

United States Department of Interior
National Park Service

JUL 9 1993

**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

Grace and Pearl Historic District

N/A

2. Location

street & number Various, see inventory N/A Not for Publication

city, town Sharon N/A vicinity

state Wisconsin code WI county Walworth code 127 zip code 53585

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>63</u>	<u>22</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>63</u>	<u>22</u> Total

Name of related multiple property listing:

N/A

No. of contributing resources previously listed in the National Register N/A

7. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

Greek Revival
Queen Anne
Bungalow/Craftsman

foundation Stone
walls Weatherboard
Shingle
roof Asphalt (Shingle)
other Brick

Describe present and historic physical appearance.

The Grace and Pearl Street Historic District consists of two long, residential blocks, approximately the size of one and one-half city blocks. It is located directly east of the downtown Sharon commercial area. The district's buildings consist primarily of 19th and 20th century houses interspersed with post World War II ranches. Since the district was a popular area for many of Sharon's prominent merchants and professionals, the houses are generally spacious, two and two and one-half stories and built of sturdy materials with stylistic details.

The district completely encompasses three subdivisions: Hoard's Addition, Sharon Land and Improvement Company Addition and Wise's Subdivision. Five homes are located on the Original Plat section of the Village and one home is in the Citizen's Addition North Subdivision. The Sharon Reporter of July 2, 1891 states that M.E. Hoard and C.B. Wolcott laid out the lots for Grace Street. The street began on Martin Street, thence east. The lots, 21 in number, were considered "fine ones," with several immediately purchased. These lots became known as the Hoard and Wolcott Addition and comprise the western end of Grace Street.

The May 26, 1892 issue of The Sharon Reporter states that a syndicate bought the Dougall Farm for \$12,381.50. The syndicate members included thirteen of the most successful businessmen in the village. Their intention was to encourage industry to locate in Sharon, as well as to divide a portion of the land into residential lots. The syndicate land was eventually known as the Sharon Land and Improvement Company Addition, and comprises the eastern end of Grace Street.

Wise's Subdivision was created in 1905, according to the April 20, 1905 issue of The Sharon Reporter. J.B. Wise and W.E. Hoard created Pearl Street between their homes, beginning at Martin Street and extending east to Park Avenue. In May of 1905 grading was done for the street, by which time over half of the lots had already been purchased.

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Section number 7 Page 1 Grace & Pearl Historic District
Sharon, Walworth County, Wisconsin

Like much of Sharon, the Grace and Pearl Street Historic District contains a variety of architectural styles. Of the 43 principal contributing buildings in this district, 40 are primarily of frame construction, with one of stucco construction and two of brick/concrete construction. They are fairly evenly divided between one and one-half, two, and two and one-half stories in height (12 one and one-half, 12 two stories and 18 two and one-half stories). The buildings in the district represent architectural styles of the mid-19th Century period, the Late 19th and 20th Century Revival Period, and American Movements. The district contains Greek Revival (1), Gothic (2), Italianate (2), Queen Anne (16), Colonial Revival (6), Classical Revival (3), Prairie School (1), Bungalow/Craftsman (5) and seven of several vernacular forms.

The contributing buildings in the district are residences, garages (13), carriage barns (4), one regular barn and two farm outbuildings. Although over the years one home has become multi-family rather than a single family dwelling, most have been well maintained, with few having been drastically modified from their original design. The only structures in the district considered non-contributing are one home and 24 garages, all of which were built in later years.

DESCRIPTION OF SELECTED BUILDINGS IN THE DISTRICT

Map No. 1 186 Martin Street Manning R. Hoard 1860¹

Built between 1859 and 1861 by Manning R. Hoard, this is the only example of Greek Revival architecture in the district. Of the Gabled Ell type, it has a low pitched roof, a wide band of trim beneath the cornice of the main roof and returned eaves. The large windows of the first floor are two-over-two double hung sash, and small, single paned, friezeband windows are set into the wide trim beneath the cornice. Windows identical to those in the friezeband are placed in the foundation, directly below those of the second floor. The front gable section of the house is strikingly symmetrical, front to back and side to side. Window surrounds are extremely simple flat board trim. The structure is clad in aluminum siding and has had the front porch enclosed.

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Section number 7 Page 2 Grace & Pearl Historic District
Sharon, Walworth County, Wisconsin

Map No. 2 106 Grace Street A.A. Lyman House 1904²

The hipped roof, gabled dormers and square floor plan make this farm home a Colonial Revival-influenced American Four-Square. The windows are double-hung sash and have four panes in the upper sash over one in the lower. The full width, one-story porch is supported by pairs of columns that are connected by a simple balustrade. The entrance is asymmetrically placed to one side and lacks elaborate decoration. The house is dominated by the third floor dormers, which have a pair of columns capped by an exaggerated pediment. The peak of each dormer is further decorated with garland applique that has been painted to enhance the effect. This home serves as a fitting entrance to the district.

Map No. 3 108 Grace Street Marcus E. Hoard House 1899³

Marcus Hoard, prominent merchant in the village since 1884⁴, commissioned local contractor Leslie Daniels to build this home. It was then and is still now considered one of the most elegant homes in the village and clearly represents Leslie Daniel's style. As is typical of Daniel's work, the house mixes styles freely, in this case Queen Anne and Colonial Revival. This two and one-half story frame residence features a classically detailed front porch, wood clapboard siding, and an intersecting gable roof. The house has a basic rectangular plan with two and one-half story gable section projecting from the main facade balanced by a small gabled dormer. The gables feature square and sawtooth type wooden shingles. The window openings are varied and include square multi-paned sashes, as well as ocular, lozenge, and palladian types. A front porch covers half of the front facade and features columns and a newly installed lattice balustrade. Most window openings on the minor elevations are double hung with multi-paned upper sashes. Some large single-pane fixed windows feature transoms of leaded glass.

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Sharon, Walworth County, Wisconsin

Map No. 7 118 Grace Street Flora Lipe House 1918⁵

One of the last homes built in the district, this house typifies the Craftsman style popular between 1905 and 1930. Its identifying features are the low-pitched, gabled roof, wide eaves, exposed roof rafters, and full width porch under a separate, gabled roof. The one and one-half story house is front gabled, rectangular in plan, and clad in square cedar shake shingles. Windows have multi-paned upper sashes over single-paned lower sashes. Very few alterations have been done to this house, either on the inside or outside, rendering it a very fine example of the architecture of this time period.

Map No. 9 122 Grace Street Frank Brown House 1896⁶

The framework for this "new cottage in the Syndicate Addition" was completed in July of 1896, according to the July 2, 1896 issue of The Sharon Reporter. The work was commissioned by Frank Brown, local merchant and village treasurer. A two story, side gabled frame structure, the house does embody a small amount of Queen Anne detailing. These details include spindled supports for the small, one story porch and textured wall surfaces in both the porch gable and the roof gables. The second floor windows have multi-paned upper sashes, with a single pane in the lower sashes.

Map No. 11 126 Grace Street Frank L. Henn House 1896⁷

This Queen Anne Free Classic was built by Leslie J. Daniels for Postmaster Henn and when completed, was considered one of the most attractive residences in town. The gabled front of this frame structure features an asymmetrical shape with an extensive veranda. This veranda has classical columns in groups of three that extend from the railing to the roof. First floor windows facing the street have the typical large window pane with smaller, leaded glass transoms. Bay windows are on three sides of the home contribute to creating irregular wall surfaces. The small, third floor window is notable as it is recessed by several inches, again contributing to uneven wall surfaces.

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Section number 7 Page 4 Grace & Pearl Historic District
Sharon, Walworth County, Wisconsin

Map No. 12 128 Grace Street Frank Weter House 1901⁸

"A Cottage of modern design"⁹ was the intent of Mr. Weter when he built this home in 1900. It is a two story, Queen Anne structure, asymmetrical in shape with a prominent front facing gable. The first floor is clad in narrow clapboard, while the second story is shingled. The asymmetrically placed front porch is supported with slender, classical columns and has a second story balustrade. The window openings are varied, generally double-hung with multi-paned upper sashes. The front facing window features a large single-pane with a transom of leaded glass. A decorative wooden pediment is placed above the second floor, front facing windows, and a narrow, recessed window is nestled near the peak of the front gable. Although smaller than others in the district, this home is particularly charming.

Map No. 13 188 Park Avenue Orien Burton House c.1905¹⁰

This very simple two story cube marks the eastern boundary of the district. The only farm included, it has a cow barn, a carriage barn and two sheds, all are well maintained. The house is very symmetrical and simple in design, with the only ornamentation being the classic columns and balustrade of the front entry porch.

Map No. 16 127 Grace Street Leslie J. Daniels House 1905¹¹

The style of this home, built by Leslie Daniels for his own use, can be classified as Colonial Revival Transitional, as it features symmetrically balanced windows and center bay. The full width porch has grouped classical columns; pairs are arranged on pedestals and single ones extend from floor to entablature. The balustrade is of a simple design. Windows on the second floor facing the street are in pairs, again symmetrically placed. A pair of hipped dormers and an oriel window are placed on east and west elevations. The roof gable facing the street features a recessed, small balconet with an oriel bay containing multi-paned glass. The house is rectangular in plan and has wood clapboard siding. Windows are generally in pairs and feature multi-paned glass in the upper sash and a single pane in the lower sash. This is surely one of the most attractive and best preserved homes in the district.

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Section number 7 Page 5 Grace & Pearl Historic District
Sharon, Walworth County, Wisconsin
Map No. 18 123 Grace Street Dr. C.L. Ripley House 1893¹²

This house was built by local builder Henry Kompff in 1893 and sold to Dr. C.L. Ripley, a well respected dentist practicing in the village. The Queen Anne building is one-and-a-half stories in height, square plan, and of frame construction on a brick foundation. It features a spindled frieze under porch roof and a highly detailed gabled pediment over the entry. This house incorporates shingle style features such as: wall cladding of continuous wood shingles on the attic story only; an asymmetrical facade with irregular, steeply pitched roof lines; and a tower roof that blends into the main volume of the house by a continuous roof line. Small details include dentils under the cornice line of the tower and under the small hipped dormer. Stained glass can be seen in the upper portion of the first floor and dormer windows. A particularly unusual feature is the mock gable or pediment above the attic windows.

Map No. 19 121 Grace Street Leslie J. Daniels House 1985¹³

This transitional Colonial Revival/Queen Anne home, designed and built by Leslie Daniels, is one of his earlier and simpler designs. It is two-and-a-half stories and features clapboard siding and an intersecting gable roof, with shingles on the second story only. Rectangular in plan, it does have an asymmetrical facade with an extensive veranda (now enclosed). On the west facade, the eave is decorated with modillions. The window openings are varied, including a Palladian-motif window in the attic and a multi-paned hipped dormer intersecting the main roof line.

Map No. 23 111 Grace Street W. S. Hamlin House 1985¹⁴

W.S. Hamlin contracted Leslie Daniels to build "a fine new dwelling of modern design..."¹⁵ This two and one-half story Queen Anne house has a rectangular form with asymmetrically placed projections. Most of the house is clapboard clad, although the gables are shingled. A wrap around front porch has a garland applique, classical columns and a simple balustrade. Windows vary, with those in the gable being double hung, with multi-paned upper sashes and single pane lower sashes. A large fixed window features a transom of leaded glass. A two story bay is on the east elevation with two multi-paned windows of irregular shape in the gable above the bay.

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Sharon, Walworth County, Wisconsin
Map No. 25 107 Grace Street Charles Hamlin House 1907¹⁶

Owned by village official Charles Hamlin, this frame colonial Revival home clearly shows the influence of the earlier Shingle style in the cross gambrel roof line. Classical columns and a simple roof line balustrade, are part of the single story, full width porch. The triple front-facing second floor windows have wood trim that create the effect of a Palladian window. The upper sash of the second floor windows feature diamond patterned glazing. This particular style of house was a popular pattern-book design during the period from 1905 to 1915¹⁷. However, it should be noted that the builder left his mark by constructing a cutaway oriel window, Queen Anne in style, between the first and second stories.

Map No. 26 105 Grace Street William Ralph Howard House 1898¹⁸

Local builder Leslie J. Daniels built this two story Queen Anne house in 1898 for W.E. Hoard, who in turn presented it to his son, Willis Ralph Hoard, as a wedding present. The building is a rectangular frame structure with a steeply pitched roof of irregular shape. Textured cedar shingles and decorated vergeboard accent the gables. Devices used to avoid flat surfaces include bay window and an extended gable supported by brackets. The bay window featured dentils at the cornice line and a rooftop balustrade. Window panes in both the bay window and those facing the street feature leaded glass in the upper portion. Finally, the asymmetrical porch features columns raised on a pedestal to the level of the porch railing.

Map No. 29 198 Martin J.B. Wise 1861¹⁹

Owned by prominent businessman, J.B. Wise, this is one of the older homes in Sharon. Italianate in style, this two story, frame structure has a low-pitch hipped roof and wide overhanging eaves. Large, decorative eave brackets are arranged singly and in pairs on a simple trim band at the cornice line. The basic rectangular plan is accented by projecting bay windows. The windows feature fairly elaborate bracketed and pedimented crowns and two-over-two double hung sashes. The porch is of single story height and extends the full width of the front of the house. Because the columns are classical in style and in sets of three, the porch was probably added at a later date. The main entrance also features the same elaborate enframing as the windows over a single entry door.

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Map No. 31 110 Pearl Street S.W. Prindle 1908²⁰

Builder Leslie Daniels was awarded the contract for this house in February, 1907, to be built for S.W. Prindle²¹, prominent businessman and village trustee. The construction material for this house was ornamental concrete block, possibly unique to this village. These were manufactured in Sharon by the H.G. Wolfram Company. A simple hipped roof vernacular bungalow, it features hipped dormers including a prominent central dormer. The full width porch is supported by square concrete block posts and incorporated under the main roof. The wide, overhanging eaves are supported by box-like brackets. The front dormer has triple windows, while the side dormers have paired windows. All of the dormer windows have an attractive, diamond glazing pattern. First floor windows facing the street have the typical large, fixed pane with smaller, leaded glass transoms. A small gabled pediment with a recessed arch crowns the entrance to the porch. The inside of this arch has received decorative wooden garland applique.

Map No. 32 112 Pearl Street W.H. Pellington 1911²²

This home was built for Pellington who managed the local telephone company and held the position of Village Clerk. It is the only stucco home in the district. It is a one and one-half story Craftsman structure with a dominant front facing gable and false half-timbering. The porch extends the full width of the home, the roof of which is supported by square, wooden posts. A low solid rail balustrade extends between the columns. A small, single story extension on the east side of the house has an intricate, leaded glass window. The large, double-hung sash windows feature nine panes in the top and one single pane in the bottom.

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Sharon, Walworth County, Wisconsin

Map No. 33 114 Pearl Street Louis Roth 1907²³

Once again, because of the date of construction, this home could be considered an example of transitional Colonial Revival architecture. Leslie Daniels was the builder.²⁴ The most notable details are the fanciful, pedimented dormers and a wide bracketed overhang in the front and rear of the house that is too wide. The dormers feature diamond glazing in the upper portion. The glazing pattern is repeated in the upper portion of the large bay window facing the street and in the upper portion of the bay window on the east side of the house. The house is two and one-half stories and is clad in aluminum siding. The porch extends the full width of the house and has a simple balustrade at the roof line and between the fluted, classical columns.

Map No. 35 115 Pearl Street Residence 1926

This home is an excellent example of a side gabled, one and one-half story Craftsman bungalow. The dominant, gabled dormer has knee-braces such as those found at the main roof wall junction. The wall cladding on the upper portion of the porch and the dormer is shingled, while the balance of the house is brick. It should be noted this is the only brick used as a building material in the district. The porch is contained under the main roof, supported by massive brick and shingle corner posts that blend into the brick balustrade. The windows facing the street are in groups of three. They are double-hung sash windows that have three panes in the upper portion over one pane in the lower section. A small extension on the east side of the home is clad in shingle and has a pair of windows with six lights above and three below.

Map No. 37 111 Pearl Street Joseph R. Lilley 1909²⁵

Because of the date of construction (1909), this could be considered an example of transitional Colonial Revival architecture. The most notable details are the fanciful, pedimented dormers and wide bracketed overhangs the front and rear of the house. The dormers feature arched windows and dentils at the roof line. The house is two and one-half stories and is clad in very narrow clapboards.

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Sharon, Walworth County, Wisconsin

Map No. 37 (continued)

The windows throughout are double-hung sashes. Many are multi-paned in the top portion. The number of panes in the top portion varies considerably depending upon location; that is twelve in the front windows, nine in the side windows, and six in the rear windows. The first floor windows facing the street feature a smaller upper transom decorated with colored border glass over a fixed pane of plain glass. The hipped porch extends the full width of the house and has classical columns and a simple balustrade.

Map No. 39 202 Martin William E. Hoard c.1900²⁶

This two and one-half eclectic house mixes Colonial Revival, Classical Revival, Queen Anne and Shingle Style elements. The house has a basic rectangular form with many projections creating asymmetry. The steeply pitched roof of irregular shape features a dominant front facing gable. Most of the house is clad in very narrow clapboards, although shingles are used in the gable fields. An irregular wall surface is created by the rounded oriel window attached at second floor level. Dentils decorate the cornice line of the partial width, one story porch. The porch roof is supported by classical columns, arranged in groups of three and mounted on wooden pedestals. A plain balustrade surrounds the porch. Window types are numerous; the attic floor features multi-paned arched windows; a shed dormer has diamond glazing; the oriel bay has a colored glass transom as does the first floor front facing window. The majority of the windows are one-over-one double-hung sashes, but the upper panes feature diamond glazing. This house, built by Leslie Daniels, received the most elaborate details of all his homes.

Map No. 41 104 Plain Street Joseph M. Yates House 1869²⁷

This simple, two story Gabled-Ell house was originally owned by George Anderson in 1869, and purchased by Joseph M. Yates, banker and hotel owner, in 1897²⁸. The house is clad in narrow clapboards with window openings that are double hung, with two-over-one sash. The shingles in the peaks of the gables were added in April of 1890²⁹. The slender pediment above each window was probably added after construction.

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 Sharon, Walworth County, Wisconsin
 Map No. 42 195 Martin John Goelzer House 1872³⁰

This house, on the western boundary of the district, illustrates the typical house built in rural communities after the coming of the railroad. The building is a simple, one and one-half story, Gabled Ell structure with a shed-roofed porch, rectangular in plan, with clapboard siding.

BUILDING INVENTORY

<u>Map No.</u>	<u>Address</u>	<u>Name</u>	<u>Date</u>	<u>Class</u>
1	186 Martin	Manning R. Hoard House	1860	C
1a	186 Martin	Outbuilding		NC
2	106 Grace	A.A. Lyman House	1904	C
2a	106 Grace	Outbuilding		NC
3	108 Grace	Marcus E. Hoard House	1899	C
3a	108 Grace	Outbuilding		C
4	110 Grace	Howard Wolcott House		C
5	112 Grace	Lewis Hahn House		C
5a	108 Grace	Outbuilding		C
6	116 Grace	Julius C. Wolcott House	1899	C
6a	116 Grace	Outbuilding-Carriage Barn	c.1899	C
7	118 Grace	Flora Lipe House	1918	C
7a	118 Grace	Outbuilding		NC
8	120 Grace	Lewis Wolf House	1900	C
8a	120 Grace	Outbuilding		NC
9	122 Grace	Frank Brown House	1896	C
9a	" "	Outbuilding		NC
10	124 Grace	Residence	c.1920	C
10a	" "	Outbuilding		NC
11	126 Grace	Frank L. Henn House	1896	C
11a	" "	Outbuilding		NC
12	128 Grace	Meggie Weter House	1901	C
12a	" "	Outbuilding		NC
13	188 Park	Orien Burton House	c.1905	C
13a	" "	outbuilding - Farm	c.1905	C
13b	" "	outbuilding	c.1905	C
13c	" "	outbuilding	c.1905	C
14	131 Grace	Emma Jacobs	c.1920	NC

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14a	"	"	Outbuilding		NC
15	129	Grace	Darius B. Mason House	1905	C
15a	"	"	Outbuilding		C
16	127	Grace	Leslie Daniels House II	1905	C
16a	"	"	Outbuilding		C
17	125	Grace	R.J. Kompff House	1905	C
17a	"	"	Outbuilding		NC
18	123	Grace	Dr. C. L. Ripley	1893	C
18a	"	"	Outbuilding		C
19	121	Grace	Leslie Daniels House I	1895	C
19a	"	"	Outbuilding		C
20	119	Grace	R.R. Blodgett House	c.1893	C
20a	"	"	Outbuilding-Carriage Barn	c.1893	C
21	117	Grace	Residence	c.1920	C
22	113	Grace	Residence	c.1920	C
22a	"	"	Outbuilding		C
23	111	Grace	W.S. Hamlin House	1905	C
23a	"	"	Outbuilding		NC
24	109	Grace	Alden Field House	1894	C
24a	"	"	Outbuilding		NC
25	107	Grace	Charles Hamlin House		C
25a	"	"	Outbuilding		NC
26	105	Grace	W.R. Hoard House	1898	C
26a	"	"	Outbuilding		C
27	101	Grace	William Wolcott House	1892	C
27a	"	"	Outbuilding		NC
28	196	Martin	S.G. Arnold House	1890	C
29	198	Martin	J.B. Wise House	1861	C
29a	"	"	Outbuilding		C
30	108	Pearl	E.F. Kinyon	c.1900	C
30a	"	"	Outbuilding		NC
31	110	Pearl	S.W. Prindle House	1908	C
31a	"	"	Outbuilding		NC
32	112	Pearl	W.H. Pellington House	1911	C
32a	"	"	Outbuilding-Carriage Barn	c.1911	C
33	114	Pearl	Louis Roth House	1907	C
33a	"	"	Outbuilding-Carriage Barn	c.1907	C

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34	116	Pearl	C.F. Arnold House	1915	C
34a	"	"	Outbuilding		NC
35	115	Pearl	Henry Kompf	1926	C
35a	"	"	Outbuilding		NC
36	113	Pearl	Melissa Perring House	1911	C
36a	"	"	Outbuilding		C
37	111	Pearl	Joseph Lilley House	1909	C
37a	"	"	Outbuilding		C
38	109	Pearl	Frank Densmore House	c.1914	C
38a	"	"	Outbuilding		NC
39	202	Martin	William E. Hoard House	1900	C
39a	"	"	Outbuilding		C
40	201	Martin	K. Creveling House	1901	C
40a	"	"	Outbuilding		NC
41	104	Plain	George Andersen House	1869	C
41a	"	"	Outbuilding		C
42	195	Martin	John Goelzer House	1872	C
43	193	Martin	Hilficker House	1870	C
44	102	North	Jeremiah Daniels House	1874	C
44a	"	"	Outbuilding		NC

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Sharon, Walworth County, Wisconsin

ENDNOTES TO SECTION 7:

- 1 Village of Sharon, Walworth County Tax Rolls, 1859-61.
- 2 Village of Sharon, Walworth County Tax Rolls, 1904.
- 3 Village of Sharon, Walworth County Tax Rolls, 1900.
- 4 Sharon Reporter, 30 June 1904.
- 5 Abstract of Owners, 118 Grace Street.
- 6 Village of Sharon, Walworth County Tax Rolls, 1896.
- 7 Village of Sharon, Walworth County Tax Rolls, 1906.
- 8 Village of Sharon, Walworth County Tax Rolls, 1901.
- 9 Sharon Reporter, 22 November 1900.
- 10 A Field Guide to American Houses, p.100.
- 11 Village of Sharon, Walworth County Tax Rolls, 1905.
- 12 Village of Sharon, Walworth County Tax Rolls, 1895.
- 13 Village of Sharon, Walworth County Tax Rolls, 1895.
- 14 Village of Sharon, Walworth County Tax Rolls, 1905.
- 15 Sharon Reporter, 2 February 1904.
- 16 Village of Sharon, Walworth County Tax Rolls, 1907.
- 17 A Field Guide to American Houses, p. 337.
- 18 Village of Sharon, Walworth County Tax Rolls, 1898.
- 19 Village of Sharon, Walworth County Tax Rolls, 1861.
- 20 Village of Sharon, Walworth County Tax Rolls, 1908.
- 21 Sharon Reporter, 11 July 1907.
- 22 Village of Sharon, Walworth County Tax Rolls, 1911.
- 23 Village of Sharon, Walworth County Tax Rolls, 1907
- 24 Sharon Reporter, 28 November 1907.
- 25 Village of Sharon, Walworth County Tax Rolls, 1909.
- 26 A Field Guide to American Houses, p. 221.
- 27 Village of Sharon, Walworth County Tax Rolls, 1869.
- 28 Village of Sharon, Walworth County Tax Rolls, 1897.
- 29 The Sharon Reporter, 15 April 1890.
- 30 Village of Sharon, Walworth County Tax Rolls, 1872

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 XC ___D

Criteria Considerations (Exceptions) ___A ___B ___C ___D ___E ___F ___G

Areas of Significance
(enter categories from instructions)

Period of Significance Significant Dates

Architecture

1860-1926

N/A

Cultural Affiliation

N/A

Significant Person

Architect/Builder

NA

Daniels, Leslie

Kompff, Henry (builder)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Grace and Pearl Historic District is being nominated to the National Register of Historic Places for its local significance under criteria C. The district is being nominated under criteria C, because it contains several outstanding examples of nineteenth and early twentieth century architecture. Secondly, the district as a whole, contains the most concentrated selection of fine architecture in the village.

This part of the village is historically and architecturally significant as it reflects the community's growth around the turn-of-the-century. During this period the railroad was fully established as the accepted means of shipping goods and local merchants took advantage of this capability. Stores and businesses were established during the late 1880s, followed by the owners of businesses constructing residences reflective of their wealth during the 1890s. Businesses in the village continued to prosper into the next century. Large, attractive homes continued to be constructed until around 1920, at which time the automobile began to impact commerce. Since that time, commerce in the village has never been as robust. Interestingly, the owners of these homes for the past 70 years have been of fairly modest means, which translated into very little if any remodeling. For this reason the district has extremely fine examples of the architectural styles that were in vogue during the late nineteenth and early twentieth century.

The period of significance ranged from the date of the earliest extant building in 1860 to the date of the last contributing building in 1926.

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Section number 8 Page 1 Grace & Pearl Historic District
Sharon, Walworth County, Wisconsin

Historical Background

The history of the Grace and Pearl Street District in the village of Sharon is tied to the general development of the community. The development of several rural "neighborhoods" actually pre-date the platting and settlement of the village. In order to follow a chronological progression, it is necessary to examine those "neighborhoods" in more detail.

The township of Sharon and the later village of Sharon were formerly a portion of the Town of Delavan. The first settler in that region was John Reeder, who located in Section 27 as early as February, 1837. He was an Englishman who brought his family with him and remained there for a short time in a log shanty. Soon after this, the County of Walworth was first divided into towns, by act of the Territorial Legislature on January 2, 1838. The territory now constituting the Town of Sharon remained part of the Town of Delavan until early 1839 when Town 1 in Range 15 and 17 E, formed a separate town of Walworth.

An area in sections 2 and 7 on Turtle Creek and Turtle Prairie was settled next in 1841. Joseph Pierce built the first sawmill on Turtle Creek in that year. It had two "run of stone" and was later owned by Pramer and Winters. The first school house was built and taught in during 1841.

About this time the first settlers of what would become the Village of Sharon appeared. Their names were William Van Ostrand and Mr. Southard, who located here in 1842. Prior to the railroad there were no other dwellings in the village except for those of these first settlers. At this same time Robert Campbell of Oshkosh, having purchased the land on which the village is now located, laid out 40 acres into village lots. The first lots were purchased by H.H. Bidwell.¹

By an act of the Territorial Legislature, approved March 21, 1843, Town 1 North, in Range 15 East, was set off from Walworth, and formed into a separate town and called Sharon. The first town meeting, in accordance with this act, was held at the house of Josiah Topping, on the 4th day of the succeeding month. The first frame house was built by D.J. Best in the summer of 1842, while the first brick house was built by M.B. Goff in 1843 or 1844.

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Section number 8 Page 2 Grace & Pearl Historic District
Sharon, Walworth County, Wisconsin

The inhabitants of Sharon were principally Americans, with some Germans and Norwegians. The social and religious condition of the town was good, with excellent schools. The population in 1875 was 1,989; it was 1,956 in 1882.²

Neighborhoods sprang up in the Town of Sharon soon after it was first settled, which included Sharon Corners and South Grove. Sharon Corners featured the first regular store and the first hotel. The post office for this community was established in 1843. South Grove also had a store and post office, both established in 1845. These small communities became extinct once the Village of Sharon came into being.

The present Village of Sharon is located on Section 33 of the Town of Sharon, on the Wisconsin Division of the Chicago & Northwestern Railroad. In 1853 the Illinois and Wisconsin Railroad built a 6-foot gauge railroad between Chicago and Cary, Illinois, a distance of 39 miles. Another company, the Rock River Valley Railroad, was then building tracks of the same 6-foot gauge southward from Fond du Lac via Janesville. Its charter permitted construction to the Wisconsin-Illinois state line at Sharon. Neither company was financially able to complete the lines it had projected. So in 1855 the two companies were consolidated under a new name, the Chicago, St. Paul & Fond du Lac Railroad, and plans were made to extend tracks northwest through Sharon, to Janesville, Madison and St. Paul, Minnesota, and also beyond Fond du Lac "to the great iron and copper regions of Lake Paul, Minnesota, and also beyond Fond du Lac "to the great iron and copper regions of Lake Superior."³

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Section number 8 Page 3 Grace & Pearl Historic District
Sharon, Walworth County, Wisconsin

The consolidated company quickly closed the gap between Cary and Sharon. The wide gauge track was changed to 4 ft. 8 ½" gauge in 1855, and trains were operated through Sharon from Chicago to Janesville in 1856. But a great financial panic struck the country in 1857 and the struggling railroad fell into bankruptcy. In 1859 the Wisconsin legislature authorized reorganization of the company under the new name of the Chicago and North Western Railway Company.

From this time forward the village experienced rapid growth. The first store was built and opened in 1856, as were the first saloon and first blacksmith shop. A hotel was built in 1857 by Seymour Rice and in this same year the first doctor, a Mr. Wilson, came to the village. Simultaneously, F. P. Arnold began attending to legal matters. In 1857 the first death occurred in the village, and in 1858 the first white child was born in the village. A petition was presented to the government for establishing a post office and was favorably acted upon in 1858. Formal education was instituted in Sharon in 1867 with the founding of the Sharon Academy, whose initial enrollment was 96 students.

Growth in the area was due primarily to the agricultural land being generally excellent. The principle farm products in 1880 were wheat, corn, oats, barley, rye, potatoes, apples, hay, and dairy products. As early as 1870 Sharon held the distinction of having the largest cheese factory in the state. It processed the milk from 1,500 cows, making 47 cheeses a day, or about 3,000 lbs.⁴

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Section number 8 Page 4 Grace & Pearl Historic District
Sharon, Walworth County, Wisconsin

As of 1882 Sharon residents were supporting four clothing stores, one grocery store, three drug stores, two hardware stores, one variety store, two shoe stores, three restaurants, two hotels, one flouring mill, one cheese factory, seven physicians, five ministers and a number of mechanics and mechanics shops.⁵ By 1884 there were also several furniture stores, two jewelry stores, a dentist, three millinery shops, two barber shops, several meat markets, an additional hardware store, lumber yards, "first class liveries" and wagon and blacksmith shops. The list appeared in May 15, 1884 issue of The Sharon Reporter that described the tragic fire that destroyed one fourth of the business district. "The loss is great but the effect will soon be bridged over... Several new brick buildings will be immediately built." Indeed this happened; and the new brick structures incorporated some of the original tenants of the destroyed buildings. Additionally, for the first time Sharon had its own Opera Hall. As time went on performers from the area plus entertainers traveling through by rail gave local people a first glimpse of their acts and productions.

The increased production of local cheese factories and creameries built in 1865, 1870 and 1892 gave area farmers an outlet for their milk. Ready access to rail transport supplied Sharon-made butter and cheeses to hungry Eastern city customers. Comfortable farm families needed and wanted the goods that the village could supply. Never larger than 2,000 persons, the community began "to take on airs" and to pattern village life after life in the city. Smaller, original dwellings were sold or deserted as their owners "moved up" to more fashionable houses.

Incorporation of the village occurred in May of 1892, with election of the first village officers held in June. In 1896 it was voted to install a system of waterworks and later that same year a plant was installed at a cost of \$17,000. The Sharon Telephone Company was founded in 1900 and by 1905 it had 202 patrons. A majority of the voters decided in August, 1905 that there should be a gas plant and the contract for such a facility was awarded in the same year. Electricity was furnished to the village by a Delavan firm from 1912 until 1914, when the residents voted to have their own power plant.⁶

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Section number 8 Page 5 Grace & Pearl Historic District
Sharon, Walworth County, Wisconsin

The rapid economic growth in the community as described meant that the physical development of the community was also rapid. Early development of the Grace and Pearl District is represented by the Manning R. Hoard Home (Map No. 1), constructed in 1861. During the 1890s and early 1900s the Grace and Pearl District began to develop into a spacious residential neighborhood where many of Sharon's prominent middle class citizens lived. Leading the way for this development were: C.L. Ripley House (Map No. 18), 1893; Leslie Daniels House (Map No. 19), 1895; Frank L. Henn House (Map No. 11), 1896; W. R. Hoard House (Map No. 26), 1898; and the Marcus E. Hoard House (Map No. 3), 1899. Other stately homes of prominent residents are the A. A. Lyman House (Map No. 2), 1904; a second home built by Leslie J. Daniels (Map No. 16), 1905; and the Darius B. Mason House (Map No. 15) in 1905.

Pearl Street houses are of a smaller size. One example is the S.W. Prindle House (Map No. 31), which was built in 1907 of ornamental concrete block. These cement blocks were manufactured by the cement works of H.G. Wolfram. Foundations of other homes in the district were also made of these forms.

The September 27, 1900 issue of The Sharon Reporter very adequately summarizes the reasons for Sharon's growth and consequently, the reason for the Grace and Pearl District:

"The local telephone exchange will soon be in operation. Workmen are putting on the wires, which will require but a few days longer. When this is done Sharon will then have all the telephone facilities and connections both locally as well as with the outside world, as good as any town in the county. With the best of telephone communications established; a splendid system of waterworks which supplies the residents with a never failing supply of the best and purest water; the best graded school in the county; with good churches and a fine opera house; the best market for the farmers to sell their products and always get the highest prices for them; with goods stores where all classes of goods are sold at the lowest prices; with a number of well conducted creameries which pay the farmers a good sum of money twice a month for their milk and gives them ready cash with which to make their purchases, make Sharon a good town in which to locate."

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Section number 8 Page 6 Grace & Pearl Historic District
Sharon, Walworth County, Wisconsin

As previously mentioned, Sharon's boom ended around 1920 when use of an automobile was fairly common. Even though residents traveled to other towns for goods and supplies, Sharon was able to maintain a stable economic environment until about 1950. Between 1950 and 1980 Sharon experienced a significant decline. After 1980, suburban sprawl became uncontrollable and families from northern Illinois communities began to look to small, Wisconsin communities, such as Sharon, as an escape from crowded schools, traffic and congestion. The large homes, spacious streetscapes and quiet community life attracted appreciative buyers. Today the neighborhood looks much as it did in 1918, when the Flora Lipe House (Map No. 7) was completed. The overall appearance of the district is that of a nineteenth century neighborhood that grew out of the economic successes of Sharon during that period.

ARCHITECTURAL SIGNIFICANCE

The Grace and Pearl Historic District is a significant concentration of historic residential design in Sharon. Within the boundaries are representative examples of Greek Revival, Italianate, Queen Anne, Craftsman and other popular styles of the period. Contributing to the cohesive nature of the district is the fact that eight of the homes built between 1898 and 1907 were the work of the same builder, Leslie J. Daniels.

Because the district developed primarily around the turn of the century there are only a few examples of earlier styles. The earliest is a typical example of a Gabled Ell form Greek Revival at 186 Martin Street (Map #1). Several other vernacular Gabled Ell buildings are found at 104 Plain Street (Map #41), and 195 Martin Street (Map # 42). Two examples of wood frame Italianate houses are found in the district at 102 North Street (Map # 44) and 198 Martin Street (Map #29) and are typical two-story hipped-roof, square plan forms. A single example of the Two Story Cube at 123 Grace Street (Map # 13), illustrates how the vernacular form is historically related to the Italianate Style.

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Sharon, Walworth County, Wisconsin

As a group, the Queen Anne influenced buildings are eclectic in design, largely because of the work of local builder Leslie Daniels. His work illustrates a rather eclectic approach to design where he appeared to freely borrow design elements from a diverse range of Queen Anne, Colonial Revival, Classical Revival and Shingle Style designs. Examples of this eclectic approach are found at 121 Grace Street (Map #19), and 202 Martin Street (Map # 39). One particularly distinctive example of this style is the Marcus E. Hoard House at 108 Grace Street (Map No. 3). This two and one-half story frame residence, built by Leslie J. Daniels, features a classically detailed front porch, wood clapboard siding, and an intersecting gable roof. More typical examples of Queen Anne design are located at 112 Grace Street (Map # 5), 129 Grace Street (Map # 15), and 196 Martin Street (Map # 28).

The Leslie Daniels house (Map. 16), which was built by the builder for his own use, can be classified as transitional Colonial Revival, as it has many of the Queen Anne features, but embraces the symmetry of the Colonial Revival style.

A number of buildings in the district show the adoption of Colonial Revival influenced forms, 107 Grace Street (Map # 25), 114 Pearl Street (Map #33), and 111 Pearl Street (Map #37),

Craftsman and American Foursquare designs are found at 118 Grace Street (Map # 7), and 106 Grace Street Map (# 2), respectively.

Examples of Bungalow forms are located at 110 Pearl Street (Map # 31), 115 Pearl Street (Map #35), and 112 Pearl Street (Map #32). The first example is a hipped roof form, the others are side gabled with central gable dormers. All are stylistically simple with minimal ornamentation.

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Sharon, Walworth County, Wisconsin

Sharon's largest period of growth took place during the time that the Queen Anne style was at its peak of popularity, which explains why well over a third of the homes in the district are of this style. Homes either in the Original Plat or across the street from those in the Original Plat represent the older styles within the district, that is, Italianate, Gothic, Gabled Ell, and Greek Revival. The balance of the homes in the district are reflective of early twentieth century styles. In particular, there are three examples of transitional Colonial Revival and five that can be considered Colonial Revival. These diversified architectural elements, along with the fact that only one home has been considered non-contributing, make this district architecturally significant. The fine architecture, the continuity of style, scale and building materials, along with an overall appearance virtually unchanged since its inception, binds these homes into a significant local concentration of late nineteenth century and early twentieth century design.

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Sharon, Walworth County, Wisconsin

Endnotes to Section 8:

- ¹ 37th Anniversary Issue, Sharon Reporter, August 29, 1914, "Early Sharon."
- ² C. W. Butterfield, History of Walworth County Wisconsin, Chicago: Western Historical Company, 1882, p. 758.
- ³ 37th Anniversary Issue, Sharon Reporter, August 29, 1914, "Early Sharon."
- ⁴ The Sharon Story, 1856-1956.
- ⁵ Butterfield, p. 759-61.
- ⁶ 37th Anniversary Issue, Sharon Reporter, August 29, 1914, "Municipal Sharon."

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Sharon, Walworth County, WI

Archeological potential

No systematic survey for archeological resources has been conducted in the Grace and Pearl Historic District and no archeological resources have been located in the immediate vicinity. However, there appears to be a likelihood that prehistoric resources may be present based on the occurrence of archeological sites in similar environments. The spacious lots in the district offer a probability that if archeological material is present, it remains undisturbed.

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Section number 9 Page 1 Grace & Pearl Historic District
Sharon, Walworth County, Wisconsin

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Section number 10 Page 1 Grace & Pearl Historic District
Sharon, Walworth County, Wisconsin

Verbal Boundary Description

Beginning at the intersection of the rear lot line of lot 7, block 1 of Sharon Land and Improvement and Park Street, go west along the rear lot lines of lots, 7,6,5,4,3,2 and 1 of Block 1 of Sharon Land and Improvement. Turn north and follow the east lot line of lot 7, Block 2 Wise's Subdivision. Cross over Pearl Street and continue north along the east lot line of lot 4, block 1 Wise's Subdivision. Next go west along the rear lot lines of lots 4,3,2, and 1 of block 1 Wise's Subdivision. Continue west crossing into Citizens Addition North and following the north lot line of lot 12, block 7 Citizens Addition North. At this point cross Martin Street to the north lot line of lot 7, block 3 Original Plat, Village of Sharon and continue westerly along this lot line to the rear of lot 7, block 3 Original Plat, Village of Sharon. Turn south and follow the rear lot lines of lots 7, 6 and 5, block 3 Original Plat, Village of Sharon. Next go east following the south lot line of lot 5, block 3 Original Plat, Village of Sharon to the intersection of Plain and Garden Streets then turn south crossing this intersection and following the rear of lots 1 and 2, block 11 Original Plat, Village of Sharon. Turn east and follow the south boundary of lot 2, block 11 Original Plat, Village of Sharon to the intersection of lots 2,3, and 4, block 11 Original Plat, Village of Sharon then south along the rear lot line of lot 4, block 11 Original Plat, Village of Sharon to the intersection of North Street and then turn east along the south lot line of lot 4, block 11 Original Plat, Village of Sharon to the intersection of Martin Street then crossing Martin Street to the North West corner of lot 1, block 3 Hoard's Addition and then south along the west lot line of lot 1, block 3 Hoard's Addition and next turn southeast along the rear lot lines of lots 1 and 2, and then east along the south lot line of lot 4, block 3 Hoard's Addition and then continuing east along the south lot line of lot 4, block 2 Hoard's Addition crossing into Sharon Land and Improvement and continuing east on the rear lot lines of lots 1,2,3, and 4, and then east along the south lot line of lot 6, block 2 Sharon Land and Improvement to the intersection with Park Street. From this point turn north and follow Park Street to the intersection of Grace Street turning east and going to the rear of lot 2, block 4 Sharon Land and Improvement. From this point turn north and follow the rear lot lines of lots 2 and 1, block 4 Sharon Land and Improvement then turn west along the north lot line of lot 1, block 4 Sharon Land and Improvement to the point of the beginning.

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Sharon, Walworth County, Wisconsin

Justification

The purpose of this district is to recognize the prestigious neighborhood of larger unaltered homes in the village of Sharon. The boundaries of the historic district encompass a neighborhood that has a high concentration of architecturally intact homes. Many of them have had no alterations made to them, either inside and out, throughout the years. The southern boundary of Grace Street was selected because of the homes on this block exist much as they were built in the 1890-1910 era. To the south of this block are the railroad tracks, creating a natural dividing line from the rest of the village. Many of the homes on the south side of Grace Street have deep lots that abut railroad land. This gives the area a feeling of being in the country, since most do not have neighbors in their back yards. The eastern boundary of Park Street was used because it is really the eastern border of the village. There are no homes, at present, to the east of the one home on Park Street, which is included in the district. The north boundary of Pearl Street was used because the homes to the north of Pearl Street are not as architecturally prominent and have been altered drastically through the years. The homes on the north side of Pearl Street also have a unique situation where they do not have houses on their northern side. The eastern half of Pearl Street was excluded because of the intrusion of the 1950's style ranch homes. The west boundary of Martin Street was selected because the homes in this section have the commercial district on their western edge, creating a dividing line between homes and commercial buildings.

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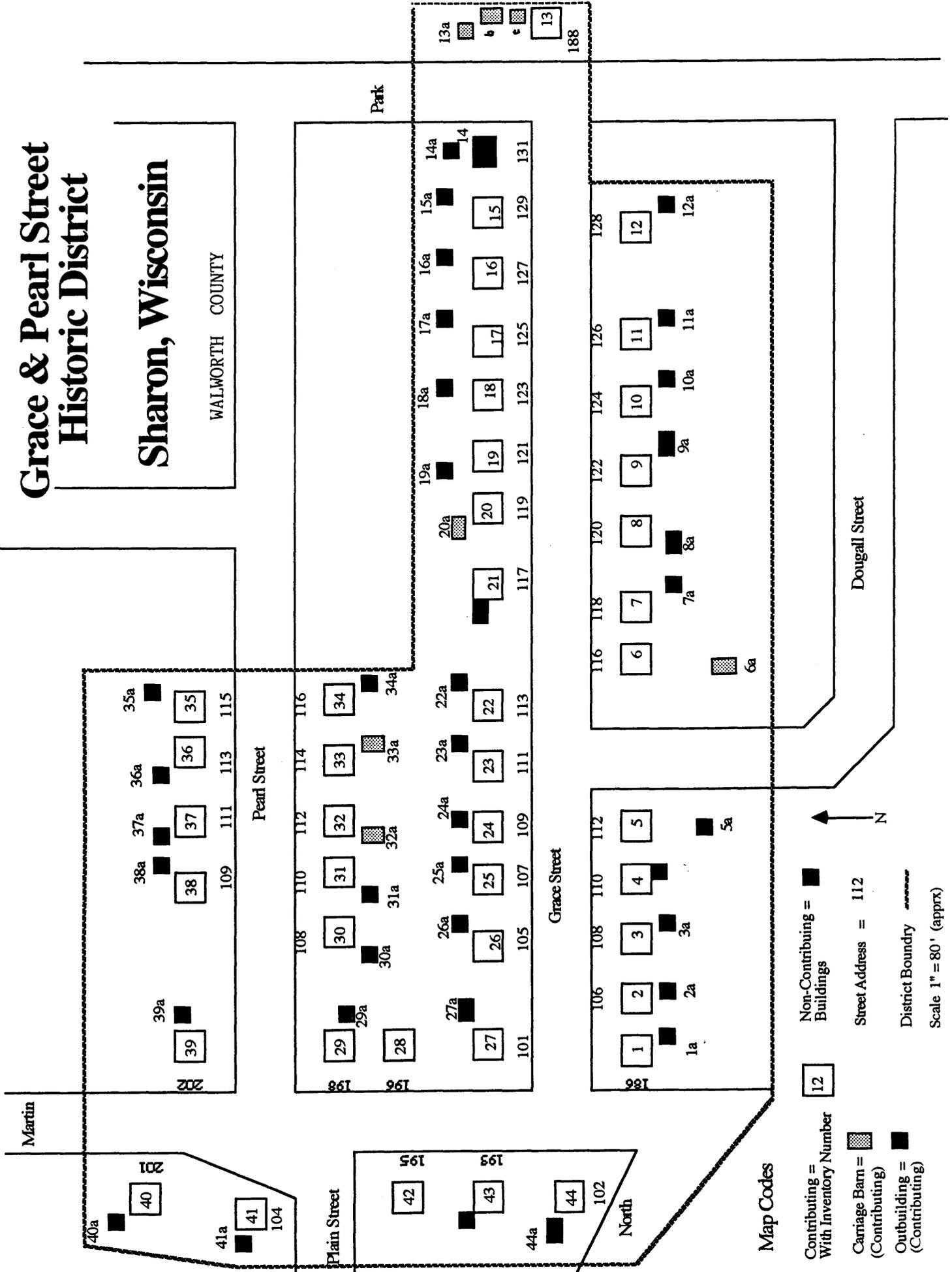
Additional information on nomination preparers.

This nomination form was the result of a joint effort by all members of the Sharon Historical Preservation Society. The nomination process began in the Fall of 1989, with surveys and research being completed by every member of the group. Current members who have contributed to this document include Nora Walnoha, Debby Henning, Roger Henning, Ceresa Brown, Carol Latowski, Phyllis Hansen, Chris Schirmer, Bruce Houghtby and Kathy Bond.

Grace & Pearl Street Historic District

Sharon, Wisconsin

WALWORTH COUNTY



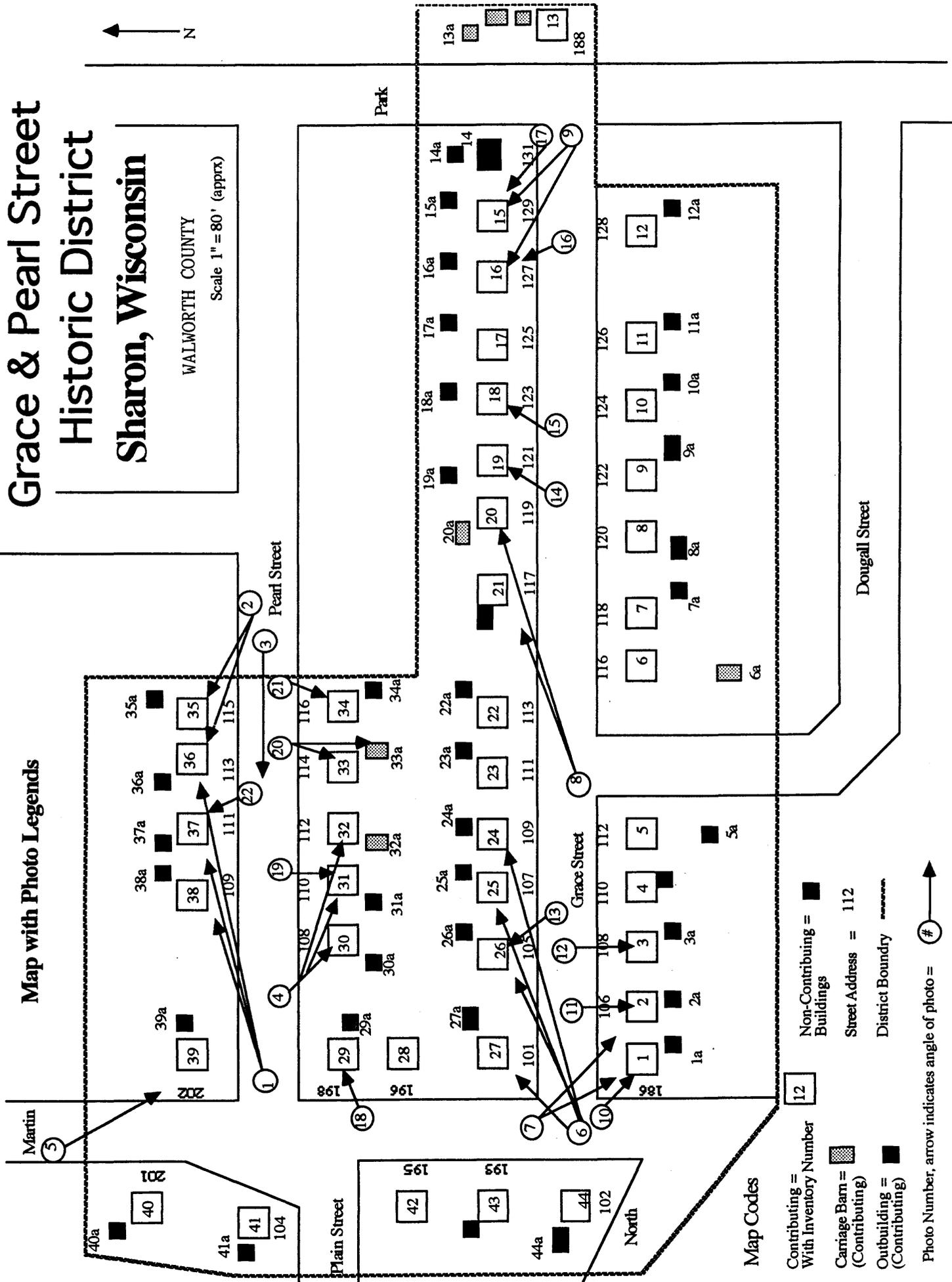
Grace & Pearl Street Historic District Sharon, Wisconsin

WALWORTH COUNTY

Scale 1" = 80' (apprx)



Map with Photo Legends



Map Codes

- Contributing = With Inventory Number
- Carriage Barn = (Contributing)
- Outbuilding = (Contributing)
- Non-Contributing = Buildings
- Street Address = 112
- District Boundary

Photo Number, arrow indicates angle of photo = (#) →