VILLAGE OF MCFARLAND *NOTICE OF PUBLIC MEETING*

LANDMARKS COMMISSION

Thursday, May 23, 2019 **3:30 PM** **McFarland Municipal Center**
Community Room

AGENDA

1. CALL TO ORDER

2. PUBLIC APPEARANCES.

3. APPROVAL OF MINUTES.
   a. Review and possible approval of draft minutes from the October 11, 2018 Landmarks Commission meeting.

4. BUSINESS.
   a. Discussion and set date to hold a public hearing to include 5979 Siggelkow Road, Commons Threads, as a local historic structure/site.

   b. Designation of McFarland as a certified local government.

5. SCHEDULE NEXT MEETING DATE.
   a. Next meeting date June 6, 2019, reschedule July 4, 2019 meeting due to holiday.

6. ADJOURNMENT.

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related to Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the McFarland Municipal Center at (608) 838-3153 or cassandra.suettinger@mcfarland.wi.us.

LANDMARKS COMMISSION

Working Draft Minutes

October 11, 2018

Members Present: Mary Pat Lytle**,** Ron Larson, Gordon Kinder, Kathy Krusiec, Virginia Nichols
Members Absent: None
Staff Present: Pauline Boness, Karen Knoll

1. CALL TO ORDER
   Lytle called the meeting to order at 3:30 p.m.

2. APPROVAL OF MINUTES
   Kinder moved to approve the May 3, 2018 minutes, Nichols seconded the motion. Motion carried.

3. PUBLIC COMMENT
   Larson explained previously he has done a walking tour of McFarland. He is considering doing a possible program at the library early next year and wanted to see if the Commission had any feedback. Commissioners concurred they felt it is a wonderful idea.

   Krusiec inquired at the past meeting it was stated Building Inspector Marty Pilger would be more visible and attending the meetings, she was questioning the status. Lytle advised Pilger is retiring. Commissioners wanted updates on the condition of the Schneider property, the former bank at 5906 Main Street. Kinder inquired about the condition of the McFarland Tavern property at 5915 Exchange Street, as there are bricks falling off it. Lytle inquired if Pilger had looked at the properties since the last meeting. Boness replied she had John Griffith, the Code Enforcement Officer look at the Schneider property, he wrote a letter to the owner, who resides in California. Boness has had some people inquire about purchasing the property, and she has referred them to the owner. No one has had any response from the owner. Boness will conform a lack of response with Griffith, and will confer with Village Attorney.

   Lytle updated Commissioners regarding the questions on the status of the McFarland House Café moving forward with what had been approved. Lytle advised she spoke with Shaun O'Hearn the owner and he indicated he is not going to do anything until the ordinance regarding outdoor drinking is brought back and something is done with it one way or another. Lytle advised the most recent information she has on the potential ordinance is, nothing will likely happen this year. Lytle stated O'Hearn does not seem to want to do the improvements unless the ordinance is changed. Lytle stated there were many issues, which came up at the public hearing, and she does not know the status of any change.

Working Draft

4. BUSINESS
   a. Discussion and possible recommendation to the Plan Commission and Village Board regarding necessary ordinance changes to sections 62-395,398 and 402 in order to be compliant with State Statues regarding historic preservation ordinances.

      Boness reviewed there was an application to be a certified community sent to the State Historical Society in approximately March of this year. After that, it was to be sent to the Department of the Interior. Boness advised she followed up with them in August to check on the status of the application and resubmitted some information, which they requested. Per the September 13th email in packets Boness found out other minor code changes were necessary. Village Attorney Dan Evans has drafted an Ordinance with revisions indicted rather than a 2/3 vote for approval of action items a majority vote is now required; and, rather than a class 2 notice it would only need a class 1 notice for hearings.

      Kinder moved to recommend approval of ordinance changes to sections 62-395,398 and 402 to the Plan Commission and Village Board. Krusiec seconded the motion. Motion carried.

   b. Update on designating 5979 Siggelkow Road, Common Threads as a local historic structure.

      Boness updated it was previously discussed designating this as a local historic site. Commissioners have emails in the packets pertaining to the conversation. Common Threads is not interested in going down that path at this time. They have different possibilities for the site, which they are working on. Boness followed up to check on the status and has yet to hear back. At this point, she would like to keep the conversation open with them, but take no action. They are currently on the National Registry. Larson explained some of the differences between being on the National and Local Registries.

5. ADJOURNMENT

   Nichols moved to adjourn, Larson seconded the motion. Krusiec stated she would like to see at the next meeting a report back on the Schneider Property and the McFarland Tavern. Motion carried meeting adjourned at 3:51 p.m.

Working Draft

VILLAGE BOARD SUMMARY SHEET

MEETING DATE: **Thursday, May 23, 2019**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT:

AGENDA ITEM: **Discussion and set date to hold a public hearing to include 5979 Siggelkow Road, Commons Threads, as a local historic structure/site.**

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

The Landmarks Commission needs to follow the process outlined in my May 14th email to Chris Webster. Please look at your calendars for a possible mid June public hearing date.

Common Threads has taken the position that due to the building's designation on the National and State registers of Historic sites, they see little effect of another historic designation.

ATTACHMENTS:

1. email Common Threads
2. Historic designation procedure
3. CT photos
4. Nat. reg form

Pauline Boness

From: Pauline Boness
Sent: Tuesday, May 14, 2019 2:48 PM
To: chrisw@commonthreadsmadison.org
Subject: Historic designation

Afternoon Chris, The Landmarks Commission will be meeting on May23rd to begin the process of designating the Common Threads building as a historic structure/site. It will take some time but I wanted to get the process rolling before I retire.
Process List
Set public hearing before the Landmarks Commission(Hopefully we can set the date on the 23rd)
At least ten days prior to the hearing send property owners within 200ft. of the property notice of the public hearing
Also notify the Director of Public Works, Police Dept.,Building Inspector, and Plan Commission
Within ten Days after the public hearing, the Landmarks Commission recommends to the Village Board the designation of a historic structure /site
The Village Board if it wishes, may hold another public hearing on its own.
After designation, notification shall be sent to the property owner and to those appearing at the public hearings
The designation shall be recorded with the County Register of Deeds
If you have any questions or comments let me know

Pauline Boness
Comm. Dev. Dir.
Village of McFarland
608-838-3154
pauline.boness@mcfarland.wi.us

or site, may petition the Landmarks Commission for a rescission of its designation. Such petition shall contain a verified statement that the owner has made reasonable attempts in good faith to find and attract such a buyer and such other information deemed reasonably necessary by the Landmarks Commission. Following the filing of such petition:

(a) The owner and the Landmarks Commission shall work together in good faith to locate a buyer for the subject property who is willing to abide by its designation.

(b) If, at the end of a period not exceeding 12 months from the date of such petition, no such buyer can be found and if the owner still desires to obtain such a rescission, the Landmarks Commission shall rescind its designation of the subject property.

(c) In the event of such rescission, the Landmarks Commission shall notify the Village Clerk-Treasurer, the Building Inspector and the Village Assessor of same, and shall cause the rescission to be recorded at Village expense in the Dane County Register of Deeds.

(d) Following any such rescission, the Landmarks Commission may not redesignate the subject property as an historic structure or site for at least two years from the date of rescission.

(Code 1998, § 13-1-287; Ord. No. 2003-03, § 1(13-1-287), 3-24-2003; Ord. No. 2017-13, § 37, 7-24-2017)

Sec. 62-401. Historic designation procedures.

(a) *Recommendations; notice; public hearing; independent investigation; designation.* The Landmarks Commission may, after notice and public hearing, recommend that the Village Board establish historic structures, sites and historic districts. At least ten days prior to such hearing, the Landmarks Commission shall give written notice to the owners of record, listed in the Village Assessor's records, of the affected property and other property situated within 200 feet of the affected property. The Landmarks Commission shall also give notice of such hearing to the Director of Public Works, Parks and Recreation Committee, Fire and Emergency Medical Services Department, Police Department, Building Inspector and Plan Commission. Each may respond to the proposed designation or rescission in writing or by appearance. The Landmarks Commission shall then conduct such public hearing and may hear expert witnesses and may subpoena such witnesses and records as it deems necessary. The Landmarks Commission may conduct an independent investigation into the proposed designation or rescission. Within ten days after the public hearing, the Landmarks Commission may recommend to the Village Board the designation of the property as an historic structure, an historic site, or recommend to the Village Board the designation of the property as an historic structure, an historic site, or recommend its inclusion in an historic district, or may rescind the designation. The Village Board may hold a separate public hearing on the owner's or its own request before designation. After the designation or rescission of designation has occurred, notification shall be sent to the property owner and to

the persons who appeared at the public hearing. The Landmarks Commission shall cause the designation or rescission to be recorded, at Village expense, in the Dane County Register of Deeds.

(b) *Voluntary restrictive covenants.* The owner of any historic structure or site may, at any time following such designation, enter into restrictive covenants on the subject property after negotiation with the Landmarks Commission. The Landmarks Commission may assist the owner in preparing such covenants in the interest of preserving the historic property. The owner shall record such covenants in the Dane County Register of Deeds, and shall notify the Village Assessor of such covenants and the conditions thereof.

(c) *Creation of Historic District.*

(1) The Landmarks Commission may select geographically defined areas within the Village for designation by the Village Board as Historic Districts and shall prepare a historic preservation and land use plan in ordinance form for each area. An Historic District may be designated for any geographic area of particular historic, architectural or cultural significance to the Village that:

a. Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state or community;

b. Is identified with historic persons or with important events in national, state or local history; or

c. Embodies the distinguishing characteristics of architectural type specimens inherently valuable for study of a period, style, method, or construction, indigenous materials or craftsmanship; or

d. Is representative of the notable works of master builders, designers, or architects who influenced their age.

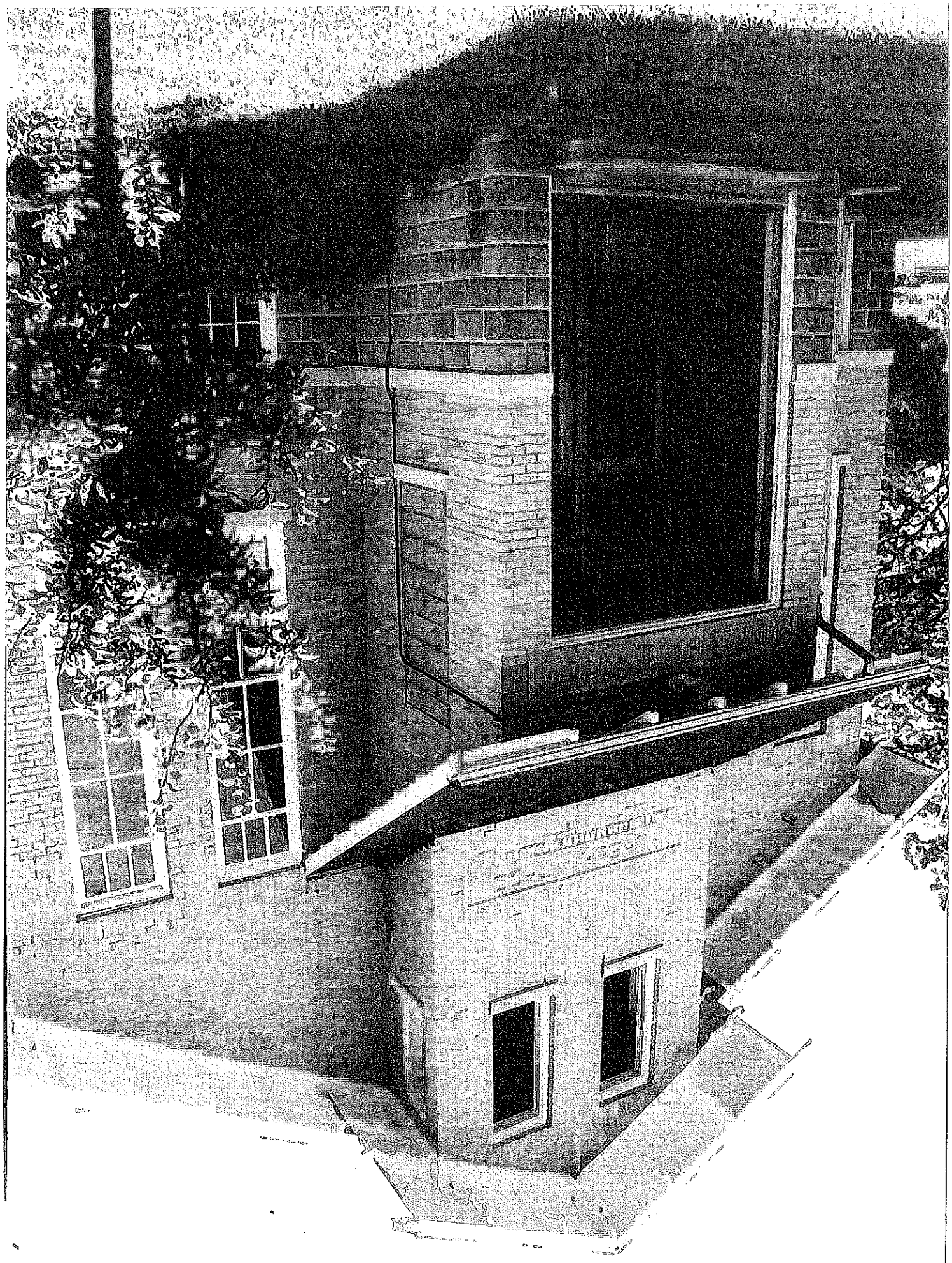
(2) Each historic preservation plan prepared for by the Landmarks Commission shall include a cultural and architectural analysis supporting the historic significance of the area, the specific guidelines for development and a statement of preservation objectives.

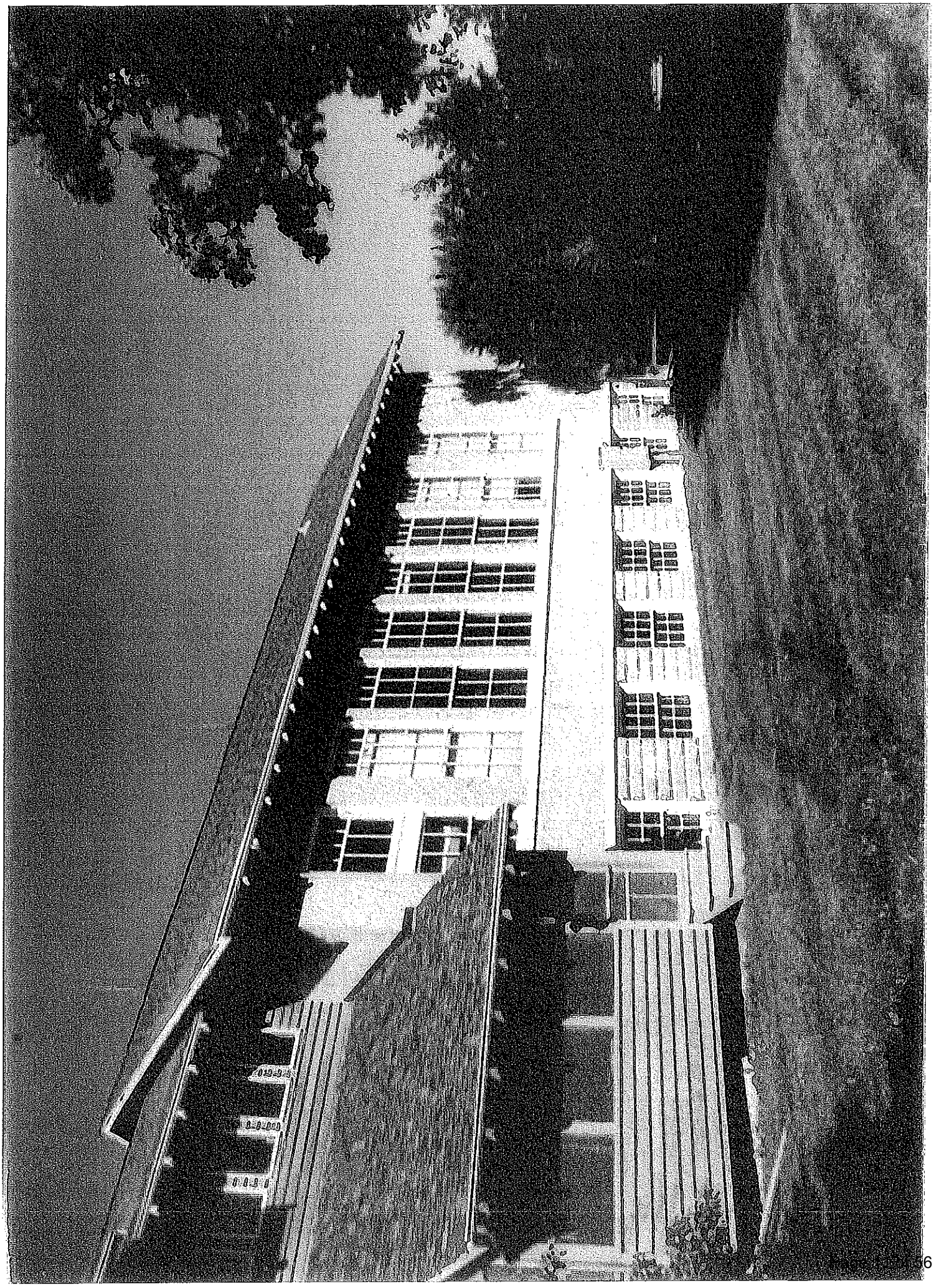
(d) *Criteria for the review of alterations in Historic Districts.*

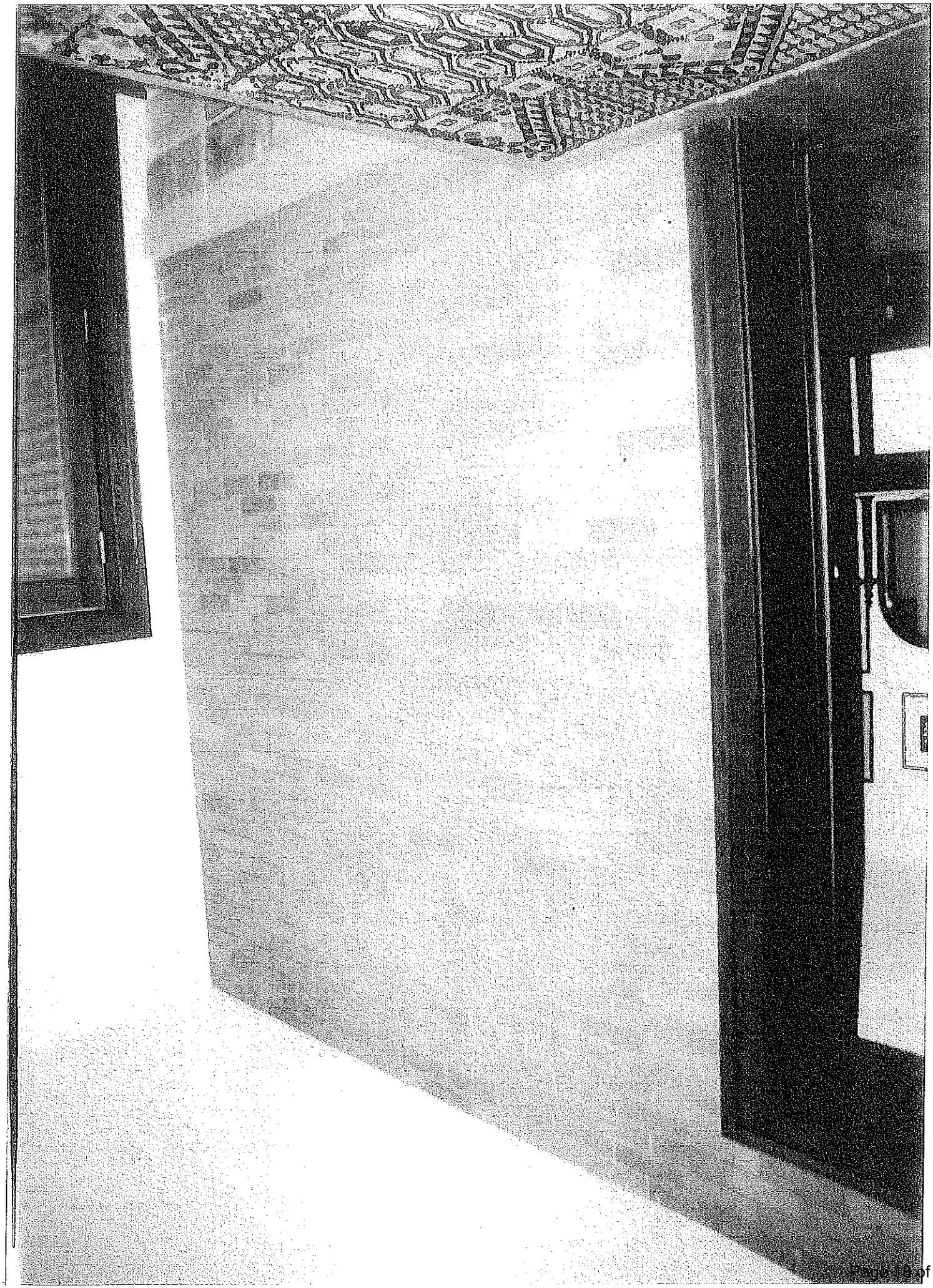
(1) *Height.* All additions shall be no higher than the existing structure.

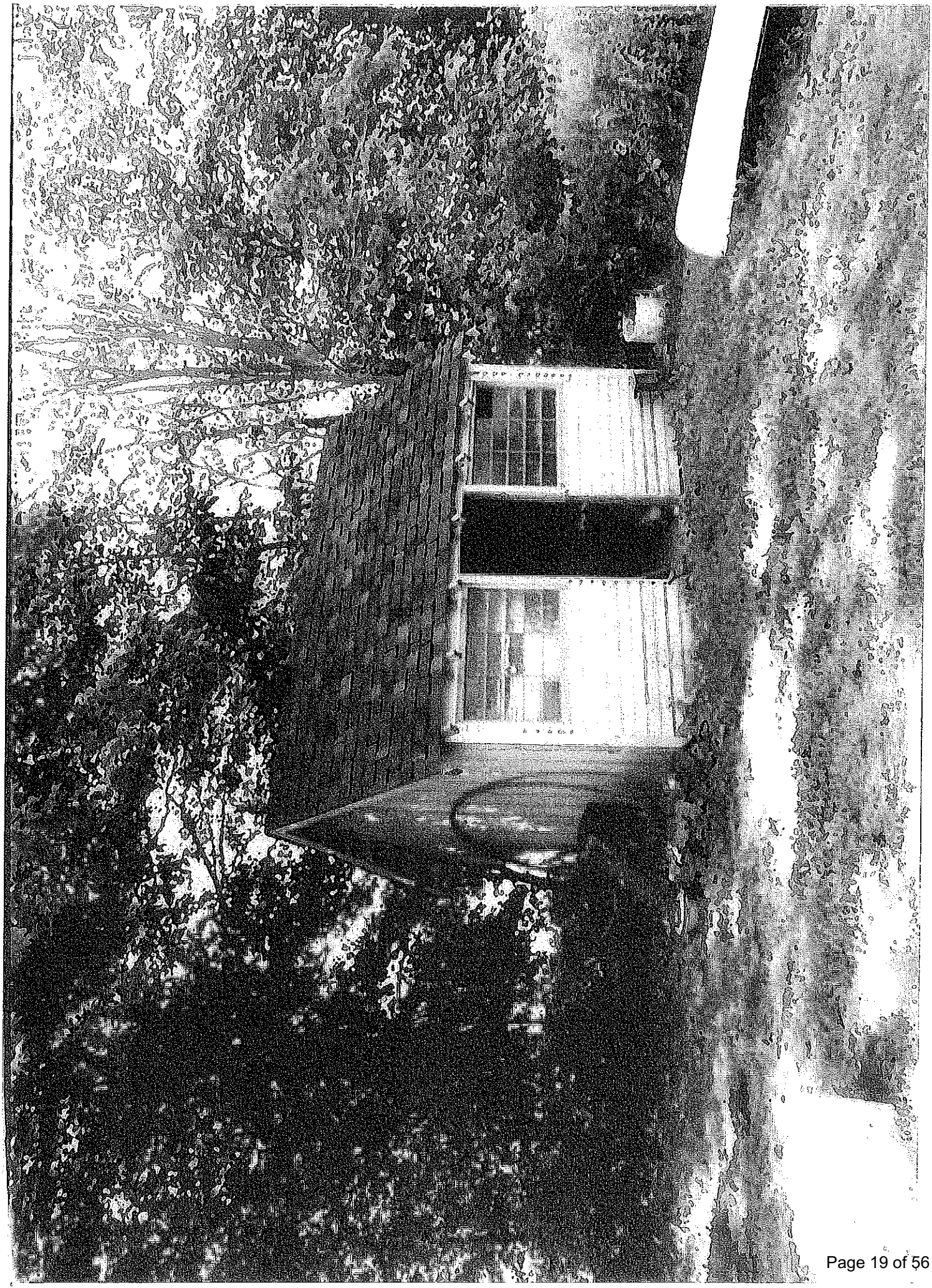
(2) *Second exit platforms.* Second exit platforms shall not be added to the front or sides of a structure unless not visible from the street.

(3) *Solar collectors.* Passive and active solar collectors will be allowed only if they do not detract from the architectural integrity of the structure and are as unobtrusive as possible. Solar collectors will not be permitted if they hide from street view significant architectural features of the building or neighboring buildings, if their installation requires the loss of significant architectural features, or if they are of such a large scale that they become a major feature of the design.









NPS Form 10-900
(Oct. 1990)

OMB No. 1024-0018

RECEIVED 2280
JUN 17 1997
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

806

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 Waubesa School

other names/site number Joint School District Number 6

2. Location

street & number 3579 Sigglekow Road N/A not for publication

city or town Blooming Grove Township N/A vicinity

state Wisconsin code WI county Dane code 025 zip code 53558

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x 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 x meets __ does not meet the National Register criteria. I recommend that this property be considered significant __ nationally __ statewide x locally. (__ See continuation for additional comments.)

Signature of certifying official/Title — Date

State Historic Preservation Officer-WI

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 certifying official/Title — Date

State or Federal agency and bureau

Waubesa School
Name of Property

Dane County, Wisconsin
County and State

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper Date of Action

Edson A. Beall 7/17/97

- ✓ 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:) _____

5. Classification

Ownership of Property (check as many boxes as apply)

- x private
- __ public-local
- __ public-state
- __ public-federal

Category of Property (Check only one box)

- x building(s)
- __ district
- __ site
- __ structure
- __ object

Number of Resources within Property (Do not include listed resources within the count)

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

EDUCATION: School

Current Functions
(Enter categories from instructions)

DOMESTIC: Single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Bungalow/Craftsman

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK
roof ASPHALT
other WOOD

Narrative Description

(Describe the historic and current condition of the property on continuation sheet(s).)

Waubesa School
Name of Property

Dane 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.

_x_ 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.)

___ 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 achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)
Architecture

Period of Significance
1920

Significant Dates
1920

Significant Person
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
Harrison, Louis A./Builder

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

9. Major Bibliographic References

(Cite the sources used in preparing this form on continuation sheet(s).)

Waubesa School
Name of Property

Dane County, Wisconsin
County and State

Previous Documentation on File (NPS):
___ 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:
___ State Historic Preservation Office
___ Other State Agency
___ Federal Agency
___ Local government
___ University
_X_ Other
Name of repository:
McFarland Historical Museum

10. Geographical Data

Acreage of Property 1.3 acres

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

	Zone	Easting	Northing
1	1/6	3/1/4/4/5/0	4/7/6/6/0/1/0
2	/	/ / / / /	/ / / / / / /
3	/	/ / / / /	/ / / / / / /
4	/	/ / / / /	/ / / / / / /

___ 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 Elizabeth L. Miller, Historic Preservation Consultant
organization _____ date 10-1-96
street & number 4033 Tokay Boulevard telephone 608-233-5942
city or town Madison state WI zip code 53711

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)

Waubesa School	Dane County, Wisconsin
Name of Property	County and State

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

name Lucia Rhodehamel and Mark Lorenzi
street & number 3579 Siggelkow Road telephone 608-838-7818
city or town McFarland state Wisconsin zip code 53558

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.

INTRODUCTION

Waubesa School is located on the southwest corner of the intersection of Siggelkow and Holscher Roads in Blooming Grove Township, Dane County, Wisconsin. The school is a one-story, front-gabled, brick-veneered building set on a raised concrete block foundation. Built in 1920 by McFarland contractor Louis A. Harrison,[1] the Waubesa School shows the influence of the Craftsman style. On the interior, the original plan consisted of a central front stairhall, flanked by a small library (east) and two coatrooms (west); a large open classroom; and a rear entry (west), a vestibule (central) and a teacher's room (east). Although an addition was erected on the south-facing (rear) facade of the building in 1992, and a partition constructed on the west side of the classroom in 1989,[2] Waubesa School retains excellent integrity. There is also a noncontributing 1994[3] shed southwest of the school. The 1992 addition is a noncontributing element.

DESCRIPTION

Waubesa School is surrounded by farms, as it was when it was built. However, new residential developments of large, single-family homes annexed by the City of Madison (north and east) and the Village of McFarland (south and west) are rapidly encroaching on the pocket of land around Waubesa School that remains in agricultural use.

Waubesa School was built in 1920. The main block measures 48 feet (north-south) by 32 feet, and is rectangular in plan. It is a one-story building of balloon-frame construction veneered with glazed yellow brick in running stretcher bond. The joints between the

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[1]Minutes, Annual and Special School Meetings, Joint School District Number 6, Towns of Blooming Grove and Cottage Grove (hereafter, Annual or Special School Meetings), 1919 and 1920; and Building Contract dated October 8, 1919, copy in possession of owners, Lucia Rhodehamel and Mark Lorenzi.

[2]Lucia Rhodehamel, interview, August 19, 1996.

[3]Ibid.

concrete blocks of the raised basement are deeply raked. The basement story is surmounted by a white stone watertable. The roof is clad with asphalt shingles and features exposed rafters. There is a plain, glazed brick chimney, through which the furnace vents, toward the north end of the west slope of the roof. The school retains nearly all of its original wood double-hung sash windows. All first floor windows have stone sills and brick soldier lintels.

The front (north-facing) facade is three bays wide, and is symmetrical about the central entry porch and bell tower. On either side of the entry porch and bell tower, there are two windows at each of the basement and first stories. The windows in the basement are six-over-six double-hung sash. Those on the first floor are seven-over-fours, configured to look like a four-over-four double-hung window surmounted by a three-pane transom.

The entry porch is shed-roofed. The original entry was very simple, and consisted of a single central wood door, set in plain wood boards.[4] Waubesa School's original entry probably was altered in 1962, when Emmett and Maxine Harp bought the building. Emmett Harp was a beekeeper, and he used the school for honey storage and as an apiary. Above the entry is a broad stone panel with raised letters reading: "JOINT SCHOOL DISTRICT NO 6." On each of the east and west faces of the entry porch there is a window opening. Each window opening is filled with concrete block; this is the original configuration.

The bell tower, although not as deep as the entry porch, continues the lines of the east and west walls of the entry porch, and pierces the shed roof. The bell tower is gabled; a projection of the roof over the main block forms the roof of the bell tower. At the base of the bell tower, there is a stone panel with raised letters reading: "WAUBESA SCHOOL." Above, there are two small rectangular openings, each with a stone sill. On each of the east and west faces of the bell tower, there is another identical

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[4]1923 photo of the Waubesa School, on file, McFarland Historical Museum.

opening. These openings never held windows, which would have diminished the sound of the bell within.

On the south-facing (rear) facade of the Waubesa School, there was originally a rear gabled entry porch, set west of center. There were two narrow doors in the south face of this entry porch, each surmounted by a six-pane wood transom. On the main block of the school, east of the entry porch, there were two windows in the basement and one six-pane window in the gable end. In 1992, Madison architect Ed Linville designed a two-story front-gabled frame addition to the school. The overall footprint of the addition measures approximately 30 feet (north-south) by 40 feet. The addition covers most of the south-facing facade of the Waubesa School. To accommodate the addition, the rear entry porch was removed, and a new doorway cut into the south wall of the school at each of the basement and first stories. The addition butts up against the building gently, projects only slightly beyond the east and west walls of the school, and is not visible from the road. The addition also has exposed rafters. The alterations made to the original fabric of the Waubesa School for the addition are minimal, and do not compromise the integrity of the school.

The east-facing facade of the Waubesa School is seven bays wide. There is one six-over-six wood double-hung window in each bay at the basement level. At the first story, there is a series of eight closely-spaced wood double-hung windows. All but the southernmost have ten-over-six lights, configured as if each were a six-over-six window with a four-pane transom. The southernmost window is composed of a three-over-three double-hung window in the lower half, and a seven-light fixed window in the upper half, with white-painted wood in between.

On the west-facing facade, there are four openings at each story. In the basement, there are three of the six-over-six wood double-hung windows found on the other facades, in addition to a boarded coal chute. At the first story, there is a ten-over-six wood double-hung window like those on the east-facing facade in the opening at the north end, and a three-over-three surmounted by a seven-light fixed window at the south end. The two window openings in between were originally filled with concrete block. In 1989,

the concrete blocks were removed and two new wood windows were installed in each opening in a configuration similar to the windows in the south bay. The new windows consist of a pair of casements in the lower half, a four-over-three double-hung window in the upper half, and white-painted wood in between. This alteration is minimal, conforms to the historic character of the Waubesa School, and does not compromise the school's integrity.

On the interior, the original first floor plan (see sketch) consisted of a central front stairhall with a Craftsman-detailed wood dog-leg stair, flanked by a small library (northeast) and two coatrooms (northwest); a large open classroom; and a rear entry (southwest), a vestibule (central, where the teacher's desk was placed) and a teacher's room (southeast, used for tutoring, for storage, and also as a sick room). The walls of the entry, vestibule and teacher's room, carry onto a second floor. Originally, these second-floor rooms were accessible only through a trap door in the ceiling of the teacher's room. In the basement, there is a bathroom (installed in 1951) on either side of the central stair at the north end; a large room (east), with a coal storage and a boiler room (west); another small room (southeast) and a root cellar (southwest). The large room was first used as a play area in bad weather; later it was used for more formal exercise classes. The attic is open, with a plank walkway through the middle.

The Waubesa School retains most of its original finishes. On the first floor, there is wood flooring, the walls are plastered, and the ceilings are finished with pressed metal. The school has simple, Craftsman window and door surrounds, five-panel wood doors with plain hardware and, in the classroom space, suspended opaque bowl light fixtures. A drop ceiling was installed in the stairhall, and many of the original suspended incandescent light fixtures were replaced with fluorescents in 1949;[5] the current owners removed these. At the second story, the floors are carpeted, and the walls and ceilings are plastered. In the

[5]Accounts, Joint School District Number 6, School Year 1949-50.

basement, the floor is poured concrete, the walls are exposed and plastered concrete, and there is pressed tin on the ceiling. The attic is unfinished.

The original floor plan of the Waubesa School is intact, except that, in 1989, a partition that rises 3/4 of the way to the ceiling was constructed in the west half of the classroom. The southwest corner of the classroom then became a kitchen. At the same time, the two coatrooms in the northwest corner of the school were made into one bathroom; and an opening was made in the south wall of the classroom at the second story, and a shallow balcony constructed there overlooking the classroom. In 1992, an addition was erected on the south (rear) end of the building. The plan of the addition is composed of a broad stairhall (north), and two bedrooms and a bath (south). A doorway was cut into the school at each of the basement and first stories to give access to the addition. The original rear entry was made into a laundry room. Alterations to the Waubesa School are minimal, and do not compromise the overall excellent integrity of the school, as the original plan, as well as many windows and finishes, are intact. The 1992 addition is non-contributing.

There is a noncontributing shed on the property. It is of frame construction, has an asphalt-shingled side-gable roof, measures 12 feet (east-west) by 8 feet, and was erected in 1994.

SUMMARY

The Waubesa School, built in 1920, is significant at the local level under Criterion C as a fine and intact example of a twentieth century one-room school. Thousands of small, utilitarian, front-gabled frame one-room schools were built during the nineteenth century and very early twentieth century. Many fewer one-room schools were built after 1910, and these "twentieth century" one room schools were generally larger, finished with brick or stucco, and enriched with Craftsman or NeoClassical details. The Waubesa School, with its yellow glazed brick exterior and Craftsman windows and exposed rafters, is a fine example of a twentieth century one-room school, and retains excellent integrity. The Waubesa School also provides an interesting example of how one rural district responded to the state's efforts to change the educational system in Wisconsin.

HISTORICAL CONTEXT

The Waubesa School was the school house for Joint School District Number 6 of the Towns of Blooming Grove and Cottage Grove, with an attendance area that included southeastern Blooming Grove and western Cottage Grove townships. While Waubesa School served farm families in these areas, its history is closely bound to that of the Village of McFarland, just south of the school in Dunn Township. Most of the farm families in the Waubesa School district shopped in McFarland, received mail through the McFarland post office, and shipped produce and livestock from the depot of the Chicago, Milwaukee, St. Paul and Pacific Railroad in McFarland. Therefore, a brief history of each of Blooming Grove, Cottage Grove and the Village of McFarland will be presented here.

The Town of Blooming Grove, in which the Waubesa School is located, was created by separation from the Town of Madison in 1850. The first European-American settler of what would become the Town of Blooming Grove was Abraham Wood, a "yankee," who arrived in 1837. Beginning in 1841, other pioneers settled in the future Town of Blooming Grove, most of them yankees. W. A. Wheeler, Elisha Wheeler, Philo Dunning, Stephen Catlin, John Adams, J. G. Wolf, George Nichols, J. S. Lewis, and Reverend J. G. Miller were just a

few of these early settlers. It was Reverend Miller, a missionary for the German Evangelical Association, who suggested the township be named Blooming Grove.[6] A Board of School Commissioners was appointed at the first meeting of the Town of Blooming Grove, held in 1850. In 1870, the population of Blooming Grove township was 1,010; this figure would remain fairly steady into the 1920s. During the mid-to-late nineteenth and early twentieth centuries, Blooming Grove was a township of prosperous farms, whose residents were largely Germans, Norwegians and yankees. Wheat was the predominant crop until about 1870. Livestock, dairying and tobacco cultivation have been the principal farming activities in the township since that time, although there is presently little farm land remaining in Blooming Grove. Since 1920, Blooming Grove Township has been shrinking due to annexation, which accelerated after 1950. The cities of Monona (west) and Madison (north and west) have taken much of this land. The Village of McFarland, expanding at a rapid pace since 1950, encroaches on Blooming Grove from the south.

The Town of Cottage Grove is the next township east of Blooming Grove, and was created in 1847. The first School Commissioners for Cottage Grove were appointed in 1847. The population of Cottage Grove township in 1870 was 955; in 1880 it was 1,164. The population remained fairly steady at about 1,100 inhabitants up until the 1950s. Cottage Grove township saw modest growth thereafter until about 1985. Since 1985, the population has increased greatly with the construction of many residential developments; most of the residents of these developments work in Madison. Much like Blooming Grove, Cottage Grove township was made up historically of farms, first raising wheat, and later livestock and dairy cattle, with most inhabitants of yankee, Norwegian or

[6]Butterfield, Consul W., editor, History of Dane County, Wisconsin, (Chicago: Chicago Western Historical Company, 1880), pp. 926-28.

German descent.[7] Farm land is rapidly disappearing in Cottage Grove township.

The Village of McFarland was created in 1856 at the behest of the Milwaukee and Mississippi Railroad (later the Chicago, Milwaukee, St. Paul and Pacific Railway), which had extended a line from Stoughton to Madison in 1854. There was no other settlement in the long stretch between the two communities. William McFarland, a construction superintendent with the railroad, agreed to purchase land on the rail line between Stoughton and Madison, establish a settlement, and have a depot built there. In return, the railroad agreed to employ McFarland as its agent. On July 3, 1856, McFarland purchased an 80-acre parcel in Section 3, Dunn Township. The plat for the village was recorded in October 1856. The McFarland post office was established in 1857.[8]

McFarland quickly established itself as an agricultural support community for the farms in northern Dunn, southeastern Blooming Grove and southwestern Cottage Grove townships. The settlement soon had several carpenters, a blacksmith and wagon shop, a lumber yard, a general store and a saloon. In 1880, the population was about 200,many of them Norwegian. In 1906, there were five stores, a blacksmith shop, a hotel, a bank, a lumber yard, a creamery, a tobacco warehouse, a feed mill, a tailor shop, two churches and a graded school in the village.[9] McFarland incorporated as a village in 1920. From about 1900 until the mid-1930s, McFarland also was something of a resort community, as many summer cottages were built on the shore of Lake Waubesa just west of the village. This area was called Edwards Park. During the 1940s, many of these summer cottages became year-round homes. McFarland's growth was modest

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[7]Keyes, Elisha W., editor, History of Dane County, Wisconsin, (Madison: Western Historical Association, 1906), pp. 857-58.

[8]Barbara Houghton, Jane Licht, and Margaret Nielsen, City of the Second Lake: A History of McFarland, Wisconsin, (McFarland: Community Publications, 1976), p. 14.

[9]Keyes, p. 887.

until the 1950s, at which time the Village began to grow both as a result of new residents moving in, and of annexation. Edwards Park was one of the first areas annexed. Since 1950, the population of McFarland has nearly doubled each decade.[10] Many of the new residents work in Madison.

On June 10,1868, W. M. and Charlotte Siggelkow sold one-quarter-acre near the northeast corner of their 40-acre farm in Section 35 to School District Number 6 of the Town of Blooming Grove. The School District, which paid the Siggelkows $30.00 for the parcel,[11] had apparently built a school on the site as early as 1861.[12] The first school on the site was a one-story, front-gabled frame building with six-over-six wood double-hung sash windows. Around 1890, a flared-roof bell cupola was added to the building, with heavy turned posts and a spindle frieze.[13] This building was called "Hurd School," after Philetus Hurd, an early Township School Commissioner whose farm was adjacent to the school.

In 1909, Blooming Grove and Cottage Grove townships created Joint School District Number 6, with an attendance area composed of southern Blooming Grove and western Cottage Grove townships.[14] On September 5, 1912, Howard C. Siggelkow sold Joint District Number 6 a second parcel to provide the children with a play area. This

[10]Houghton, Licht and Nielsen, pp. 27-34, and 101.

[11]Dane County Deeds, 83:38.

[12]William E. Colladay, "Dunn," Madison, Dane County and Surrounding Towns, (Madison: William J. Park and Company, 1877), p. 492.

[13]Standard Historical Atlas of Dane County, Wisconsin, (Madison: Cantwell Printing Company, 1911), p. 90.

[14]Minutes, Annual School Meeting, July 6, 1909.

parcel was located just south of the first and expanded the school site to about one acre.[15]

In June 1919, Joint District Number 6 held a special meeting to discuss whether to build a new school, or to repair the old school.[16] The electors voted to build a new school, and a series of special meetings was held over the following year to determine the specifics of the building program. The electors approved applying to the Wisconsin State Trust Fund for a loan of $9,000, authorized the School Board to sell the old building at auction, appointed a building committee, and authorized the building committee to employ an architect. The building committee was composed of four men, one of whom was School Board member L. A. Harrison, a well-respected McFarland contractor.[17]

In July 1919, electors voted to name the new school "Waubesa," and approved the building committee's selection of L. A. Harrison as the architect for the new school.[18] In August 1919, the School Board negotiated an exchange of land with Harris Hanson, then-owner of the farm surrounding the school.[19] In this exchange, the School Board acquired a parcel of slightly more than one acre just east of the first school site; this is the current site.

On October 8, 1919, the School Board signed a contract with L. A. Harrison, for the construction of a school building in the amount of $11,594. The contract specified that the building be finished

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[15]Dane County Deeds, 226:557; and Minutes, Annual School Meeting, July 1, 1912.

[16]Minutes, Special School Meeting, June 3, 1919.

[17]Minutes, Special School Meetings, June 20, 1919 and June 30, 1919.

[18]Ibid., July 7, 1919 and July 21, 1919.

[19]Ibid., August 11, 1919.

and ready for acceptance on May 1, 1920.[20] Harrison was paid $289.85 for the plans and specifications he prepared.[21]

Louis A. Harrison (1863-?) was a self-taught builder and architect. Born in Dunn Township of Norwegian parents, Harrison sporadically attended public school, and was working to support himself by the age of ten. He is said to have constructed many buildings in the McFarland area. Aside from the Waubesa School, Harrison's only known work was the Edwards Park Pavilion (1912, demolished, site of the Park Ponderosa Ballroom). Harrison also farmed, managed one of the two lumber companies in McFarland(Brittingham and Hixon), and, with his brother William, owned and operated the resort complex at Edwards Park, which included a grocery store, hotel, cottages and restaurant.[22]

Despite Harrison's lack of formal training in architecture, his plan for the new school was state-of-the-art, with elements not common to one-room schools. The plan called for Waubesa School to be wired for electricity; to have a coal-burning forced-air furnace; to have a special room, set at the corner of the classroom, to serve as a library; and to have indoor plumbing for toilets, sinks and drinking fountains.[23]

By December 1919, the School Board had selected Oscar Johnson to drill a new well and install a pump for the new school's indoor plumbing.[24] Funds ran short, however, and the School Board called

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[20]Building Contract.

[21]Accounts, School Year 1919-20.

[22]History of Dane County, Wisconsin: Biographical and Genealogical, (Madison: Western Historical Association, 1906), p. 382; and Houghton, Licht and Nielsen, pp. 23, and 30-32.

[23]Building Contract; and Minutes, Special School Meeting, August 3, 1920.

[24]Accounts, School Year 1919-20.

a special meeting in April 1920. At that meeting, the School Board voted to eliminate the indoor plumbing, and to borrow an additional $4,000.00, "from some bank or individual."[25] The McFarland State Bank eventually loaned the district $2,000.00.[26]

The issue of whether to eliminate the indoor plumbing was apparently not settled completely at that meeting, because another special meeting was held in August 1920 to vote on three questions: "drilling a good well and equipping it with a good pump, according to building plans;" "equipping the new building with drinking fountains and necessary plumbing, according to building plans;" and "to install plumbing and fixtures for indoor toilets, according to building plans." The electors defeated all three questions. The last question failed by a margin of more than 3 to 1.[27] The opposition to indoor plumbing appears to have been rooted in its expense; the cost to build the Waubesa School placed a heavy tax burden on the farm families in the district, and a number lost their farms.[28] Other last-minute economies, such as the concrete blocks that fill the front entry porch and west facade window openings, as well as the very plain original front door configuration, were also probably the result of overextended finances.

Another element of Harrison's state-of-the-art plan for the Waubesa School that met with some opposition from electors, perhaps also for its cost, was electricity. Although the building was wired for electricity, and the topic was discussed at the annual school

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[25]Minutes, Special School Meeting, April 2, 1920.

[26]Accounts, School Year 1920-21.

[27]Minutes, Special School Meeting, August 3, 1920.

[28]Alice Olson, parent of a former Waubesa School student, interview, September 17, 1996. Mrs. Olson stated that her father lost his farm as a result of the school taxes.

meeting as early as 1924, the installation of electric light fixtures was not approved until 1926.[29]

District Number 6 was progressive in many ways, meeting or exceeding most of the other requirements for certification as a State Graded school (except, of course, that of having more than one classroom). Beginning in 1902, school was held for nine months every year. As early as 1921, the district paid into the State Teachers Retirement Fund. During the 1920s and 1930s, the school maintained a subscription to Wisconsin Agriculturist and Farmer, and purchased agriculture textbooks and "booklets" almost annually, although agriculture was apparently not formally a part of the curriculum. From at least 1929, Waubesa School had a piano, and the district employed a music teacher every year.[30] By the late 1920s, Waubesa School also offered a hot lunch program. The teacher would heat lunches for the students in the boiler on the two-burner stove that was located in the rear entry.[31] Text books were provided to students at no cost throughout the history of Waubesa School, although whether to continue the practice was discussed at nearly every annual school meeting, especially during the 1930s.[32]

District Number 6 had a very active Mothers Club (a fore-runner to the Parent-Teachers Association), founded in 1925. The Mothers Club raised money by holding monthly card parties, the proceeds of which went to pay for items such as part of the music teacher's salary, magazines and books, graveling of the school yard, cleaning

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[29]Minutes, Annual School Meeting, July 6, 1926; and Accounts, School Year 1926-27.

[30]Accounts, School Years 1920-21 through 1953-54.

[31]Josephine Anderson, student at Waubesa School, c. 1927-c. 1935, interview, September 12, 1996.

[32]Minutes, Annual School Meetings, 1921 through 1953.

supplies, and later, a cot for the teacher's room in case a child should fall ill, and the salary of an art teacher.[33]

During the late 1930s, student enrollment at Waubesa ranged from 34 to 44 first-through-eighth graders. Waubesa consistently enrolled one of the largest one-room school student bodies in eastern Dane County during this period. Most of the students were of Norwegian descent. In the very early 1940s, enrollment was lower, ranging from 22 to 29 students.[34] During World War II, many of the summer cottages at Edwards Park were converted into year-round housing, as a result of a housing shortage. Children in Edwards Park attended Waubesa School, swelling enrollment at Waubesa to between 40 and 50 students annually from the mid-1940s until McFarland annexed Edwards Park c. 1952. Such a large class size made teaching very difficult.[35]

In 1951, amid great controversy, boys' and girls' bathrooms were installed in the basement. A series of three special meetings were held to discuss the issue in the summer of 1951. At the first meeting, electors voted down the installation of indoor toilets. At the second meeting, electors narrowly approved the issue. At the third meeting, the School Board appointed two sergeants-at-arms prior to calling the question, so that only those with the legal right to vote could cast ballots. The electors again approved the installation of indoor toilets.[36]

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[33]Accounts, School Years 1920-21 through 1953-54; and Olson.

[34]"School Directory, First District, Dane County," unpublished list of school district enrollments, for the following school years: 1936-37, 1937-38, 1941-42, 1942-43, 1945-46, 1948-49, 1951-52, 1957-58, and 1958-59.

[35]Olson.

[36]Minutes, Special School Meetings, July 9, 1951; August 1, 1951; and August 27, 1951.

The June 1953 annual school census of all the school-age children in Joint District Number 6 counted 34 children attending Waubesa School. Despite the fact that Edwwards Park students were no longer in the Waubesa attendance area, there were another 37 children in the district were under the age of six years.[37] In May 1954, the School Board called a special meeting to discuss solutions to the already overcrowded conditions at Waubesa School. Three proposals were discussed: a building program; operating Waubesa School but transporting the upper grades to McFarland schools; and joining the McFarland School District. Two more special meetings were held, and on June 21, 1954, the electors voted to join the McFarland School District.[38] The fact that McFarland was in the process of establishing a high school in the village was a major incentive for joining that district.[39] On July 8, 1954, ownership of the Waubesa School was transferred to the McFarland School District.[40]

When the McFarland School District decided to add a kindergarten program in 1956, Waubesa School was reopened to serve 70 kindergartners.[41] The kindergarten program was moved to McFarland Grade School following an addition to that building in 1961.[42]

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[37]Annual School Census, June 30, 1953, on file, McFarland Historical Museum.

[38]Minutes, Special School Meetings, May 18, 1954; June 1, 1954; and June 21, 1954.

[39]Olson.

[40]Dane County Deeds, 616:132.

[41]Houghton, Licht and Nielsen, p. 101.

[42]Ibid., p. 102.

On June 27, 1962, Emmett and Maxine Harp purchased the Waubesa School property from the McFarland School District.[43] Emmett Harp was a beekeeper, and he stored large metal drums of honey in the classroom and library. Harp also overwintered the bees in the school building. To facilitate shipping large drums of honey, Harp removed the original front door of the school, partially boarding the opening and constructing a ramp over the stairs, down which heavy drums could be rolled. This appears to have been the only alteration Harp made to the school. On April 19, 1989, the current owners, Lucia Rhodehamel and Mark Lorenzi, bought the Waubesa School for their home.[44] They have returned the school to its original beauty, and constructed an unobtrusive rear addition to the building in 1994.

SIGNIFICANCE: ARCHITECTURE

The earliest school buildings erected in Wisconsin, dating from the late 1830s through the mid-1850s, were one-room log schools. Most were soon replaced with utilitarian frame buildings. In rural areas, one-room schools remained the norm until the mid-twentieth century. The typical "nineteenth century" one-room school, built statewide between the late 1850s and 1910, was vernacular, square or rectangular in plan, of frame construction with white-painted wood siding, and front-gabled with a metal roof. Most of these "nineteenth century" one-room schools had a central entrance in the gable end and two or three windows in the side walls. Often, an enclosed entry porch was added to older schools around the turn-of-the century. These schools had no plumbing, and no pretensions to style.[45] A review of the Standard Historical Atlas of Dane County,

[43]Dane County Deeds, 742:384.

[44]Dane County Deeds, 12732:0036.

[45]Photos of many one-room schools in the Wisconsin Inventory of Historic Places illustrate this, as do studies, such as Rural Schools Research Committee, Good Old Golden Rule Days: A History of Sauk County Wisconsin Country Schools, (Baraboo: Sauk County Historical Society, 1994), which covers all 148 Sauk County one-room schools.

Wisconsin, showed that all five one-room schools in the Town of Blooming Grove in 1911 were small, utilitarian front-gabled buildings. Four were frame, and one was brick. In the neighboring townships of Cottage Grove, Dunn and Pleasant Springs (just east of Dunn), there were 21 one-room schools. All but one were the front-gabled type; all but one were frame.

In the early twentieth century, educators were concerned both about the sanitary condition of the one-room rural schools, and about the quality of teaching in these schools. The state legislature passed a series of laws aimed at improving the quality of education in Wisconsin, particularly in rural areas. In 1901, the state legislature created "state-graded" schools, and authorized financial incentives to small village and rural school districts that could meet certain standards in teaching, buildings and equipment, to be certified as a state-graded school by the state.[46] These standards included the following: First, a school must have more than one classroom. Educators firmly believed that children should be divided up into "grades" by age and that teachers would do a better job, and students get more attention, if fewer grades were taught together. Second, classes had to be taught for no less than nine months out of the year. Third, the teachers and principals of all state-graded schools must have graduated from a teachers college. Fourth, the school had the equipment for manual training (for boys), domestic science (for girls) and a small library (usually placed in a corner of the classroom). Finally, the state-graded school must submit to an annual state inspection to make sure that there were no unsanitary conditions in the school.[47] Adherence to these standards would ensure that children

[46]Department of Public Instruction, Education in Wisconsin: Biennial Report, 1922-24, (Madison: Department of Public Instruction, 1924), pp. 4-5.

[47]William T. Anderson, "The Development of the Common Schools," in Wisconsin Blue Book: 1923, (Madison: State Printing Board, 1923), pp. 114-119.

in rural areas would be taught by well-trained professional teachers in sanitary, well-equipped buildings, in effect providing an urban structure to rural schools. This movement marked the beginning of the end of one-room schools, although their demise did not come quickly.

Statistics suggest that the state-graded school was slow to catch on. In 1920, the year Waubesa School was built, there were 6,697 one-room schools in the state, and 603 State Graded schools. In other words, in the twenty years since the establishment of state-graded schools, only nine percent of rural and village schools had earned state-graded status. Across the state, most counties had only a handful of state-graded schools. In south central Wisconsin, Dane County had the largest number with 21. There were also 105 one-room schools in Dane County in 1920.[48] The balance between state-graded and one-room schools shows little improvement between 1920 and 1940. In 1930, there were 6,608 one-room schools in the state, and 687 State Graded schools. In 1940, there were 6,301 one-room and 702 State Graded schools. Thus only ten percent of all rural schools were State Graded in 1930, and eleven percent in 1940. In Dane County during this period, there were 191 one-room schools and 28 state-graded schools in 1930, and in 1940, 168 one-room schools and 29 state-graded schools.[49]

Perhaps because of the slow development of state-graded schools, educators vociferously began to recommend consolidating school districts in the mid-1930s. The idea behind school consolidation was to provide rural and small-town students with all the advantages of a big-city school, by creating a tax base large enough to

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[48]Department of Public Instruction, Wisconsin Official School Directory: 1921-22, (Eau Claire: Eau Claire Book and Stationery Company, 1921).

[49]Wisconsin Department of Public Instruction, The Twenty-Fifth Biennial Report for the Years 1930-32, (Madison: Department of Public Instruction, 1932), p. 19; and Wisconsin Department of Public Instruction, The Thirtieth Biennial Report for the Years 1940-42, (Madison: Department of Public Instruction, 1942), p. 18.

buy the most up-to-date facilities and equipment. This idea had been a part of the state-graded school movement, but had not been pushed forcefully. Educators and politicians may have believed that financial incentives, in the form of state aid, would result in consolidated school districts. A new phase in the history of education in Wisconsin was launched in 1939, when the state legislature gave the State Superintendent of Public Instruction the power to eliminate districts with assessed property valuations of less than $100,000.[50] School consolidation progressed slowly at first. The number of school districts peaked in 1938 at 7,777. This figure dropped 14 percent to 6,637 by 1945, and fell an additional 13 percent by 1950.[51] State and federal programs providing financial incentives for consolidation brought the movement to a climax in Wisconsin in the 1950s and 1960s. The number of school districts in the state dropped 23 percent between 1950 and 1955, and an additional 45 percent between 1955 and 1960.[52]

The Town of Blooming Grove, and Joint School District Number 6 in particular, provide an interesting case illustrating local responses to state initiatives to improve education. Between 1915 and 1935, all five rural one-room schools in the township, including Waubesa School, were replaced. Each had been a small, mid-nineteenth century, utilitarian, front-gabled school building. Each was replaced with a building with some architectural detailing. Of these five new buildings, four were one-room schools; only one two-room was erected. All five buildings are extant. Hiestand School at 4418 Milwaukee Street was erected in 1915. Hiestand was a demonstration school, with an innovative curriculum taught by Helen C. White, later a professor of English at the University of

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[50]Barbara L. Wyatt, editor, Cultural Resource Management in Wisconsin, III:2-9 and 10.

[51]Department of Public Instruction, One Hundred Twenty Years of Public School Statistics of Wisconsin: 1848-1968, (Madison: Department of Public Instruction, 1968), p.7.

[52]Ibid.

Wisconsin.[53] Waubesa School was built in 1920, and Meier School (3410 Meier Road) was constructed c. 1921. In 1923, the NeoGothic-influenced Nichols School (5301 Monona Drive) was erected. Nichols School had two classrooms, and was immediately classified as a second-class state-graded school. Estes School (3564 Cottage Grove Road) was the last to be replaced. Estes was erected in 1935. In contrast, only two of the 21 nineteenth century one-room schools in neighboring Cottage Grove, Dunn and Pleasant Springs townships was replaced: Buckeye School at 3315 North Star Road in Cottage Grove, erected c. 1935; and Door Creek School, on the north side of County Highway MN, just east of Interstate 90 in Pleasant Springs township, erected c. 1920.

Thousands of one-room schools were built across the state between the 1850s and 1910 that conformed to the nineteenth century vernacular form. In contrast, many fewer one-room schools were built between 1910 and 1940. The six "twentieth century" one-room schools of Blooming Grove, Cottage Grove and Pleasant Springs township are larger, airier, and show a little more variety in form, finish and plan than is found on a nineteenth century one-room school. Some are hip roofed, some are front-gabled. Hiestand School is finished with stucco, while Waubesa, Meier, Estes, Buckeye and Door Creek are all brick-veneered buildings, although each is clad with a different color brick. The schools each show architectural detail not found on the earlier one-room school type. Waubesa, Meier and Door Creek each have Craftsman style accents. Estes and Buckeye Schools show NeoClassical touches. Hiestand is enriched with quoins, although it is not really NeoClassical-influenced.

The minutes of the meetings of Joint District Number 6, and its account books, although sketchy, suggest that the School Board, as directed by the electors of the district, very deliberately incorporated those elements required in State Graded schools of which they approved, and yet rejected others. First, the School Board lengthened the school year from eight months to nine months

[53]Robert Bean, curator, Historic Blooming Grove Historical Society, personal communication, September 10, 1996.

immediately following adoption of the 1901 act that created state-graded schools and required that, at state-graded schools, the school year would be at least nine months long. Second, the 1919 plan for the new school building, which the School Board accepted initially, called for a state-of-the-art Waubesa School with electricity, a coal-burning forced-air furnace, a special room to house the library, and indoor sinks, toilets and drinking fountains. Perhaps due in part to inadequate funds, but also due to some opposition to modern conveniences, electrical fixtures were not installed in Waubesa School until 1926, and the school had no indoor plumbing until 1951.

Apart from the lack of modern conveniences, the electors and the School Board of District Number 6 were up-to-date, if not progressive. During the 1920s and 1930s, the school purchased agriculture textbooks and almost annually, although agriculture was apparently not formally a part of the curriculum. From at least 1929, Waubesa School had a piano, and the district employed a music teacher every year. By the late 1920s, Waubesa School also offered a hot lunch program. Text books were provided to students at no cost throughout the history of Waubesa School. Waubesa School's active Mothers Club, deserves a sizeable share of the credit. They paid for part of the music teacher's salary, graveling of the school yard, a bed for the teacher's room in case a child should fall ill, and later, the salary of an art teacher.

Finally, the manner in which Waubesa School closed is also interesting. Rather than the forced closure that seems to have been typical of one-room schools, the electors of Waubesa School discussed their future at length, and voluntarily dissolved their district to join the McFarland School District.

In conclusion, the Waubesa School, built in 1920, is significant at the local level under Criterion C as a fine and intact example of a twentieth century one-room school property type. Thousands of small, utilitarian, front-gabled frame one-room schools were built during the nineteenth century and very early twentieth century. Many fewer one-room schools were built after 1910, and these "twentieth century" one room schools were generally larger, finished with brick or stucco, and enriched with Craftsman or NeoClassical

details. The Waubesa School, with its yellow glazed brick exterior and Craftsman windows and exposed rafters, is a fine example of a twentieth century one-room school, and retains excellent integrity. The Waubesa School also provides an interesting example of how one rural district responded to the state's efforts to change the educational system in Wisconsin.

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VERBAL BOUNDARY DESCRIPTION

The parcel that encloses the Waubesa School is located in the Town of Blooming Grove, Dane County, Wisconsin, and is more particularly described as: Part of the NE 1/4 of the SW 1/4 of Section 35, commencing at the NE corner, thence S 179 feet, thence W 328.5 feet, thence N to the centerline of Siggelkow Road, thence E to the point of beginning, less right-of-way, a parcel of 1.3 acres.

VERBAL BOUNDARY JUSTIFICATION

The boundaries of the Waubesa School parcel coincide with the parcel's legal boundaries, and enclose the resource (the school itself) and land historically associated with the Waubesa School.

Photo 1 of 14
Waubesa School
Town of Blooming Grove, Dane County, Wisconsin
Photo by Elizabeth L. Miller, August 1996
Negative on file at the State Historical Society of Wisconsin
View of the north- (front) and west-facing facades, looking southeast.

The information for the following photographs is the same as the above, except as noted.

Photo 2 of 14
Closeup of the north-facing facade, showing entry porch and bell tower, looking southeast.

Photo 3 of 14
View of the east- and north-facing facades, looking southwest.

Photo 4 of 14
View of the east-facing facade, looking northwest.

Photo 5 of 14
View of the south- and west-facing facades of the addition, looking northeast.

Photo 6 of 14
View of the west-facing facade, looking northeast.

Photo 7 of 14
View of the front stairhall, looking northeast.

Photo 8 of 14
View of the classroom showing 1989 partition wall, looking northwest.

Photo 9 of 14
View of the classroom showing 1989 partition and balcony, looking southwest.

Photo 10 of 14
View of the classroom, showing the old library in the northeast corner, looking northeast.

Photo 11 of 14
View of the teacher's/storage/sick room, looking east.

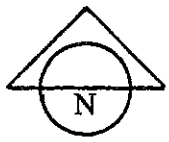
Photo 12 of 14
View of the rear wall of the school from the stairhall in the addition, showing gentle connection and preservation of historic materials, looking northeast.

Photo 13 of 14
View of 1994 noncontributing shed.

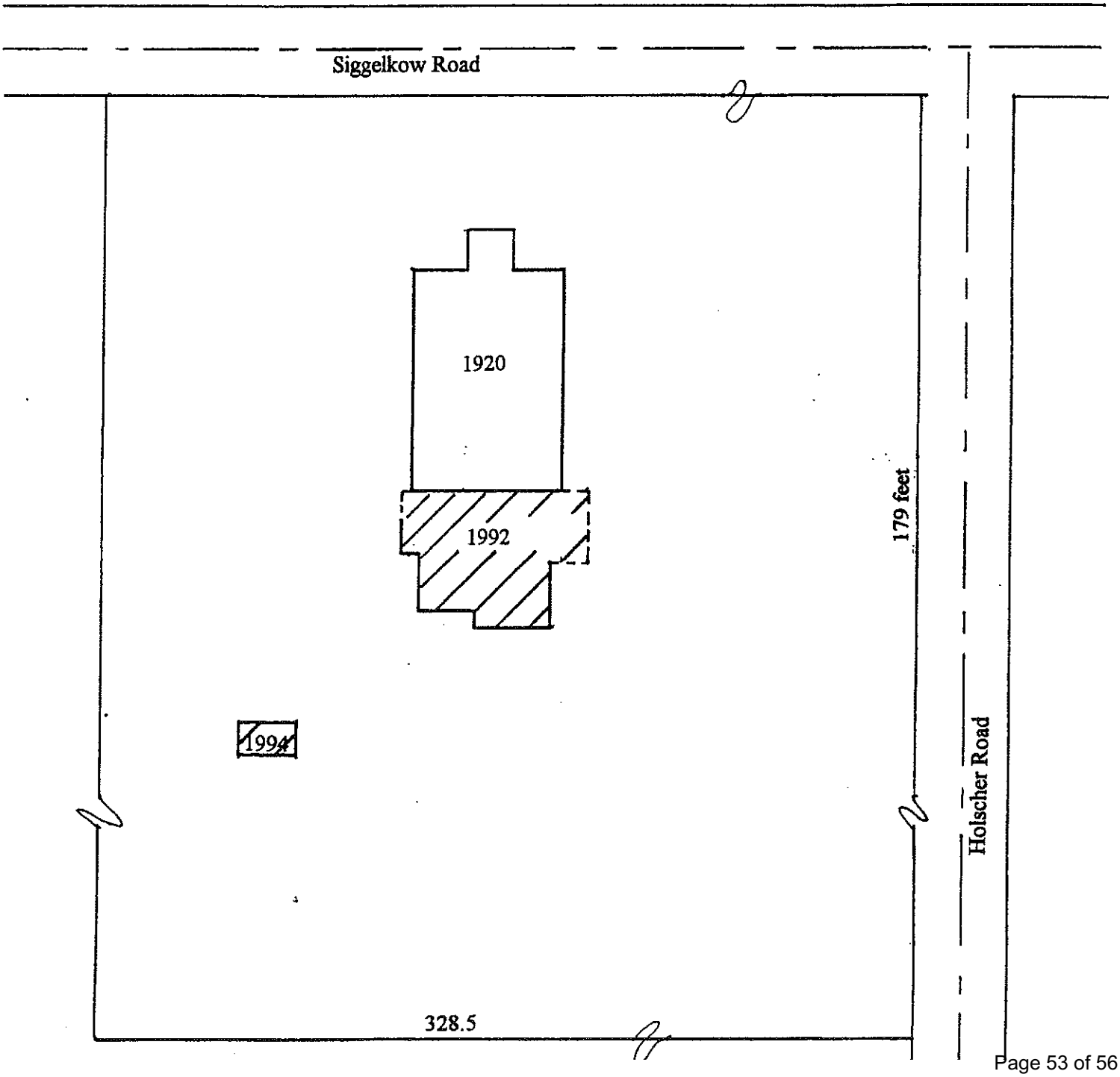
Photo 14 of 14
View of Meier School.

Waubesa School
Blooming Grove, Dane County, Wisconsin

Scale: 1"=30'

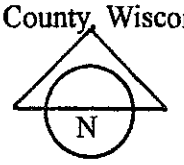


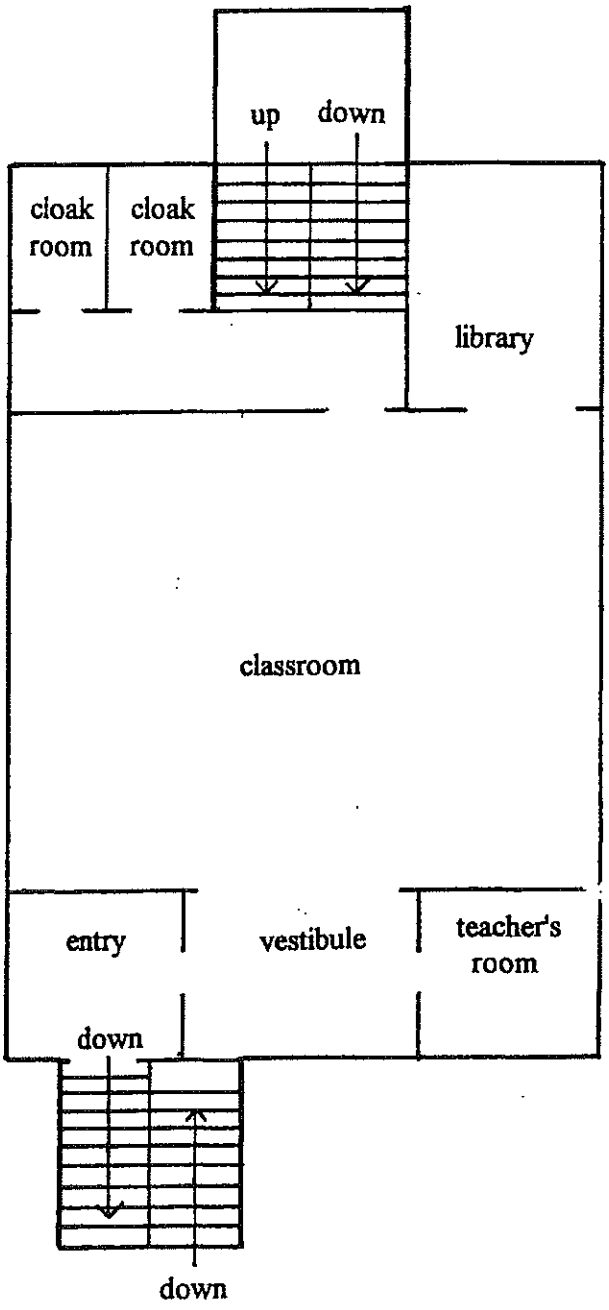
Contributing
Noncontributing



Waubesa School, 1920
Blooming Grove, Dane County, Wisconsin

Scale: 1"=10'





VILLAGE BOARD SUMMARY SHEET

MEETING DATE: **Thursday, May 23, 2019**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT:

AGENDA ITEM: **Designation of McFarland as a certified local government.**

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
In your packets is the acceptance of our application for designation as a certified local government. Congratulations!

ATTACHMENTS:
1. CLG letter

United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

H36(2256)
IN REPLY REFER TO:

FEB 14 2019

Joe DeRose
Survey and Registration Historian
Wisconsin Historical Society
816 State Street
Madison, Wisconsin 53706

Dear Mr. DeRose:

Thank you for forwarding the necessary documentation concerning the Village of McFarland's application for participation in the Certified Local Government (CLG) Program. I have reviewed your submission and am pleased to concur in your recommendation that the Village of McFarland be certified under the provision of Section 101(c) of the National Historic Preservation Act.

The date of certification will be recorded as the date of this letter. We are also providing a copy of this letter to the Village of McFarland.

We welcome the Village of McFarland as a local partner in the Federal Preservation Program and look forward to working with them to preserve what makes their community special and significant. They have been added to our database and can find their listing there as well as more information on the CLG program by going to: www.nps.gov/clg

If you have any questions about this letter, please feel free to contact me by phone at 202-354-2062, or by email at megan_brown@nps.gov.

Sincerely,

Megan J. Brown

Megan J. Brown
Chief State, Tribal, Local, Plans and Grants

cc: Pauline Boness, Community Development Director, Village of McFarland