch board casings around the windows and 5 inch around the doorways. The front three parlors have narrow hardwood floors, while the rest of the house has wider random pine plank floors. Ceilings on the first floor are 7 feet 9 1/2 inches high.

A closed staircase is located in about the center of the house, between the front entry and the dining room. Entering from the formal parlor, the 2 feet 8 inch wide staircase leads to the second floor. Twelve narrow steps rise the 6 1/2 feet distance.

#### SECOND FLOOR

The second floor consists of three rooms, a center hall and a closet. In the gable front is a large bedroom, behind this bedroom on the southwest corner of the house is a very small bedroom. Having a step down the east wing contains one large bedroom off the center hall.

The ceilings of the second level are 6 feet 4 inches high, and the windows rise up right from the floor.

D. Photos: Please include recent photographs or slides of exterior as well as any other photos, slides, or drawings that may be available.

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### 8. Significance (Continue on separate sheets if necessary)

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#### Period

<input type="checkbox"/> Prehistoric	<input type="checkbox"/> 1700-1799
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> 1800-1899
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> 1900-
<input type="checkbox"/> 1600-1699	

#### Areas of Significance - Check and Explain Below

<input type="checkbox"/> Archeology-Prehistoric	<input type="checkbox"/> Community Planning	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Religion
<input type="checkbox"/> Archeology-Historic	<input type="checkbox"/> Conservation	<input type="checkbox"/> Law	<input type="checkbox"/> Science
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Literature	<input type="checkbox"/> Sculpture
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Military	<input checked="" type="checkbox"/> Social/ Humanitarian
<input type="checkbox"/> Art	<input type="checkbox"/> Engineering	<input type="checkbox"/> Music	<input type="checkbox"/> Theater
<input type="checkbox"/> Commerce	<input type="checkbox"/> Exploration/Settlement	<input type="checkbox"/> Philosophy	<input type="checkbox"/> Transportation
<input type="checkbox"/> Communications	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/Government	<input type="checkbox"/> Other (specify)
	<input type="checkbox"/> Invention		



## SIGNIFICANCE

### ARCHITECTURE

#### GREEK REVIVAL FARMHOUSE

The Hutchinson House is a very good example of the Greek Revival farmhouse. It is one of the earliest clapboard houses of our village, and one of only a few remaining well preserved structures in the city. Its architectural integrity is not only pristine on the exterior, but also in its interior.

### SOCIAL

#### EPISCOPAL CHURCH & CEREMONY OF NOTABLE RESIDENTS

In 1855 two young women (cousins of Chester Hutchinson), Hannah and Mary Parish, came to Waupaca from Vermont to start a very "Select School." However, they quickly met two eligible, interested and prominent young men. Marriage was discussed and "The couples did not wish to wait until summer, but began planning for an earlier date. Being good Episcopalians, the Parish sisters wished to be married right and proper by the Church. So word was sent to the Missionary Bishop of Wisconsin, the Rt. Rev. Jackson Kemper, who arranged to pay a visit to Waupaca. Their cousin Chester F. Hutchinson's home was one of the best built houses in town, so this was the chosen spot for the wedding. It was quite an event for the community." (3) The event happened on March 4, 1856.

Hannah "Anna" Converse Parish married George Loren Lord, who built and operated the first important flouring mill in the county. Anna and George would later have a son named Irving who became a lawyer and businessman and with a partner owned the Grand View Hotel and the electric trolley that operated from town out to the Grand View Hotel on the Chain of Lakes. This trolley went down Fulton Street and would have passed by the front of the Hutchinson House on its daily journey.

Mary Ann Parish married Edward LeRoy Browne, an attorney and later state Senator.

The founding of St. Mark's Episcopal Church dates from Bishop Kemper's double wedding ceremony of the Parish sisters in the Hutchinson House.

#### WOMEN'S CHRISTIAN TEMPERANCE UNION (WCTU)

The WCTU was a large local, county, state and national organization that was a well organized group run entirely by women. The prevalent view in the Victorian era was that a woman's place was in the home, but at this time society also tolerated public appearances in defense of the home and the family. Because the consumption of alcohol threatened the family and wasted its resources, women received public attention when they condemned intemperance. Recognizing that to make changes, it was important to have the right to vote, the WCTU also reinforced and encouraged the importance of woman's suffrage. (6)



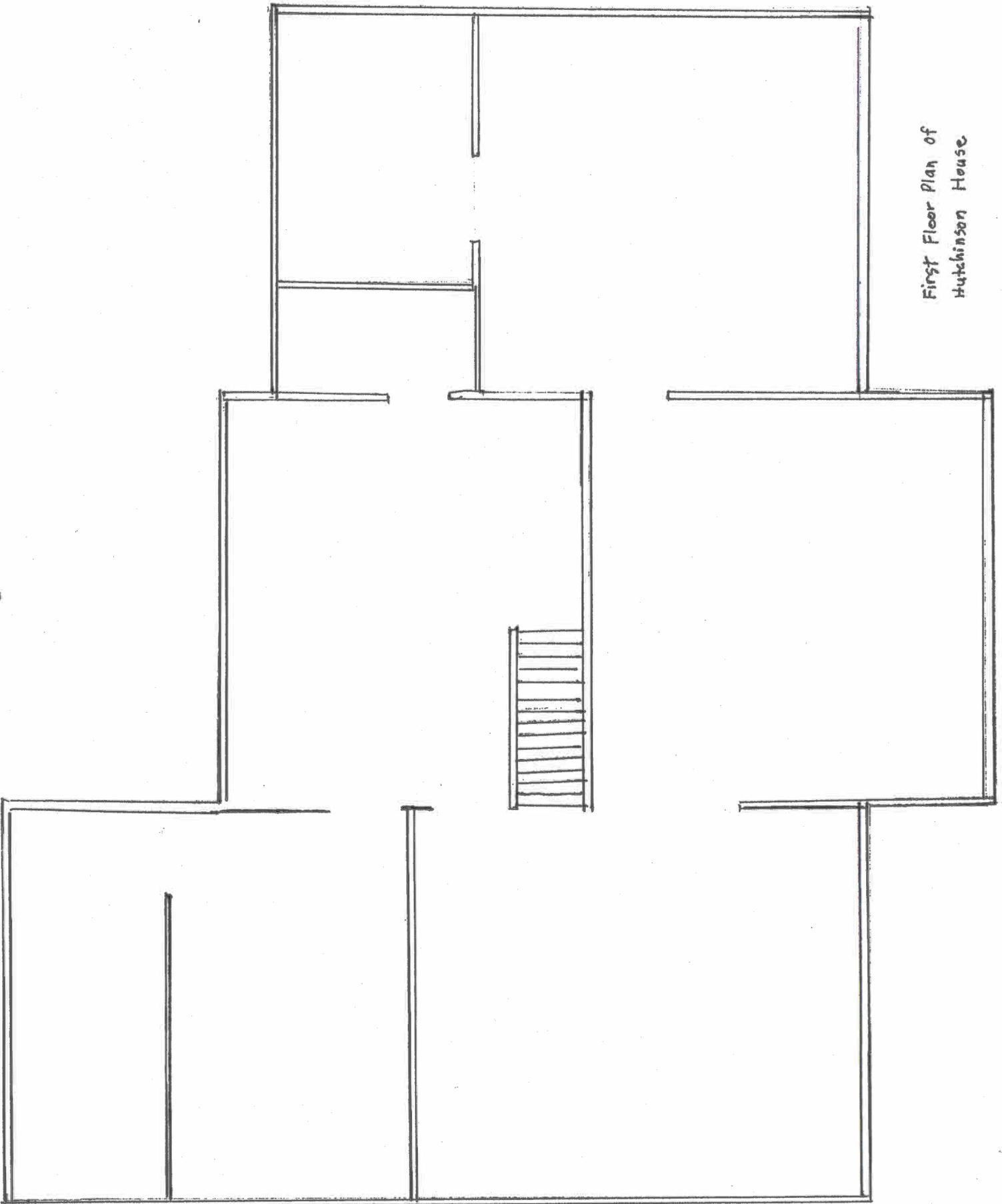
Miss Julia Hutchinson, a teacher for many years, had devoted much of her life to the cause of the WCTU. She held local, county and state offices holding many meetings right in her house on Fulton Street. The WCTU flag was donated to the museum for her dedication to the cause. Miss Julia (1860-1944) was the last Hutchinson to live in this house on Fulton Street. She was the granddaughter of Chester and Susannah, and daughter of George and Catherine Clinton Hutchinson.

#### BIBLIOGRAPHICAL REFERENCES

- (1) OLD AMERICAN HOUSES 1700-1850, H. L. Williams & O. K. Williams; Coward-McCann, Inc., New York, 1957.
- (2) A FIELD GUIDE TO AMERICAN HOUSES, Virginia & Lee McAlester; Alfred Knopf, New York, 1984
- (3) THE HISTORY OF THE JACOB KIMBALL PARISH FAMILY, compiled by Mary Parish Truesdell; Kissimmee, FL, 1975.
- (4) THE HUTCHINSON FAMILY, compiled by Perley Derby, Salem, Essex Institute Press, 1870.
- (5) WAUPACA CENTENNIAL BOOK 1857-1957, K. Pinkerton, Book Chairman; The Berry Printing Company, Berlin, WI, 1957.
- (6) WISCONSIN THE STORY OF THE BADGER STATE, Norman Risford; Wisconsin Trails, 1955.



5

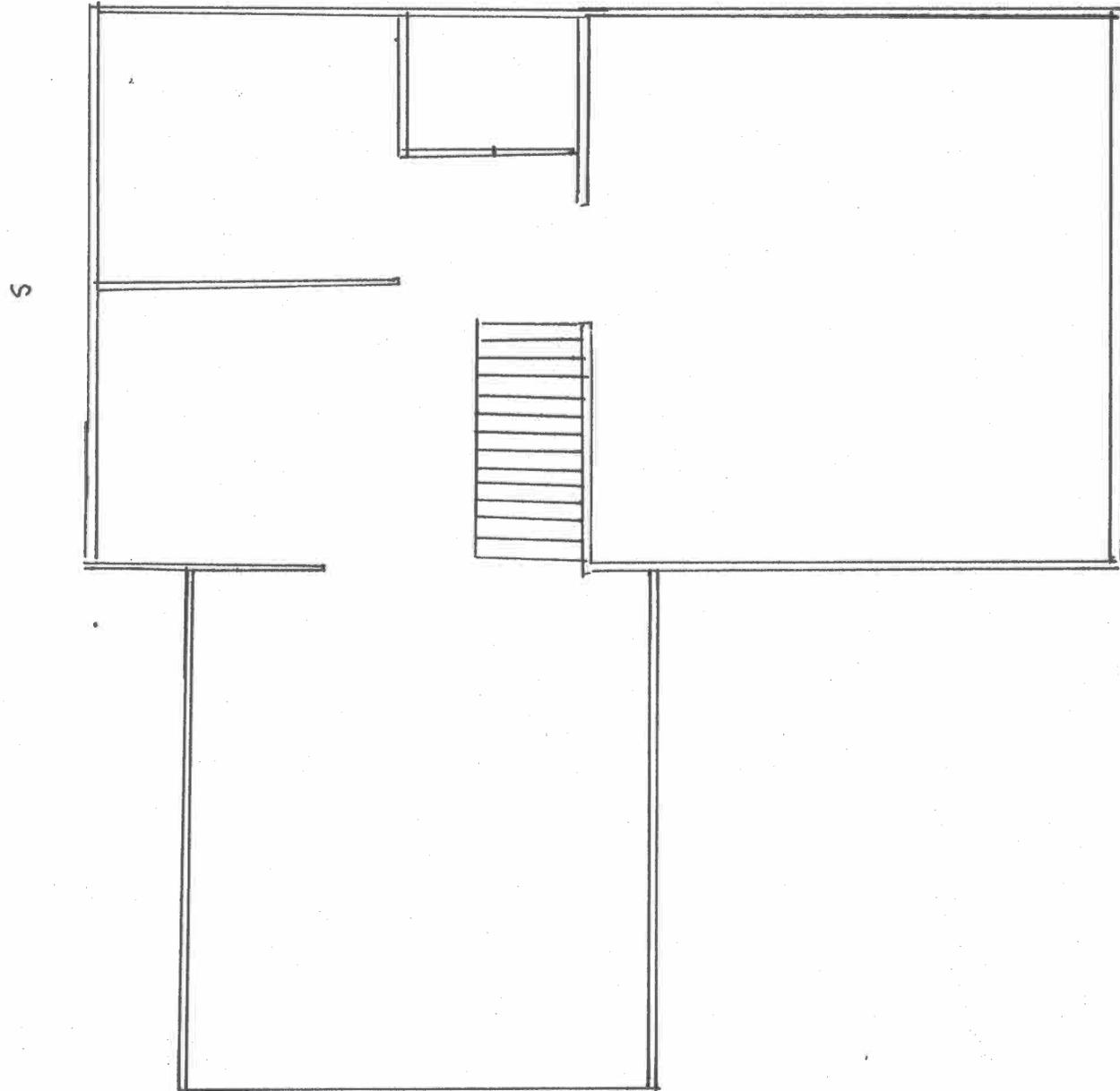


First Floor Plan of  
Hutchinson House

41

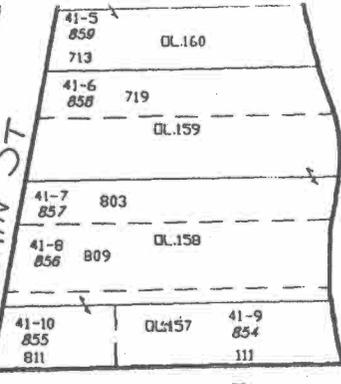
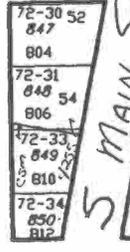
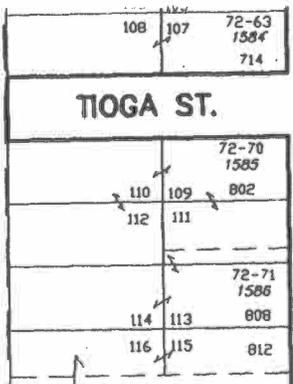


Second Floor Plan  
Hotchinson House





42-7  
1450  
323

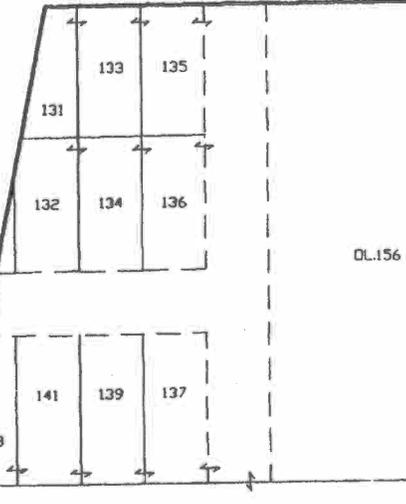
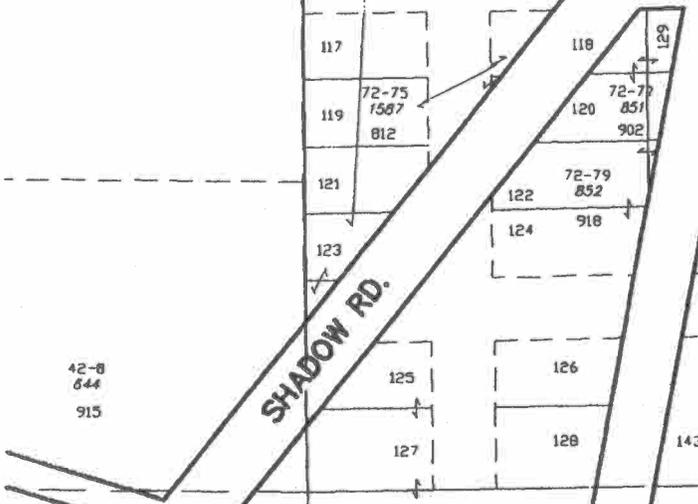


MIRROR

LAKE

S MAIN ST

JUNCTION ST.



DL.156

42-8  
844  
915

72-85  
853  
921

32-40  
57  
914

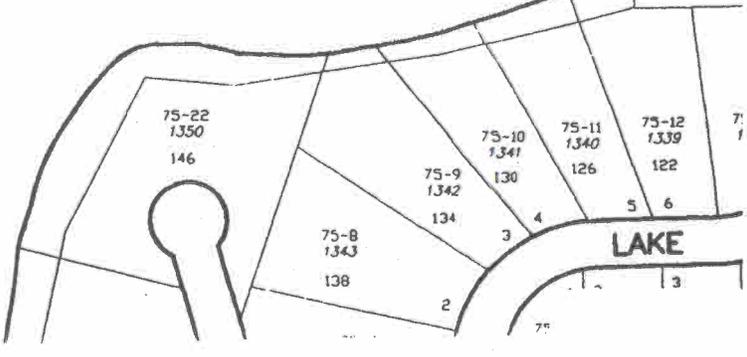
32-41  
58  
914

44-1  
6J  
1004

SHADOW

LAKE

SE-SE



LAKE



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**10. Geographical Data**

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- A. Acreage of nominated property NA
- B. Include a map showing the location of the property within the City of Waupaca.
- C. Give tax number and other information to help specifically identify the property.

34-30-72-85

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**11. Form Prepared by**

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Name: Linda Pope, Curator Hutchinson House Museum

Organization: Waupaca Historical Society      Date: March 25, 1997

Address: P. O. Box 313  
Waupaca, WI 54981

Telephone: 715-258-8238

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**12. Municipal Data**

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Zoning District: Resource Conservation District

Aldermanic District: 5th Aldermanic District

Parcel Number: 34-30-72-85

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**COMMISSION ACTIONS**

Date Application Received: \_\_\_\_\_

Put on Agenda for Historical Preservation Commission Meeting of: \_\_\_\_\_

Hearing Approved: \_\_\_\_\_

Hearing Date Set: \_\_\_\_\_

"Historic" Landmark Designated (Date): \_\_\_\_\_

Number: \_\_\_\_\_

Certified By: \_\_\_\_\_  
Commission Chairperson

Date: \_\_\_\_\_

