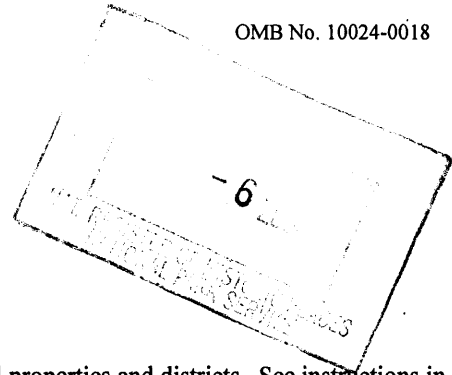


**United States Department of Interior
National Park Service**

**National Register of Historic Places
Registration Form**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Pearl and Grand Avenue Historic District
other names/site number N/A

2. Location

street & number Pearl Avenue generally bounded by Grand Avenue and Franklin Street and portions of Pleasant and Division streets N/A not for publication
city or town Mukwonago N/A vicinity
state Wisconsin code WI county Waukesha code 133 zip code 53149

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James Drang
Signature of certifying official/Title
Deputy State Historic Preservation Officer-WI

8/3/04
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

Pearl and Grand Avenue Historic District

Waukesha

Wisconsin

Name of Property

County and State

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.
- ___ See continuation sheet.
- ___ determined eligible for the National Register.
- ___ See continuation sheet.
- ___ determined not eligible for the National Register.
- ___ See continuation sheet.
- ___ removed from the National Register.
- ___ other, (explain):

Edson H. Beall

9/15/04

for

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (check as many boxes as as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	building(s)		
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	22	1 buildings
public-State	structure		sites
public-Federal	site	1	structures
	object		objects
		23	1 total

Name of related multiple property listing:
(Enter "N/A" if property not part of a multiple property
listing.)
N/A

Number of contributing resources
is previously listed in the National Register
0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

RELIGION/RELIGIOUS FACILITY

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

RELIGION/RELIGIOUS FACILITY

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN

LATE 19TH & 20TH C. REVIVALS

Late 19th & Early 20th C. AMERICAN MOVEMENTS

Materials

(Enter categories from instructions)

Foundation fieldstone

walls weatherboard

concrete

roof asphalt

other wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Pearl and Grand Avenue Historic District
Name of Property

Waukesha County Wisconsin
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance

1892-1954

Significant Dates

N/A

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

E. Brielmaier & Sons
Brust & Brust

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Name of Property

County and State

9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- X State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property 9.5 acres

UTM References (Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>391244</u>	<u>4746569</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title	Traci E. Schnell/Architectural Historian	date	August 2003
organization	Heritage Research, Ltd.	telephone	262.251.7792
street & number	N89 W16785 Appleton Avenue	zip code	53051
city or town	Menomonee Falls	state	WI

Pearl and Grand Avenue Historic District

Waukesha County

Wisconsin

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

name/title	various			date
organization				telephone
street&number				zip code
city or town		state	WI	

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

GENERAL DESCRIPTION

The Pearl and Grand Avenue Historic District is a small residential neighborhood that consists of twenty-four resources that span in time from 1892 to 1954. The district area itself is located north of the Mukwonago business district and runs from 200 to 306 Pearl Avenue, 311 to 417 Pleasant Street, 315 to 425 Grand Avenue (not including 424), and 403 to 423 Division Street. All four streets/avenues are lined with mature trees and, combined with the associated buildings, the area projects a sense of time and place. Twenty-one of the twenty-three buildings are residential in function; while two of them were originally parsonages. The final two buildings are also religious in nature and include a church and an associated former school. One property contains a garden folly, which, because of its substantial size, is included in the resource count. Only one of the twenty-four resources is considered to be non-contributing because of substantial alterations.

The medium- to large-sized lots of the district's buildings are landscaped with many large, mature trees, along with shrubs and other plantings and the setbacks of the homes are generally consistent. Architectural styles found in the district reflect the common styles and forms popular in Wisconsin from 1890 to 1950 and include Queen Anne, Colonial Revival, American Foursquare, and the bungalow. Homes within the district are generally two stories in height; the majority are topped with a truncated hip roof—a distinction of Mukwonago architecture. The most common type found in the district is that which is rectangular in form, is topped with a truncated hipped roof and features a coved eave—the latter is another distinctive characteristic of architecture in Mukwonago. Original materials utilized in the district include rock-faced and decoratively stamped concrete block, clapboard, brick, and fieldstone (with thick mortar joints)—the last material is used liberally throughout the village for foundations and porches and is another hallmark of the community.

Nearly all of the homes have associate garages; most are from the historic period and retain their original sheathings such as drop siding and rusticated concrete block. Indeed, four of the homes feature a larger, carriage-house type structure. None of the garages is included in the building count.

DESCRIPTION OF SELECTED BUILDINGS

Queen Anne

403 Division Street

Asa Craig Residence

1892

The two-and-one-half-story Asa Craig Residence is an excellent example of the Queen Anne style. It rises from a cut fieldstone foundation with heavy mortar joints. The first floor is sheathed with clapboard siding, while the upper story-and-one-half is covered with decorative shingles. A hipped-roof, front porch wraps around the southeast corner of the house, while another hipped-roof porch fronts the rear, eastern entry. Both porches consist of turned, wooden posts, spindlework, and a simple, wooden balustrade. A pediment over the front porch, which leads to the wooden, double-door entry, features additional wooden shinglework. The home's

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2

Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

gabled peaks display intricate, carved bargeboards, while canted window corners feature carved wooden brackets. A one-story bay that extends from the east side of the house is topped with iron cresting. Windows throughout the structure are largely one-over-one-light sashes; however, a round-arched, focal window on the south elevation displays a border of small, rectangular panes, as does a small, offset square window to the east, while a larger picture window to the east carries an upper pane of stained glass. Wooden window surrounds feature a raised, patterned head. Exterior alterations are limited to the circa-1977 family room addition, a variety of aluminum combination windows, as well as replacement porch railings.

The Craig Residence was constructed in 1892 by the firm of Clist & Smith. Asa Craig, who was born in 1847, was very active in both agricultural and business concerns around Mukwonago. As an agriculturist, Craig was known as the "Melon King of Wisconsin" since he developed a type of honeydew melon that became very popular in the Midwest. He also created two types of sweet corn. In addition, he was an active sheep farmer and printed a monthly newspaper called *The American Merino*. He also published a descriptive index of pedigree sheep. Aside from his agricultural concerns, Craig was an avid writer who prepared discourses on any topic that interested him. He also served as the Waukesha County Superintendent of Schools from 1890 to 1894, and was the Mukwonago Postmaster from 1914 to 1923. He held the position of president of The Mystic Cycle Works during its brief tenure in the late 1890s. Craig died on 4 July 1934; the Craig family retained the property until at least 1940.¹

315 Grand Avenue

Joseph Clist Residence

1892

Rising from a fieldstone foundation, this two-story, clapboard-sheathed Queen Anne home is topped with a roof of various intersecting gables, the peaks of which feature decorative shinglework. The elaborate screened porch along the front (east) façade of the house consists of turned post supports and a spindled balustrade and frieze. This porch is reportedly a replacement; however, its design was based on what is believed to have been the original porch. Windows along the first floor feature a simple wooden surround; the top of which is slightly raised. Double-hung windows are somewhat regularly placed throughout the home. A side-gabled garage extends from the home to the south and is also sheathed with clapboard and features the same peak shinglework as the house.

¹Ellen D. Langill and Jean Penn Loerke, eds., *From Farmland to Freeways: A History of Waukesha County, Wisconsin* (Waukesha, WI: Waukesha County Historical Society, Inc., 1984), 193, 278, 296; Kathryn Bergmann, *From Mequanego to Mukwanago: Four Walking Tours* (N.p., 1998), 49; D.E. Wright, *A Chronicle of Mukwonago History* (Mukwonago, WI: Bill and Jane Neustedter, 1996), 17-18; *Wisconsin State Gazetteer & Business Directory* [1897-98], 815; "Asa Craig House," *Waukesha (WI) Freeman*, 22 August 1995; " 'Melon King' of State Dead," *Milwaukee Journal*, 5 July 1934; "Craig Contributes to Science," *Waukesha Freeman*, 6 July 1934; "Asa H. Craig House," National Register Nomination Questionnaire, Prepared by Martin Perkins, 1989, On file at the Wisconsin Historical Society, Historic Preservation Division, Madison, WI.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 3

Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

This was the home of Joseph Clist, a local carpenter, who is believed to have built this home himself in 1892. Clist was born on 28 March 1863, the son of Robert and Mary Clist, who were born in England and Scotland, respectively. Joseph retained ownership of the subject house until 1900, when he moved to Madison, Wisconsin. He died on 19 October 1923.²

211 Pearl Avenue First Congregational Parsonage 1892

Essentially front-gabled in form and two stories in height, this residence rises from a fieldstone foundation and is covered with clapboard sheathing. The primary (north) façade features a small, gabled and open porch with turned supports and a spindled frieze. Aside from the offset entrance, fenestration along this elevation is centered and is comprised of a picture window along the first floor and paired sashes along the second floor. The space in between the windows is infilled with decorative shinglework, as is the gabled peak which surrounds a former window opening that now carries a vent. The first floor of the east elevation of the home features a bay window with carved bracket trim, as well as a single window featuring a border of small square, colored glass panes. The replacement, casement window along the second floor rests beneath decorative shinglework like that found on the north elevation. Finally, a rear, open porch also features turned posts and a spindlework balustrade and frieze, similar to the front porch. A garage is situated to the rear (south) of the house.

This structure was built in 1892 as the parsonage for the First Congregational Church, which was originally located at Main and Blood streets in Mukwonago (the church is no longer extant). The First Congregational Church was the first denomination to organize in the village, establishing itself in 1857. In 1957, the Congregationalists joined the United Church of Christ Union; however, they left that group in 1972 in order to join the National Association of Congregational Churches. In 1962, the parish sold the old church and moved into a new church facility located at 231 Roberts Drive, designed by William Wenzler. The parsonage is now located near the new church and the subject house is now a private residence.³

200 Pearl Avenue William Vick Residence 1902

Although exhibiting Queen Anne features, this house is essentially a vernacular residence with a truncated hip roof. In fact, the form of this residence is very similar to that of the concrete block-constructed, William Hillier Residence (which is described below). The main block of the house is rectangular; however, a gabled wing projects to the south. The flat-roof, screen-enclosed porch extends across half of the primary (south) elevation; the roof of which is a balcony level for the upper floor. A single round post provides support for the upper-

² Tax Rolls, Town of Mukwonago, 1852-1870, 1880, 1890, 1900, On file at the Area Research Center, University of Wisconsin-Milwaukee, Milwaukee, WI: "Clist Family Bible," Notations in Bible listed online at <http://linkstothepast.com/waukesha/clistbible.html>.

³ D.E. Wright, *Place of the Bear* (Mukwonago, WI: Bill and Jane Neustedter, 1994), 133; Langill and Loerke, eds., *From Farmland to Freeways*, 333-47; Russell H. Zimmerman, *The Heritage Guidebook: Landmarks and Historical Sites in Southeastern Wisconsin* (Milwaukee: Heritage Banks, 1978), 301.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 4

Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

level porch and a simple wooden balustrade with square posts outlines the porch. A two-story bay projects from the southward-extending wing and features a casement window along both the first and second floors. The space in between the windows is covered with wooden shingles. The bay is topped with a hipped roof that rests immediately beneath the window of the gabled peak. This window is rectangular and features a border of small square panes; all of which are encased within a wide wooden surround with a raised head. The gabled peak is further embellished by a carved wooden bargeboard. Although a one-story bay extends from the west wall, windows throughout the remainder of the home are singly arranged, one-over-one-light sashes. A gabled roof dormer is also located along the west elevation. A shiplap carriage house/garage is located to the rear of the house.

This house was constructed by local builder William Vick for himself and his family in 1902. Vick began his carpentry career in Mukwonago by no later than 1888. By 1892, he had erected at least two substantial structures in Mukwonago, which included the Queen Anne-style Thomas Residence at 400 Oakland Avenue and the Queen Anne-influenced First Congregational Parsonage at 211 Pearl Street. Advertisements for Vick's work in the local paper, the *Mukwonago Chief*, between 1909 and 1912, note that as a carpenter and contractor "Work [is] done promptly and at reasonable prices." State gazetteer information suggests that Vick ceased working after 1912; however, the Vick family retained the property until 1936.⁴

American Foursquare

412 Grand Avenue

William Rust Residence

1911

This two-story, American Foursquare residence rises from a fieldstone foundation, is sheathed with aluminum and is topped with a hipped roof with overhanging eaves. Hipped roof dormers are located along both the north and west roofline, both of which carry a tripartite window—the center panel features a diamond-pane sash. An enclosed, hipped-roof front porch extends across the primary (west) façade and is constructed of fieldstone with heavily mortared joints. A pair of sash windows occupies the upper level. Remaining fenestration consists of variously sized sash windows arranged singly and in pairs. A circa 1950s, one-story wing extends off of the rear of the home. A rock-faced concrete block and frame garage is located at the rear (east) of the house.

The local newspaper reported in 1911 that this house was built for William Rust to be used as a summer home; the builder was Albert Grutzmacher. By no later than 1920, the house was owned by Mrs. John Tans, who

⁴ *Wisconsin State Gazetteer* [1888-89], 839; [1911-12], 950; Newsbriefs, *Mukwonago Chief*, 23 May and 1 June 1892; 26 August 1909; 2 August 1912; "Alvina Prasser House," *Waukesha Freeman*, 7 November 1995.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5

Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

retained the property until at least 1930. Since 1946, the home has been occupied by the Perkins family.⁵

Two Story Cube

417 Pleasant Street

Edwin Fardy Residence

1909

Resting on a fieldstone foundation, this two-story house is topped with a truncated hip roof and is covered with clapboard siding. The house is of the two-story cube form with the full width front porch and the projecting eaves of the American Foursquare. This variant is found in several examples in the district. The slightly overhanging roofline is connected to the wall surface via a coved eave that is comprised of narrow strips of wood. The primary (east) façade of the house features an open, shed-roof porch with wooden column supports and a carved, wooden balustrade. A central pediment over the entrance is offset by a single, wooden bracket. A door is located at the center and is flanked by a single picture window to either side. The upper level carries a single sash window immediately in line and above each of the first-floor windows. Windows throughout the remainder of the house are regularly placed and consist of sash windows arranged either singly or in pairs. A two-story carriage house covered with shiplap siding is located to the rear (west) of the house.

This house was built in 1909 for Edwin Fardy. The foundation was laid by the Hillier Bros., while Alfred Grutzmacher constructed the house. Fardy's occupation of the home was rather short-lived for in 1912, the home was sold to Amelia Andrews. By no later than 1920, the house was in the possession of the St. James congregation and used as a rectory.⁶ A nearly identical house is located at 206-208 Pearl Avenue.

Bungalow

322 Grand Avenue

Anna Rust Residence

Ca. 1920-1930

This stucco-sheathed bungalow appears to rest upon a fieldstone-veneered, concrete foundation and is topped with a gabled roof covered with asphalt shingles. The primary (west) façade is dominated by a gabled and open porch with fieldstone supports and porch wall. The entrance is located at the center and is flanked by a single window to either side. A pair of sash windows is situated within the peak. A brick chimney runs up near the center of the north sidewall, while a single and a tripartite window grouping are located to either side. A similar window arrangement is located along the south sidewall, as well as an additional smaller sash (in the approximate location of the north wall's chimney). A gabled garage is located to the rear (east) of the house.

⁵ Newsbrief, *Mukwonago Chief*, 9 June 1911; Tax Rolls, Village of Mukwonago, 1910, 1920, 1930, 1940, 1955, On file at the Area Research Center, University of Wisconsin-Milwaukee, Milwaukee, WI; Carolyn Perkins, Longtime resident of Mukwonago, Conversation with Traci E. Schnell, 5 July 2001.

⁶ Tax rolls, Village of Mukwonago, 1910, 1920; Newsbriefs, *Mukwonago Chief*, 8 April 1909, 24 June 1909 and 8 March 1912.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 6

Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

Available tax records indicate that this house was built between 1920 and 1930 for Anna Rust.⁷

Colonial Revival

300 Pearl Avenue

Albert Grutzmacher Residence

1903-04

This early transitional Colonial Revival residence rests on a fieldstone foundation, rises two-and-one-half stories and is sheathed with narrow vinyl siding. A two-story porch extends across the primary façade. First-floor porch supports consist of pairings of a square and a round post, both rest on a paneled wooden pier; a simple, wooden (replacement) balustrade connects the piers. The second-level balustrade features small, square posts with finial-like tops. While the core of the house is topped with a truncated hip roof, a modestly projecting gabled wing with a pedimented peak projects to the east. Regarding the wing, the first floor carries a Palladian window, while the second level features a two-sided bay projection. Aside from the south, second-story bay projection, remaining fenestration largely consists of one-over-one-light sashes. A small, one-story, enclosed porch extends from the northwest corner of the house. The house originally featured a third-story tower, clapboard siding, as well as a Palladian window along the west façade of the home.

This house was built by Albert Grutzmacher circa 1903-04, as a wedding present for his wife. Born on 27 May 1870, Grutzmacher was the son of German immigrant Herman and Augusta (Rust) Grutzmacher. Albert became a carpenter/contractor and was responsible for constructing a significant number of buildings in the village from approximately the turn of the twentieth century to his retirement in 1935. Albert married Mary Isabel Van Buren, a schoolteacher from the Town of Vernon, Wisconsin; together they had three children: John Harmon, Van Vey and Janice. The Grutzmacher residence served not only as the family home, but also as a showplace for Albert's work since it contained a variety of millwork examples and, no doubt, some of his own handicrafts. In addition to his busy career, Albert played the clarinet in his own orchestra, served on the Waukesha County Board for a number of years, was a trustee of the United Universalist and Unitarian Church, and was a member of the Modern Woodmen and of the Masonic Order. Grutzmacher passed away on 18 May 1937, while his widow remained in the home until 1962.⁸

306 Pearl Avenue

Scott Tomter Residence

1954

Sheathed with red brick, this two-story, modernized interpretation of the Colonial Revival style is topped with a hipped roof covered with red asphalt shingles. The primary (south) façade is symmetrical in its design and features a rectilinear, projecting, classically influenced entrance with a wide entablature, as well as engaged and fluted pilasters. A single, eight-over-one-light sash window set above a wooden panel is located to either side of the entry; each is underscored by a sill comprised of header brick. Another pair of such openings is also located along the upper level, while the central opening is a smaller, octagonal, multiple-light window. A continuous dentiled cornice runs the perimeter of the home, beneath the roofline. A large, brick exterior

⁷ Tax rolls, Village of Mukwonago, 1920, 1930.

⁸ Wright, *Place of the Bear*, 94-96; Albert Grutzmacher, Obituary, *Mukwonago (WI) Chief*, 20 May 1937.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 7

Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

chimney rises along the west wall and above the roofline. Windows throughout the remainder of the home are regularly placed, eight-over-one-light sashes.

Tax records indicate that Scott Tomter built this house in 1954. Tomter was a businessman and operated an area bowling alley.⁹

Spanish Colonial Revival

425 Grand Avenue

St. James Roman Catholic Church 1926

This Spanish Colonial Revival church rests on a fieldstone foundation and the walls are covered with a stucco-like plaster. Situated on a triangular lot, the church's primary entrance is located along the south end wall. A pair of 1950s, replacement wooden doors and a stained-glass transom are situated within a carved stone surround that incorporates a pair of engaged columns. A pair of round-arched, stained-glass windows with brick heads and sills flank the entry to either side, while a decorative, mosaic tile inset is located near the gabled peak. Copper-sheathed, faux rafters support the red, barrel-tile roof. Both the west and east sidewalls are divided into five bays that are delineated by stepped, fieldstone buttresses. Paired, tall and narrow, round-arched windows occupy most of the bay divisions; however, the southernmost bay on both the west and east walls carry a pair of shorter examples that are topped with a circular window opening. A pair of gabled, rear entry wings extend to both the west and east from the north end of the church, while a belltower extends from the northeast corner of the structure. Rectangular window openings punctuate the basement level of the structure.

Designed by the Milwaukee firm of E. Brielmaier & Sons, Co., the former St. James Roman Catholic Church was built in 1926. After several abortive attempts to create a Roman Catholic parish, St. James was established in 1896. That same year, the group purchased a church building from the disbanded German Reformed Church, made a few alterations and rededicated it as their own. Begun with only twelve families, by 1919, the congregation had grown to include fifty. As a result, it was deemed necessary to erect a new church building and, in 1926, the present facility was completed. In 1949, a "temporary school/future rectory" was designed by the Milwaukee firm of Brust & Brust and built across the street at 423 Division Street. Brust & Brust also designed a number of modest alterations for the church proper through the 1950s. By 1975, St. James needed a new school building and the entire congregation relocated to a new church facility at 830 CTH NN, Mukwonago. The old building is now occupied by St. Pius V Roman Catholic Church, while the associated school building is utilized as the offices of the Mukwonago Area School District.¹⁰

⁹ Tax rolls, Village of Mukwonago, 1955; Carolyn Perkins, Conversation with Schnell.

¹⁰ Newsbrief, *Mukwonago Chief*, 6 February 1896; Wright, *Place of the Bear*, 127-29; Bergmann, *From Mequanego to Mukwonago*, 51; E. Brielmaier & Sons Co., "St. James Roman Catholic Church," Original drawings on file at the Wisconsin Architectural Archive (WAA), Second Floor, East Wing, Milwaukee Public(Central) Library, Milwaukee, Wisconsin; Brust & Brust, "Temporary School/Future Rectory," 1949-1950, Plans on file at the WAA.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 8

Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

423 Division Street

St. James Catholic Church School

1949-50

This one-story building is located at the southwest corner of Division Street and Washington Avenue, across the street from the former St. James Catholic Church. Although not nearly as high style as the associated church building, the subject structure is covered with stucco, features fieldstone trim and is topped with a red, barrel-tile roof. The stucco-sheathed building consists of an L-shaped wing, as well as a small breezeway and former garage addition to the west. A cross is located within the east gabled peak, while a "J" is apparent on the exterior chimney to the north--evidence of the building's original function as a religious facility associated with St. James. Windows of the main block are either double-hung or plate-glass examples and each opening is topped and underscored with a row of red soldier brick. A small, flat-roof breezeway connects the gabled, former garage to the building proper. The garage doors have since been infilled with brick and board.

This was originally built as the St. James Catholic Church School in 1949-1950 and was designed by the Milwaukee architecture firm of Brust & Brust. In 1975, the St. James congregation moved to its current location north of the Village of Mukwonago (at 830 CTH NN), where it built a new church, school and rectory. Presently, the old St. James school building is used by the Mukwonago Area School District as its administration offices.¹¹

Concrete Block Construction

402 Grand Avenue

William Hillier Residence

Circa 1905

Topped with a truncated hipped roof, this two-and-one-half story home rests on a fieldstone foundation and is constructed of both rock-faced and pressed concrete block. The primary (west) façade features a one-story, flat-roof porch with concrete block supports. The porch balustrade is comprised of stacked, alternating concrete block. The projecting gabled wing features a single window along each of the first two floors, as well as the upper half-story; the uppermost of which carries a diamond-paned upper sash and is surrounded by concrete block with a pressed design. The gabled roof dormer to the south is sheathed with stucco and carries a small, square opening. Remaining fenestration is somewhat regularly placed and is largely comprised of double-hung sashes arranged singly and in pairs. Metal awnings top the majority of the windows along the west and south facades.

This residence was built by William Hillier in circa 1905. William was one of three brothers (along with Theodore and Henry) that were known as Hillier Bros., a carpentry and/or masonry firm in Mukwonago. Although the Hillier name did not appear in the *Wisconsin State Gazetteers* until 1901, newspaper briefs indicate that the brothers were active in the community by no later than 1892. In addition to residential work which included mason and/or plastering work at the First Congregational Parsonage at 211 Pearl Avenue, the Rolland Porter Residence at 212 Pearl Avenue and the foundation for the Asa Craig Residence and Barn at 403

¹¹ Brust & Brust, "Temporary School/Future Rectory."

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 9

Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

Division Street (barn no longer extant), the Hillier Bros. firm was responsible for the original construction of the vast majority of the sidewalks in the village. The Hillier family maintained the subject property until at least 1955.¹²

411 Pleasant Street

Mrs. John Vass Residence

Circa 1905

Like the previously discussed William Hillier Residence, this house features a fieldstone foundation with heavily mortared joints and concrete block construction of both rock-faced and decoratively stamped/pressed blocks. Front-gabled in form, the primary (east) elevation of the house features a shed-roof, open porch with square, fluted wooden supports and a solid, rock-faced, concrete block wall. A single door and a large picture window are situated underneath the porch roof, while a paired grouping of sash windows are located along the upper level. A three-sided bay extends from the first floor of the south elevation, while a gabled wall dormer with a single, sash window is located above. A similar gabled wall dormer is located along the north façade. A shed-roof, board-sided wing extends from the rear of the home. A modern, board-sided garage is located behind the home.

Tax records indicate that this house was built by Mrs. John Vass in circa 1905. Between 1920 and 1930, the home was sold to Edward White.¹³

Other

212 Pearl Avenue

Rolland L. Porter Property

Blarney Castle

1897

This garden folly is an interpretation of an Irish castle and is located behind the Rolland Porter Residence at 212 Pearl Avenue. The folly is constructed of local limestone. The structure features a round, corner tower element and is topped with a crenelated parapet. A round-arch opening provides entry from the south and small, rectangular "window openings" are located along the walls.

The small, castle structure was built in June 1897 by Rolland L. Porter. Porter was born in the Town of Vernon, Waukesha County, in 1846. He left school in 1865 to work as a store clerk in Milwaukee and, two years later, moved to Cedar Rapids, Iowa, where he entered into the commission business. After returning to Milwaukee circa 1870, Porter worked in the pension office until 1872, when he established, with M.J. and

¹² Newsbriefs, *Mukwonago Chief*, 23 May, 1 June, 6 July, 13 July, 20 July and 24 November 1892 and 8 April and 20 May 1909. Date of construction for 402 Grand Avenue is based on observation, combined with available taxrolls and assessor's records. Tax rolls, Town of Mukwonago, 1900; Tax Rolls, Village of Mukwonago, 1910, 1920, 1930, 1940, 1955; Tax assessor's records, Village of Mukwonago, Available at the Mukwonago Village Hall, Mukwonago, WI.

¹³ Tax rolls, Town of Mukwonago, 1900, Tax Rolls, Village of Mukwonago, 1910, 1920, 1930. Although no evidence was found to verify that this house was erected by the Hillier Bros., it is highly likely as this house is constructed of the same rock-faced and decoratively stamped/pressed concrete block as the William Hillier Residence.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 10

Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

W.H. Davis, the Northwestern Oil Company in Milwaukee. In 1876, he married Katherine MacTurnan. Upon his father's death in 1882, Porter returned to the family farm in Vernon for four years. During this time, he was elected vice president of the National Poultry Association (1884) and won the highest award at a poultry exhibition in 1886. After the railroad came through Mukwonago, Porter started work in 1886 as a dealer in flour, feed and grain. In 1892, he hired carpenter Amos Patterson to construct his home. Porter had a strong interest in history and served as the president of the Waukesha County Historical Society, as well as the first vice-president of the Wisconsin State Archaeological Society. In 1897, the Porter family undertook a friendly rivalry with neighbors to see who could create a better garden. Inspired by the 1893 World's Fair in Chicago, Porter constructed this folly based on of the Irish Blarney Castle.¹⁴

BUILDING INVENTORY

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
200 Pearl Ave.	William Vick Residence	Queen Anne	1902 ¹⁵	C
206-08 Pearl Ave.	Walter Lobdell Residence	Two Story Cube	Ca. 1900-1910 ¹⁶	C
210 Pearl Ave.	Earl Bradley Residence	Front Gable	Ca. 1910-1920 ¹⁷	C
211 Pearl Ave.	First Congregational Parsonage	Queen Anne	1892 ¹⁸	C
212 Pearl Ave.	Rolland Porter Residence	Queen Anne	1892 ¹⁹	C
212 Pearl Ave.	Blarney Castle	N/A	June 1897 ²⁰	C
300 Pearl Ave.	Albert Grutzmacher Residence	Colonial Revival	1903-1904 ²¹	C
301 Pearl Ave.	United Universalist and Unitarian Parsonage	Two Story Cube	1901 ²²	C
306 Pearl Ave.	Scott Tomter Residence	Period Colonial Rev.	1954 ²³	C
311 Pleasant St.	William Blott Residence	Truncated Hip Roof	1909 ²⁴	C
312 Pleasant St.	Residence	Vernacular	Ca. 1940s ²⁵	C

¹⁴ Bergmann, *From Mequanego to Mukwonago*, 46; Theron W. Haight, ed., *Memoirs of Waukesha County* (Madison, WI: Western Historical Association, 1907), 588; "Rolland Porter," Pioneer Books, On file at the Waukesha County Historical Society, Waukesha, WI; *Portrait and Biographical Record of Waukesha County, Wisconsin* (Chicago: Excelsior Publishing Co., 1894), 561-62; Newsbriefs, *Milwaukee Sentinel*, 26 March 1882 (7/2), 26 August 1884 (7/3), 9 January 1886 (7/3); "R.L. Porter Home," *Waukesha Freeman*, 10 October 1995.

¹⁵ Tax Rolls, Town of Mukwonago, 1900; Tax Rolls, Village of Mukwonago, 1910, "Alvina Prasser House."

¹⁶ Tax Rolls, Town of Mukwonago, 1900; Tax Rolls, Village of Mukwonago, 1910.

¹⁷ Tax Rolls, Village of Mukwonago, 1910, 1920.

¹⁸ Newsbrief, *Mukwonago Chief*, 1 June 1892.

¹⁹ Newsbriefs, *Mukwonago Chief*, 18 May, 6 July, 3 August and 24 November 1892.

²⁰ Bergmann, *From Mequanego to Mukwonago*, 46.

²¹ Martin Perkins, Local Historian, Conversation with Traci E. Schnell, 29 May 2001.

²² Tax assessor's records; Martin Perkins, Conversation with Schnell, 8 July 2001.

²³ Tax assessor's records; Tax Rolls, Village of Mukwonago, 1955.

²⁴ Tax Rolls, Village of Mukwonago, 1910; Newsbrief, *Mukwonago Chief*, 30 September 1909.

²⁵ Tax Rolls, Village of Mukwonago, 1930, 1940, 1955.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 11

Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

411 Pleasant St.	Mrs. John Vass Residence	Front Gable	Ca. 1905 ²⁶	C
417 Pleasant St.	Edwin Fardy Residence	Two Story Cube	1909 ²⁷	C
315 Grand Ave.	Joseph Clist Residence	Queen Anne	1892 ²⁸	C
319 Grand Ave.	Edward Goodman Residence	Two Story Cube	Ca. 1900-1910 ²⁹	NC
322 Grand Ave.	Anna Rust Residence	Bungalow	Ca. 1920-1930 ³⁰	C
402 Grand Ave.	William Hillier Residence	Truncated Hip Roof	Ca. 1905 ³¹	C
406 Grand Ave.	M.L. Davis Residence	Truncated Hip Roof	Ca. 1900-1910 ³²	C
412 Grand Ave.	William Rust Residence	American Foursquare	1911 ³³	C
425 Grand Ave.	St. James Catholic Church	Spanish Col. Revival	1926 ³⁴	C
403 Division St.	Asa Craig Residence	Queen Anne	1892 ³⁵	C
411 Division St.	Clyde Davis Residence	Bungalow	Ca. 1928 ³⁶	C
417 Division St.	Fred E. Tichenor Residence	Queen Anne	1896 ³⁷	C
423 Division St.	St. James Catholic School	Spanish Col. Revival	1949-50 ³⁸	C

²⁶ Tax assessor's records; Tax rolls, Town of Mukwonago, 1900; Tax Rolls, Village of Mukwonago, 1910.

²⁷ Tax Rolls, Village of Mukwonago, 1910; Newsbriefs, *Mukwonago Chief*, 8 April 1909, 24 June 1909.

²⁸ Tax Rolls, Town of Mukwonago, 1900; Newsbrief, *Mukwonago Chief*, 11 May 1892.

²⁹ Tax assessor's records; Tax rolls, Town of Mukwonago, 1900; Tax Rolls, Village of Mukwonago, 1910

³⁰ Tax rolls, Village of Mukwonago, 1920, 1930.

³¹ Tax assessor's records; Tax rolls, Town of Mukwonago, 1900; Tax Rolls, Village of Mukwonago, 1910.

³² Tax Rolls, Town of Mukwonago, 1900; Tax Rolls, Village of Mukwonago, 1910.

³³ Tax Rolls, Village of Mukwonago, 1920; Newsbrief, *Mukwonago Chief*, 9 June 1911.

³⁴ E. Brielmaier & Sons Co., "St. James Roman Catholic Church"

³⁵ Newsbrief, *Mukwonago Chief*, 15 June 1892; "Asa Craig House."

³⁶ Tax assessor's records; Tax Rolls, Village of Mukwonago, 1930.

³⁷ Tax Rolls, Town of Mukwonago, 1900; Newsbrief, *Mukwonago Chief*, 30 April 1896.

³⁸ Brust & Brust, "Temporary School/Future Rectory."

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 1 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

SIGNIFICANCE

The Pearl and Grand Avenue Historic District is nominated for the National Register of Historic Places under Criterion C for local architectural significance. The district has the greatest concentration of good examples of late nineteenth to mid-twentieth century residential architectural styles in Mukwonago. Homes within the district are generally two stories in height; the majority are topped with a truncated hip roof—a distinction of Mukwonago architecture. The most common form found in the district is that which is rectangular in form, is topped with a truncated hipped roof and features a coved eave—the latter is another distinctive characteristic of architecture in Mukwonago. Original materials utilized in the district include rock-faced and decoratively stamped concrete block, clapboard, brick, and fieldstone (with thick mortar joints)—the last material is used liberally throughout the village for foundations and porches and is another hallmark of the community. The period of significance begins in 1892 with the construction of the first houses in the district and ends in 1954 with the construction of the last building within the district boundaries.

HISTORICAL BACKGROUND

The Village of Mukwonago is situated in the Town of Mukwonago, in south central Waukesha County, and the Town of East Troy, in northeast Walworth County. The community is on the north banks of the Mukwonago River and Phantom Lake, in a region that was historically filled with a mix of oak forests and open prairie, and that was transformed over time into a rich agricultural area.³⁹

Potawatomi Indians were the first inhabitants of what would become the Village of Mukwonago. Prior to the first white settlement in 1836, Mukwonago was the site of a “large and populous Indian village.” The Indian community was known as “Mequanego,” which translated to “the place of the bear.” Mequanego’s location on a river and adjacent to both game-filled forests and rich prairie lands allowed the Potawatomies to build one of their largest villages in the Waukesha County area. At the time white settlers arrived, the village consisted of a number of permanent lodges, sizeable cultivated fields and approximately 600 people. But the geography also attracted Euro-Americans—especially after the Potawatomi signed in 1833 a land cession treaty with the U.S. government that opened the area to settlement.⁴⁰

Aware of the treaty, brothers Morris and Alonzo Cutler of Indiana became the first permanent white settlers in present-day Waukesha County. They arrived in 1834 and quickly discovered that the region’s clay and loam soils offered great agricultural potential. In fact, agriculture would become the catalyst behind Waukesha County’s development, triggering a population explosion of 750 percent throughout the vicinity between 1840 and 1850. Initially, wheat was a primary cash crop; however, during the second half of the nineteenth century, the soil exhaustion it induced helped contribute to the growth of diversified farming, including dairying.

³⁹ Langill and Loerke, eds., *From Farmland to Freeways*, 23.

⁴⁰ *History of Waukesha County, Wisconsin* (Chicago: Western Historical Company, 1880), 756, 759; Wright, *A Chronicle of Mukwonago History*, 3-4; Langill and Loerke, eds., *From Farmland to Freeways*, 89.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 2 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

Indeed, Waukesha ranked tenth among the state's seventy-one counties in terms of dairy production in 1907, with the county claiming over 36,000 cattle, thirty-one creameries and five cheese factories.⁴¹

In 1835, Sewall Andrews, Henry Camp and Major Jesse Meacham were investigating southeastern Wisconsin for purposes of selecting a future village site. The trio happened upon the Mequanego Indian hamlet and found it to be well suited for settlement. The next year, Andrews and Camp returned to settle permanently and occupied a house approximately a mile and a half from the Indian tribe. Although an earlier treaty had legally ended Indian possession of southeastern Wisconsin, the Indian village had remained, a fact that required Andrews and Camp to negotiate for possession of the site. The Indians ultimately agreed to leave Mukwonago in return for two barrels of flour. Upon receipt of the village site, the pair built a small house within its limits. Other settlers soon followed, including Vermonters Martin Field and Ira Blood, both of whom were employed by Andrews and Camp in late 1836 to survey and plat the village—the first platted in present-day Waukesha County.⁴²

White settlement of Mukwonago began in earnest in 1837 when numerous New Englanders settled throughout the area. During that year, Andrews opened a store while Camp started an informal hotel. Both structures being built of logs. Other significant pioneering activity near Mukwonago took place at the Fox River where James Orendorf established a ferry and operated a small inn. The next year, he was appointed postmaster and operated a post office that was named Springfield. Within a few years, the post office was moved to Mukwonago and maintained under the auspices of Andrew Elmore, who also opened the second store within the settlement. Other early businesses included a shoemaker and a blacksmith shop.⁴³

Fueled by its location on the Milwaukee-Janesville Plank Road (which was built in 1848), Mukwonago experienced steady growth. By 1853, the community included a population of nearly 500 people who lived in seventy-five houses. Services included five stores, two hotels, a flour mill and several other trade shops and smithies. This growth, however, was retarded by a wave of railroad speculation that struck all of southeastern Wisconsin in the mid-1850s. Specifically in the case of Mukwonago, speculators persuaded many local farmers and business owners to invest in the Milwaukee & Beloit Railroad, which had proposed a line that would pass through the community. These local investors often mortgaged their property in order to buy stock. In 1855, a roadbed was indeed graded through Mukwonago; however, before any rail was laid, the speculative bubble burst and every railroad in the state went bankrupt. In Mukwonago, numerous investors lost their property to foreclosure and left the village. The departure of some of the community's most entrepreneurial residents was a blow that was not overcome until after the Civil War.⁴⁴

⁴¹ Langill and Loerke, eds., *From Farmland to Freeways*, 34, 89; John Vogel, Elizabeth Miller and Richard Untch, *Hartland: A Thematic History and an Intensive Survey of Historic Resources* (Waukesha, WI: Southeastern Wisconsin Regional Planning Commission, 1985), 7-8; Haight, ed., *Memoirs of Waukesha County*, 260-63.

⁴² *History of Waukesha County*, 756, 759, 762.

⁴³ Wright, *A Chronicle of Mukwonago History*, 5; *History of Waukesha County*, 760-61.

⁴⁴ Wright, *Place of the Bear*, 168-70; *History of Waukesha County*, 387, 761; Haight, ed., *Memoirs of Waukesha County*, 306.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 3 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

By the late 1870s, Mukwonago had re-established itself as a local agricultural support center of about 400 people. The community enjoyed thrice-weekly stage routes to both Milwaukee and Palmyra. The primary goods shipped reflected the region's agricultural economy and included grain, wool and livestock. Although Mukwonago only totaled 400 people, the community offered the services of three general stores and blacksmiths; two butchers, carriage makers, carpenters and physicians; and a lawyer, hardware store, hotel, painter and livery stable. In addition, the Mukwonago River provided power to run a mill that produced lumber and flour.⁴⁵

In 1885, the Wisconsin Central Railroad completed a line through Mukwonago that ran from Chicago to Waukesha. While never more than a small railroad stop, the completion of the railroad did spark significant growth in the community. The year the railroad was completed, the settlement only had a population of 300; however, just three years later, the village had grown to 550 people. The number and diversity of businesses also increased. By 1888, Mukwonago possessed forty-four businesses. Besides the standard general stores and smithies, the community benefited from the recent offerings of a jeweler, dressmaker, photographer, grocer, druggist and newspaper publisher.⁴⁶

During the 1890s, Mukwonago continued to expand its role as an agricultural support center. It also began to benefit from Waukesha County's rapidly increasing tourism industry, which was based around posh lakeside resorts and other smaller hotels. Although Mukwonago never rivaled in scale such tourism-oriented communities as Oconomowoc, Pewaukee or Okauchee, it did possess a very elegant resort along Phantom Lake, a number of small summer cottages and several hotels that catered to the less well-to-do tourist. Similar to other communities in Waukesha County, Mukwonago's heyday as a tourist attraction declined in the early twentieth century as changing lifestyles and the advent of the automobile altered people's leisure activities.⁴⁷

Mukwonago was incorporated as a village in 1905 with a population of 600. By that time, the settlement had grown into a thriving community with a variety of general stores, smithies, hotels, and physician's offices. Other services included a creamery, drugstore, furniture store, jewelry store, lumberyard, and a newspaper known as the *Mukwonago Chief* (the successor to the *Mukwonago Mail*). The village was credited with having a fine school system that offered both an elementary and high school, as well as several community/social organizations. Mukwonago was also home to several churches including the congregations of Baptists, Catholics, Congregationalists, German Reformers, and the Unitarians and Universalists.⁴⁸

⁴⁵ *Wisconsin State Gazetteer and Business Directory, 1876-1877* (Milwaukee: Murphy & Co., 1876), 315; *Wisconsin State Gazetteer and Business Directory, 1879* (Milwaukee: William Hogg, 1879), 356; *Wisconsin State Gazetteer and Business Directory* (Milwaukee: Hogg & Wright Co., 1882), 356.

⁴⁶ *Wisconsin State Gazetteer and Business Directory, 1886* (Chicago: R.L. Polk & Co., 1886), 662-67; *Wisconsin State Gazetteer and Business Directory, 1888-1889* (Chicago: R.L. Polk & Co., 1888), 838-39; Bergemann, *From Mequanego to Mukwonago*, 38.

⁴⁷ Langill and Loerke, eds., *From Farmland to Freeways*, 443-44; Wright, *A Chronicle of Mukwonago History*, 24-27.

⁴⁸ *R.L. Polk & Co.'s Wisconsin State Gazetteer and Business Directory, 1905-1906* (Chicago: R.L. Polk & Co., 1905), 916;

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 4 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

Soon after Mukwonago was incorporated as a village, its government began to initiate community improvements. In 1909, the village hired a local contractor to construct concrete sidewalks. The same year the local paper noted that Mukwonago was experiencing a building boom—approximately ten houses were under construction. In 1913, the local government sponsored the construction of a water system complete with fire hydrants, a sewer system, fire department building and village hall. In addition, electric service was brought into the community by a private company.⁴⁹

A review of business directories during the 1920s and 1930s reveals that Mukwonago experienced a high degree of stability in population, commerce and services during the period. On average, the village had a population of approximately 700. The number and types of businesses remained largely the same from the 1890s; however, smithies, liveries and wagon makers were replaced with auto garages, car dealerships and filling stations. In addition, expanding technology encouraged several electronic and radio stores to open within Mukwonago. Socially, during this time, the village had active chapters of the Masons, Eastern Star, Woodmen, American Legion, and the Royal Neighbors. Local groups included Study, Civic and Garden clubs as well as the Mukwonago Lakes Improvement Association, which worked to improve Phantom Lake by dredging, stocking fish and constructing beaches.⁵⁰

After World War II, Mukwonago began to experience suburbanization. Located twenty-five miles from Milwaukee and only twelve miles from Waukesha, the village, with its attractive lakeside location and small-town atmosphere, began to attract a sizeable number of residents from those two cities. By 1960, the community's population had more than doubled from its pre-war number of 800 to 1,877. Five years later, Mukwonago claimed nearly 2,500 residents. The completion in 1972 of the Rock Freeway (present-day I-43) continued to fuel Mukwonago's growth, which reached 5,335 people in 1995. During this entire period, Mukwonago has evolved from a quiet village focused on supporting local agriculture to a thriving, rapidly growing suburban community.⁵¹

⁴⁹ Wright, *A Chronicle of Mukwonago History*, 56-57; *Mukwonago Chief*, 20 May and 24 June 1909.

⁵⁰ *Polk's Wisconsin Gazetteer and Business Directory, 1919-1920* (Detroit: R.L. Polk & Co., 1919), 938-39; *Polk's Wisconsin Gazetteer and Business Directory, 1924-1925* (Detroit: R.L. Polk & Co., 1924), 1043-44; *Polk's Wisconsin Gazetteer and Business Directory, 1927-1928* (Detroit: R.L. Polk & Co., 1927), 768-69; *1937 Guide with Map to Locate Homes Bordering Phantom, Howitt or Lower Phantom Lakes and Directory of Mukwonago, Wis.* (N.p., 1937), entire document reviewed.

⁵¹ Diane R. Caspari, "Mukwonago History," for the Town of Mukwonago Master Plan, n.d., Copy on file at the Waukesha County Historical Museum, Waukesha, WI; "Spread of Suburbia to Spur Mukwonago Area's Growth," *Milwaukee Journal*, 28 December 1965; Wisconsin Legislative Bureau, *State of Wisconsin Blue Book, 1995-1996* (Madison, WI: Wisconsin Legislative Reference Bureau, 1995), 735.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 5 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

AREA OF SIGNIFICANCE: ARCHITECTURE

The Pearl and Grand Avenue Historic District is locally architecturally significant because it contains a variety of architectural styles (locally interpreted), as well as vernacular forms which exhibit two characteristics distinctive to Mukwonago—the truncated hip roof and the coved eave. Building materials found in the district include rock-faced and decoratively stamped/pressed concrete block, clapboard, brick and fieldstone—the is used liberally throughout the Village of Mukwonago, thus making it yet another hallmark of the community.

The earliest buildings in the Pearl and Grand Avenue Historic District date to 1892. From 1880 to 1910, the Queen Anne style of architecture was popular in Wisconsin so it is not surprising that all four 1892 structures in the district were originally executed in that style. Queen Anne architecture is a late-Victorian era building style that is characterized by an irregular plan which is often evident through asymmetrical facades. A combination of various building materials ranging from shingles, clapboard and brick may be used on one structure, while typical details include large porches or verandas, turrets, bay windows and decorative patterns, such as fish-scale and diamond shingles. Leaded or stained-glass windows are also present. An excellent example of the Queen Anne style is the Asa Craig Residence at 403 Division Street. The asymmetrical Craig residence features clapboard sheathing, small-paned, stained-glass windows, decorative wooden shingles, carved wooden porchwork, and iron cresting.

The Joseph Clist Residence (315 Grand Avenue) was also constructed in 1892 and also features elements of the Queen Anne style including clapboard sheathing, decorative shinglework, and an elaborately detailed porch that includes turned porch posts, a spindled balustrade and frieze. In addition, the house exhibits an historic painting scheme which adds to its overall integrity. Although more modest than both the Craig and Clist homes, the clapboard-sheathed First Congregational Parsonage (211 Pearl Avenue) features decorative shinglework in its gabled peaks and spindled porchwork along both its front and side porches. Both the Rolland L. Porter (212 Pearl Avenue) and Fred E. Tichenor (417 Division Street) residences, built in 1892 and 1896 respectively, were also originally Queen Anne in style. While their asymmetrical forms are still intact, modern sidings have since been applied and their original, decorative porches have been altered/removed.

The Albert Grutmacher Residence (300 Pearl Avenue) represents the transition to the Colonial Revival style, which was popular in Wisconsin from 1895 to 1920. The style is based on a revived interest in the past motifs of both Georgian and Federal styles. Colonial characteristics, including large, classical porches, gables, pediments and dentils were often incorporated into Queen Anne style houses. This brought them more “up-to-date,” while still inherently focusing upon the past. Indeed, other examples featured the more “formal” application of the motifs and those homes were more symmetrical in shape such as their Georgian and Federal predecessors. The Grutmacher home appears to be something of a hybrid of the two previously described distinctions. It features a variety of somewhat regularly placed fenestration, including a classically derived

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 6 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

Palladian window, as well as two- and three-sided bay projections. The symmetrical formal porch is typical of the Colonial Revival style; however, the home is topped with a curious truncated hip roof. Also curious, the home originally featured a third-story tower. Despite the narrow vinyl siding and tower removal, the Grutzmacher residence is an interesting interpretation of the transition to the Colonial Revival style constructed by local builder Albert Grutzmacher.

The former St. James Catholic Church, located at 425 Grand Avenue is an excellent example of the Spanish Colonial (Period) Revival style, and was built between 1925 and 1926. Period Revival styles, which range in time from the turn-of-the-twentieth century to the 1940s (with particular emphasis in the 1920s), are based on past motifs and styles. Using a variety of historical elements, architects and/or builders of the 1920s could combine those elements to make his or her own interpretations of a style. In turn, they could advertise their versatility in order to please a broader clientele. Specifically, the Spanish Colonial Revival style is relatively rare in the State of Wisconsin and often gets confused with the Mediterranean Revival style. Both styles incorporate flat wall surfaces broken by tile, brick or terra cotta ornamentation, and feature a red tile roof. While the latter style is often planned around a central courtyard and considered more restrained in its design, Spanish Colonial residential examples often feature shaped gables and a more free interpretation of stylistic elements. St. James Catholic Church features many of the typical characteristics including plastered walls, tile and brick ornamentation and a red tile roof. In addition, it features an open bell tower reminiscent of Spanish mission churches in California, stone and copper trim, as well as fieldstone—the prevalent local building material. Situated across the street from the church and also within the district is the former school building of St. James congregation (423 Division Street). Built between 1949 and 1950, this building also exhibits similar stylistic features of the Spanish Colonial Revival style, albeit in a more restrained manner.

The 1920s-era also produced a pair of bungalows within the district. The bungalow, which is perhaps more a form than a style, became popular in Wisconsin between 1910 and 1940. Characterized as an economical dwelling with simple lines, the bungalow typically rises one-and-one-half stories and features a wide, projecting roof, often low-pitched and featuring a dormer window. The roof, which oftentimes features exposed rafter tails, allows for large, façade-length porches, which may be enclosed. Woodwork, including carved knee braces and brackets, tends to be plain but solid. While stylistic elaborations of the form exist in other areas of the state, bungalows in Mukwonago are generally simple in their design. Numerous mail-order catalogues of the period featured varied plans that could be obtained cheaply and then executed by a local builder. The two bungalows in the district include the circa 1920-1930, stucco-sheathed, Anna Rust Residence at 322 Grand Avenue, as well as the 1928 Clyde Davis Residence at 411 Division Street.

While the historic district displays a handful of high-style architectural examples, the vast majority of the housing stock is vernacular. That is, while some houses may feature an element or two of a specific style, they are generally simple in form and overall decoration. Aside from the pair of St. James Church properties, the remaining structures in the historic district were designed by builders and carpenters. As a result of that fact, pattern books and catalogues likely figured significantly in design concepts. And in order to please the client, certain liberties could be made with stock designs that resulted in hybrid or “unpure” designs.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 7 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

Popularized by mail-order catalogues, the American Foursquare residence, which was prevalent from 1900 to 1930, is typically two stories tall and features a nearly square plan. It is topped with a low, broad hip roof with wide, overhanging eaves and is generally pierced on each side by a central roof dormer and also displays a large porch across the primary, symmetrical façade. Exterior materials range from clapboard to brick to concrete block; elements influenced by the Colonial Revival style are most often found on foursquare buildings. The 1911 William Rust Residence at 412 Grand Avenue is a foursquare plan that is topped with a hipped roof that features the characteristic roof dormers and features a front porch that stretches across the primary elevation.

Six homes in the district are seemingly designed in the spirit of the American Foursquare plan; however, the primary characteristic that sets them apart is the roof. Their simplicity also links them to the vernacular two story cube form. Typical Foursquare houses are topped with a true, hipped roof—four, lower-pitched roof planes that come together at a peak. These Mukwonago examples feature a truncated hip roof—a higher-pitched hipped roof with a peak that is cut off, which results in a small, flat surface. This element is reminiscent of the Italianate era in which a cupola or widow's walk would oftentimes top the roof; however, the roof pitch of the Mukwonago examples is significantly higher. This is a design element that appears to be unique to the area. And while many of the homes built by Albert Grutzmacher display this feature, it is not known if it was a development of his own. Such truncated hipped roofs not only top foursquare-like houses, but also other two-to two-and-one-half-story homes built between the turn-of-the-twentieth-century to about 1915. Homes done in the spirit of the Foursquare plan include the Walter Lobdell Residence at 206-208 Pearl Avenue (1900-1910), the Edwin Fardy Residence at 417 Pleasant Street (1909), the William Blott Residence at 311 Pleasant Street (1909), the United Universalist and Unitarian Parsonage at 301 Pearl Avenue (1901), the Edward Goodman Residence at 319 Grand Avenue (1900-1910) and the M.L. Davis Residence at 406 Grand Avenue (1900-1910).

Another curiosity seemingly unique to Mukwonago is the wide, overhanging eave that is enclosed with graduated strips of wood, resulting in a coved eave. The district features three such coved eave examples: the Walter Lobdell Residence (206-208 Pearl Avenue), the United Universalist and Unitarian Parsonage (301 Pearl Avenue) and the Edwin Fardy Residence (417 Pleasant Street).

Finally, two homes in the district feature concrete block as their building material. While the earliest recorded use of concrete dates to 121 B.C., the development of concrete blocks occurred in the 1830s, when patents were granted for precast concrete blocks made from compressing hydraulic lime into wooden frames. In 1855, two Wisconsinites received a patent for a variation that mixed sand and lime in certain proportions. Effective commercial production of concrete blocks did not occur, however, until 1868, when the Frear Stone Manufacturing Company of Chicago used metal presses. As more presses were developed, the availability and popularity of concrete blocks increased. The blocks, which were described as "cheaper than stone and stronger than brick," were widely used until sometime in the 1930s. Mukwonago mason Hillier recognized the durability of the material and erected his own residence in circa 1905 using rock-faced concrete block at 402

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 8 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

Grand Avenue. Curiously, the gabled peak of the house features decoratively stamped/pressed concrete and Hillier retained the use of fieldstone for the foundation. Built at approximately the same time, the circa 1905 concrete block home of Mrs. John Vass (411 Pleasant Street) is smaller in scale than that of Hillier's but also features rock-faced concrete block walls, a fieldstone foundation and a decoratively stamped concrete gabled peak.

Architects and/or builders

Although there are no building permits for structures erected in Mukwonago in the late-1890s through the mid-1950s, the local newspaper did a good job of reporting new construction at the turn of the twentieth century. The names of those persons/firms responsible for the structures in the historic district include the following: the architectural firms of E. Brielmaier & Sons Co., as well as Brust & Brust, while local builders/carpenters include Albert Grutzmacher, Joseph Clist, Bert Graves, Hillier Bros. and William H. Vick. Interestingly, four of the five builders had their homes within the district. The following are short sketches of the aforementioned architects or builders:

E. Brielmaier & Sons Co.

The firm of E. Brielmaier & Sons designed in 1925 the former St. James Roman Catholic Church (currently St. Pius V Catholic Church) at 425 Grand Avenue. E. Brielmaier & Sons was established in 1887 by Erhard Brielmaier, a German-born architect who immigrated at the age of nine in 1850 to the United States. The Brielmaiers settled in Ohio and, in 1860, Erhard married Theresa Haag. Five years later, they moved to Piqua, Ohio, and Erhard opened an architectural office. In 1874, the Brielmaier family came to Milwaukee and within a few years, Erhard became well known all over the country as a church architect.⁵²

The Brielmaiers had thirteen children and adopted another from a relative's family. Out of nine sons, five joined the architectural practice, thus the firm became known as E. Brielmaier & Sons. By circa 1905, the firm had published no fewer than two catalogues that showcased its work in various states throughout the country and pursued for a variety of ethnic religious groups. Notable Milwaukee examples designed by the Brielmaier firm include St. Josaphat Basilica (1896-1901), St. George Melkite Church (1917)—both listed in the National Register of Historic Places—St. Casimir Church, and the gatehouse and chapel at Calvary Cemetery. Erhard died in 1917; however, his sons Joseph, Ben and Leo continued the firm until 1937, after which the name changed to Brielmaier and Scherer. Leo was the last of the Brielmaiers to retire (in 1966).⁵³

⁵² E. Brielmaier & Sons Co., "St. James Roman Catholic Church," Erhard Brielmaier, Obituary, *Milwaukee Sentinel*, 30 August 1917.

⁵³ Two catalogues produced and distributed by E. Brielmaier & Sons Co. include *Catholic Churches* and *Church Architecture*, both are undated but appear to date from circa 1900-1905. Both catalogues are located in the Erhard Brielmaier file at the WAA; "Milwaukee Historic Ethnic Architecture Resource Study: Final Report," Prepared by the Department of City Development, City of Milwaukee (August 1994), VII Sections, Section V, Ethnic Architects in Milwaukee, 8-9.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 9 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

Brust & Brust

The firm of Brust & Brust, comprised of Peter Brust and sons Paul and John, was responsible for the 1949 design of the school building for the St. James Roman Catholic Church at 423 Division Street, as well as for intermittent remodeling of St. James Church from 1943-1954. Peter Brust was born in the Town of Lake, Milwaukee County, on 4 November 1869. After learning the carpentry trade from his father and working as a draftsman in a variety of smaller offices, Brust entered the offices of Milwaukee's prestigious firm of Ferry & Clas. After serving as the chief draftsman, he left Ferry & Clas in 1900 and joined a rival firm, H.C. Koch & Co., after which he worked for Herman Esser. After a year of European travel, Brust returned to Milwaukee and joined former co-worker Richard Phillip (of Ferry & Clas) to form the firm of Brust & Phillip. This firm designed larger residences, as well as the Schuster's Department Stores in Milwaukee. Perhaps most notably, they designed the master plan for the picturesque Village of Kohler, Wisconsin. The Brust & Phillip partnership lasted until 1926 at which time Brust worked independently, until his sons, Paul and John, joined him in 1929 and 1936, respectively. The firm name then changed to Brust & Brust. In the elder Brust's later years, he served as the regional director of the American Institute of Architects after having served two terms as the state chapter's president earlier in his career. Peter Brust passed away on 22 June 1946; his sons continued the firm until 1973.⁵⁴

Joseph Clist

Joseph Clist was born on 28 March 1863, the son of Robert and Mary Clist, who were born in England and Scotland, respectively. Clist is listed as a carpenter/builder in the *Wisconsin State Gazetteer* from 1888 until 1898. Indeed, newspaper accounts from 1892 indicate that Clist was working with a Mr. Smith and together they worked on the Asa Craig Residence and Barn (barn no longer extant) at 403 Division Street and the interior of the Isaac Sharpe Residence (location unknown). Also that same year, Clist built a Queen Anne residence for himself at 315 Grand Avenue, of which he retained ownership until 1900, when the census indicates that he moved to Madison. Clist died on 19 October 1923.⁵⁵

Bert Graves

Mason Bert Graves was noted independently in the *Wisconsin State Gazetteer* from 1901 until 1912. However, Graves was active in the profession no later than 1892 and was apparently working either with or for Hillier Bros. (see sketch on Hillier Bros. below). Numerous newspaper accounts from 1892 indicate that Hillier and Graves were responsible for the mason and/or plastering work at numerous residences including the Rolland

⁵⁴"Ethnic Architects in Milwaukee," 10, 12-15; Brust & Brust, Plans for the "St. James Remodel," Temporary School/Future Rectory," "Alterations to Sisters House on Grand Avenue," "Church Signage," "New Church Doors," Various dated between 1943-1954, On file at the WAA.

⁵⁵"Clist Family Bible;" *Wisconsin State Gazetteer* [1888-1898]; Newsbriefs, *Mukwonago Chief*, 11 May, 23 May and 15 June 1892.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 10 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

Porter Residence at 212 Pearl Avenue.⁵⁶

Albert Grutzmacher

Born in 1870, Albert Grutzmacher was the son of German immigrant Herman Grutzmacher and his wife Augusta (Rust). Albert became a carpenter/contractor and was responsible for a significant number of buildings in the Village of Mukwonago from the turn-of-the-century to his retirement in 1935, including his own circa 1903-04, Colonial Revival home at 300 Pearl Avenue, which he built as a wedding present for his wife. Albert married Mary Isabel Van Buren—a schoolteacher from the Town of Vernon, Wisconsin—in 1904. Together they had three children: John Harmon, Van Vey and Janice. The Pearl Avenue home also served as Albert's office and showplace for his work, as the home contains a number of examples of millwork of the day and, no doubt, some of his own handicrafts. In addition to his busy career, Albert served on the Waukesha County Board for a number of years, was a trustee of the United Universalist & Unitarian Church, and was a member of the Masonic Order. Grutzmacher's manual dexterity also served him well in the world of music as he was a self-taught musician who could play both the clarinet and saxophone, as well as conduct. Grutzmacher passed away on 18 May 1937. In addition to his own home, Grutzmacher was responsible for the construction of the William Rust Residence (1911) at 412 Grand Avenue, as well as the Edwin Fardy Residence (1909) at 417 Pleasant Street, both of which are located within the Pearl and Grand Avenue Historic District.⁵⁷

Hillier Bros.

Although the Hillier name does not appear in the *Wisconsin State Gazetteers* until 1901, newspaper briefs indicate that the brothers were active in the community by no later than 1892. As noted above in the Bert Graves sketch, Hillier and Graves (either as a partnership or as paired independents) were responsible for the mason and/or plastering work at a variety of locations including the Rolland Porter Residence at 212 Pearl Avenue. In addition, Theodore Hillier alone is noted as having done the mason work on the First Congregational Parsonage at 211 Pearl Avenue, also built in 1892, and the foundation for the Asa Craig Residence and Barn at 402 Division Street (barn no longer extant). In 1901, the state gazetteer notes that the Hillier Bros. firm was comprised of Henry, William and Theodore. In circa 1905, William Hillier erected for himself, the rock-faced, and decoratively stamped concrete block residence at 402 Grand Avenue. The firm is also noted as having done the foundations of the Fred E. Tichenor Residence at 417 Division Street and the First Congregational Parsonage at 211 Pearl Avenue. Although unconfirmed, the circa 1905 Mrs. John Vass Residence, which is also constructed of rock-faced, and decoratively stamped concrete block, was also likely

⁵⁶ *Wisconsin State Gazetteer* [1901-1912]; Newsbriefs, *Mukwonago Chief*, 23 May, 1 June, 6 July, 13 July, 20 July and 24 November 1892. Hillier and Graves were likely responsible for the foundation work, as Amos Patterson is noted as the builder/carpenter of the Porter Residence in the November newsbrief. No further information was found regarding Patterson.

⁵⁷ Wright, *Place of the Bear*, 94-96; Newsbriefs, *Mukwonago Chief*, 8 April and 5 August 1909, 9 June 1911; Albert Grutzmacher, Obituary, *Mukwonago Chief*, 20 May 1937.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 11 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

built by the Hillier Bros. In addition to residential work, the firm was responsible for the original construction of the vast majority of the sidewalks throughout the village.⁵⁸

William H. Vick

William Vick began his carpentry career in Mukwonago by no later than 1888. By 1892, he had erected at least two substantial structures which included the Queen Anne style Thomas Swan Residence at 400 Oakland Avenue (outside of the district) and the Queen Anne-influenced First Congregational Parsonage at 211 Pearl Avenue. In 1896, Vick built the Fred E. Tichenor Residence at 417 Division Street, which is also located within the historic district. By 1902, Vick built his own Queen Anne-influenced house at 200 Pearl Avenue. Advertisements for Vick's work in the *Mukwonago Chief* between 1909 and 1912, note that as a carpenter and contractor, "Work [is] done promptly and at reasonable prices." Gazetteer information suggests that Vick ceased working after 1912.⁵⁹

The Pearl and Grand Avenue Historic District is architecturally significant at a local level because it has, within its boundaries, an excellent sampling of the architectural styles found throughout the entire Village of Mukwonago. While some buildings have been sheathed with artificial siding, overall the buildings within the district maintain a high level of architectural integrity.

Criteria Consideration: Religious properties within the district are significant for their architecture not their contributions to religion.

⁵⁸ Newsbriefs, *Mukwonago Chief*, 23 May, 1 June, 6 July, 13 July, 20 July and 24 November 1892 and 8 April and 20 May 1909; *Wisconsin State Gazetteers* [1901-Need date]. Date of construction for William Hillier's home at 402 Grand Avenue is based on both Tax Rolls, Village of Mukwonago, 1900, 1910 and Assessor's records.

⁵⁹ *Wisconsin State Gazetteer* [1888-1889], 839; [1911-12], 950; Newsbriefs, *Mukwonago Chief*, 23 May and 1 June 1892; 30 April 1896; 26 August 1909; 2 August 1912; "Alvina Prasser's House."

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 12 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

ARCHAEOLOGICAL STATEMENT

Historic resources indicate that the Mukwonago area was the site of considerable pre-historic Native American activities. Indeed, the name Mukwonago, which translates to "the place of the bear," was named for the Pottawatomi Indian village upon which the present-day Mukwonago is located. In fact, the Mukwonago Historical Society has a significant collection of Indian arrowheads and tools that were found in the vicinity of the village. Although an archaeological investigation was beyond the scope of this nomination, it is likely that either pre-historic or historic resources may still be extant within the boundaries of this district.

PRESERVATION ACTIVITIES

This nomination was prepared for the Mukwonago Historic Preservation Commission (HPC) with the support of the Village of Mukwonago. The HPC is active in the preservation of Mukwonago's historic resources, most specifically within the commercial downtown area, also known as the Fire District. This district (which is located just south of the subject Pearl and Grand Avenue Historic District) was designated as a Design Sensitivity Area approximately three years ago and any alterations within this area are reviewed by the HPC. Also occurring three years ago was an architectural and historical survey of the entire village that was overseen by the Commission. That survey material served as the basis for the information found in this nomination and this nomination was a direct result of the findings of that 2001 report. The listing of this district is seen by the Commission as another step in furthering their preservation mission for the village and will provide the opportunity for the district's building owners to utilize the tax credit option for renovation/restoration.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 1 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 2 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 1

GEOGRAPHICAL INFORMATION

Boundary Description:

The boundary of the Pearl and Grand Avenue Historic District is as follows: Beginning at the intersection of the north curb line of Pearl Avenue and the east curb line of Franklin Street, then north along the east curb line of Franklin Street to the north lot line of 200 Pearl Avenue, then east along that line which continues along the north lot line of 206-208 Pearl Avenue, then north along the west lot lines of 411 and 417 Pleasant Street, then east along the north lot line of 417 Pleasant Street to the west curb of Pleasant Street, then south along that line to the north lot line of 212 Pearl Street, then east across Pleasant Street and continuing east along the north lot lines of both 300 and 306 Pearl Street, then north along the west lot lines of 411, 417 and 423 Division Street, then east along the north lot line of 423 Division Street and across the street to the east curb line of Division Street, then north along that line to the north lot line of 425 Grand Avenue, then southeasterly along that line to the west curb line of Grand Avenue, then southwesterly along that line to a point that equates to the north lot line of 412 Grand Avenue, then across Grand Avenue and along the north lot line of 412 Grand Avenue, then south along the rear lot lines of 412 and 406 Grand Avenue, then southwesterly along the cut-off corner of the rear lot line of 406 Grand Avenue, then west along the south lot line of 406 Grand Avenue to the east lot line of 402 Grand Avenue, then south across Pearl Avenue to the east lot line of 322 Grand Avenue, then south along that line to the south lot line of 322 Grand Avenue, then west along that line and across Grand Avenue to the west curb line of Grand Avenue, then southwesterly along that line to the south lot line of 315 Grand Avenue, then west along that line to the south lot line of 312 Pleasant Street, then continuing west along that line and across Pleasant Street to continue along the south lot line of 311 Pleasant Street, then north along the west lot line of 311 Pleasant Street and continuing north along the west lot line of 211 Pearl Avenue, then across Pearl Avenue to the north curb line of Pearl Avenue, then west along the south lot lines of 206-08 and 200 Pearl Avenue to the point of beginning.

Boundary Justification

The boundary was drawn to enclose the best concentration of historic residential and ecclesiastical architecture that make up the historic streetscapes with the fewest intrusions and non-contributing elements. The boundary was drawn in all directions to exclude concentrations of altered, non-contributing buildings.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section photos Page 1 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

PEARL AND GRAND AVENUE HISTORIC DISTRICT, Mukwonago, Waukesha County, Wisconsin.
Photos by Traci E. Schnell, November 2002. Negatives on file in the Historic Preservation Division of the
Wisconsin Historical Society, Madison, Wisconsin.

PEARL AND GRAND AVENUE HISTORIC DISTRICT
View of north side of 200 block of Pearl Avenue
Mukwonago, Waukesha County, WI
View to Northeast
Photo #1 of 9

PEARL AND GRAND AVENUE HISTORIC DISTRICT
View of north side of 300 block of Pearl Avenue
Mukwonago, Waukesha County, WI
View to Northeast
Photo #2 of 9

PEARL AND GRAND AVENUE HISTORIC DISTRICT
View of intersection of Pearl and Grand avenues
Mukwonago, Waukesha County, WI
View to West
Photo #3 of 9

PEARL AND GRAND AVENUE HISTORIC DISTRICT
View of west side of Pleasant Street, south of Pearl Avenue
Mukwonago, Waukesha County, WI
View to Southwest
Photo #4 of 9

PEARL AND GRAND AVENUE HISTORIC DISTRICT
View of west side of 400 block of Pleasant Street
Mukwonago, Waukesha County, WI
View to Northwest
Photo #5 of 9

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section photos Page 2 Pearl and Grand Avenue Historic District
Mukwonago, Waukesha County, WI

PEARL AND GRAND AVENUE HISTORIC DISTRICT
View of east side of Grand Avenue, north of Pearl Street
Mukwonago, Waukesha County, WI
View to Northeast
Photo #6 of 9

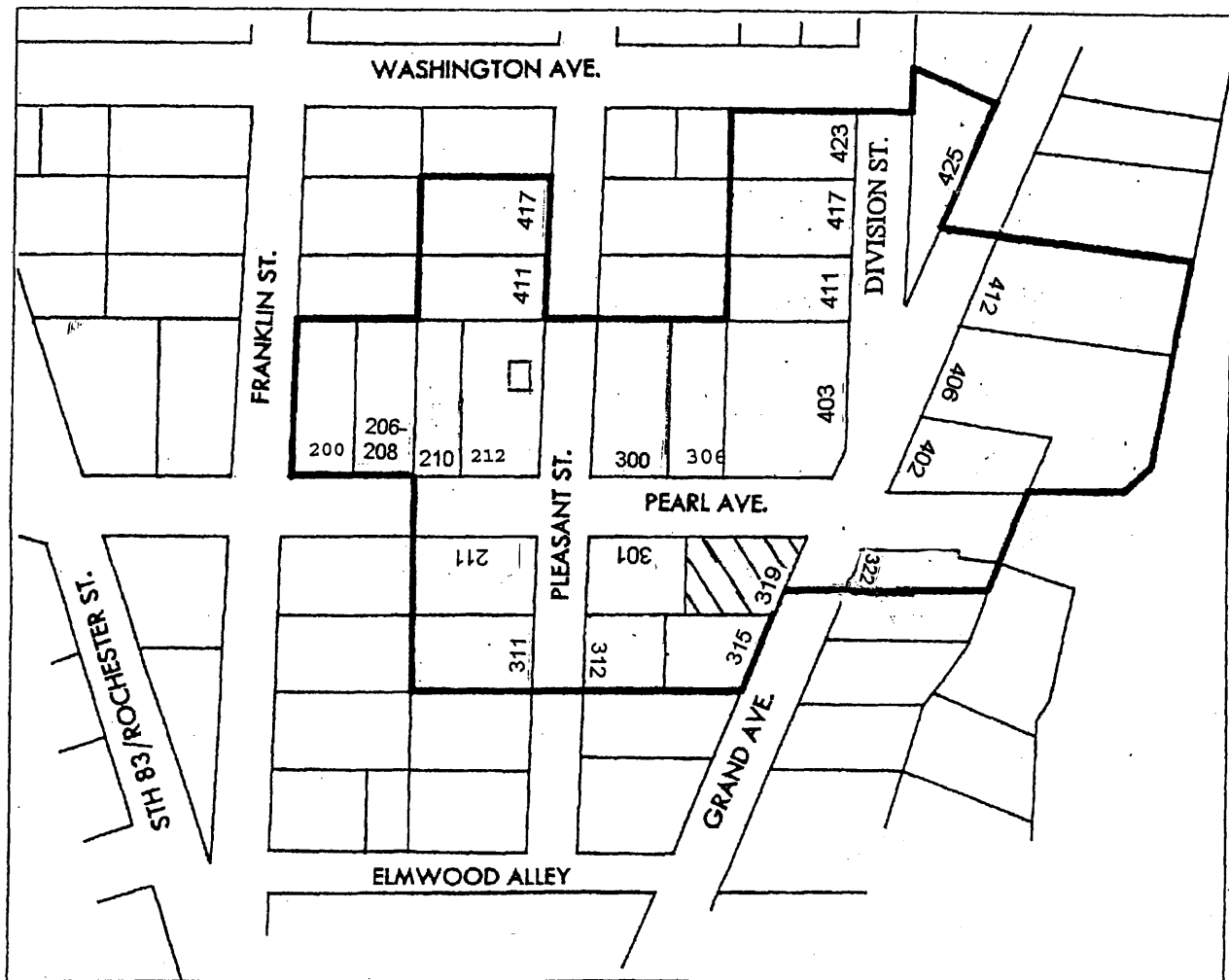
PEARL AND GRAND AVENUE HISTORIC DISTRICT
View of 403 Division Street
Mukwonago, Waukesha County, WI
View to North Northwest
Photo #7 of 9

PEARL AND GRAND AVENUE HISTORIC DISTRICT
View of 425 Division Street
Mukwonago, Waukesha County, WI
View to Northwest
Photo #8 of 9

PEARL AND GRAND AVENUE HISTORIC DISTRICT
View of 417 Division Street
Mukwonago, Waukesha County, WI
View to Northwest
Photo #9 of 9

PEARL AND GRAND AVENUE HISTORIC DISTRICT
MUKWONAGO, WAUKESHA COUNTY, WI

BOUNDARY MAP OF THE PEARL AND GRAND AVENUE HISTORIC DISTRICT



- structure
- district boundary
- CONTRIBUTING
- ▨ NON-CONTRIBUTING



**Map not to scale