

**LANDMARKS
COMMISSION**

Tuesday, June 18, 2019

4:00 PM

McFarland Municipal Center
Conference Room A

AGENDA

1. CALL TO ORDER
2. PUBLIC APPEARANCES.
3. APPROVAL OF MINUTES.
 - a. Review and possible approval of minutes from the May 23, 2019 Landmarks Commission meeting.
4. BUSINESS.
 - a. Public Hearing - Review and possible recommendation to the Village Board regarding a request by Landmarks Commission to designate 5979 Siggelkow Road, Commons Threads, as a local historic structure/site. The property is currently zoned A-1 Exclusive Agricultural.
 - b. Discussion only - Holiday walk of historic homes in connection with Christmas in the Village
5. SCHEDULE NEXT MEETING DATE.
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

May 23, 2019

Members Present: Ron Larson, Stephanie Brassington, Kathy Krusiec, Virginia Nichols
Members Absent: Gordon Kinder
Staff Present: Pauline Boness
Others Present: Chris Webster, Common Threads

1. CALL TO ORDER

Brassington called the meeting to order at 3:34 p.m.

2. APPROVAL OF MINUTES

Motion by Larson to approve the October 11, 2018 minutes, seconded by Nichols. Motion carried 3 ayes, 1 abstention.

3. PUBLIC COMMENT - None

4. BUSINESS

- a. Discussion and set date to hold a public hearing to include 5979 Siggelkow Road as a local historic structure/site.

Boness indicated review of standards as listed in the Historic Preservation code should be addressed by the Commission as a way to determine eligibility.

Members discussed information on file regarding the history of the building. It was identified as one of the few remaining 20th century one room school house buildings by Louis A. Harrison a self-taught, well known, McFarland builder and architect. Larson noted, Harrison built other craftsman bungalow style homes on our local list of historic sites. The structure was considered “a fine example of a twentieth century one-room school, and retains excellent integrity” Based on file information, Commissioners considered all four designation criteria for inclusion as a local historic structure as having been met. Larson mentioned alumni of the school still meet.

In response to a question by Krusiec, Webster indicated the board of Common Threads were comfortable with a local designation.

Commissioners discussed the possibility of putting a plaque on the building. Nichols indicated at the time we began designating local historic structures, some recipients did not want plaques displayed on their homes. Webster stated, if the plaque was given to them at

no cost, it would be displayed on the building. Nichols will contact the Historical Society who at one time had plaques made.

Webster wondered if the addition was also part of the national designation. Boness indicated she will look to see if we have any information in the office files.

Boness went through some possible dates for a public hearing. Commissioners preferred to look at their calendars and let Boness know what date(s) will work. Boness indicated to please respond to an email Karen will send out ASAP in order to meet the 10-day notification requirement.

- b. Designation of McFarland as a certified local government.
Boness indicated a letter was in packets informing us our application was successful. Commissioners felt we should promote it. It was suggested contacting ComTech to discuss possibilities.

5. SCHEDULING NEXT MEETING DATE

Commissioners decided to use the public hearing date as their next meeting.

Krusiec would like to have an agenda item at the Commissioners next meeting to discuss the possibility of organizing a Christmas open house possibly the date of Christmas in the Village. Participating homes would be those having local historic/state/national designation.

6. ADJOURNMENT

Nichols moved to adjourn, Krusiec seconded the motion. Motion carried meeting adjourned at 4:07 p.m.



VILLAGE BOARD SUMMARY SHEET

MEETING DATE: Tuesday, June 18, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT:

AGENDA ITEM: Public Hearing - Review and possible recommendation to the Village Board regarding a request by Landmarks Commission to designate 5979 Siggelkow Road, Commons Threads, as a local historic structure/site. The property is currently zoned A-1 Exclusive Agricultural.

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

1. Historic designation procedure
2. Division 6 Historic Preservation
3. 6.18.19 Landmarks packet

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.

and specifying the grounds of the illegality. Such petition shall be presented to the court within 30 days after the filing of the decision in the offices of the Board of Zoning Appeals.

(Code 1998, § 13-1-265; Ord. No. 2003-03, § 1(13-1-265), 3-24-2003)

Secs. 62-368—62-392. Reserved.

DIVISION 6. HISTORIC PRESERVATION

Sec. 62-393. Historic preservation purpose.

The protection, enhancement, perpetuation and use of improvements of special character or special historic interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. This Division is intended to:

- (a) Effect and accomplish the protection, enhancement, and perpetuation of such improvements, sites and districts that represent or reflect elements of the Village's cultural, social, economic, political, engineering and architectural history.
- (b) Safeguard the Village's historic and cultural heritage, as embodied and reflected in such historic structures, sites and districts.
- (c) Stabilize and improve property values.
- (d) Foster civic pride in the beauty and noble accomplishments of the past.
- (e) Protect and enhance the Village's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- (f) Support the business, economy and industry of the Village.
- (g) Promote the use of historic structures, sites and districts for the education, aesthetic pleasure and welfare of the people of the Village.

(Code 1998, § 13-1-280; Ord. No. 2003-03, § 1(13-1-280), 3-24-2003)

*** Sec. 62-394. Historic structures and sites designation criteria.**

(a) For the purpose of this Division, a historic structure or historic site designation may be placed on any site, natural or improved, including any improvement located thereon, or any area of particular historic, architectural or cultural significance to the Village, such as historic structures or sites that:

- (1) Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community;
- (2) Are identified with historic persons or with important events in national, state or local history;
- (3) Embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style, construction method, or of indigenous materials or craftsmanship; or

- (4) Are representative of the notable work of a master builder, designer or architect.

(b) The Landmarks Commission may adopt specific written operating guidelines for designation of historic structures, historic sites and historic districts providing such conform with the provisions of this Article.

(Code 1998, § 13-1-281; Ord. No. 2003-03, § 1(13-1-281), 3-24-2003)

Sec. 62-395. Landmarks Commission powers and duties.

(a) *Designation.* The Landmarks Commission may, subject to Subsection (c) of this Section, recommend that the Village Board designate historic structures, historic sites, and Historic Districts within the Village limits, based on the criteria of Section 62-394. Once so designated, such historic structures, sites and districts shall be subject to all the provisions of this Article.

(b) *Regulation of construction, reconstruction and exterior alteration.*

- (1) Any person filing an application for a building permit involving the exterior of a designated historic structure, or structure within a Historic District shall also file such application with the Landmarks Commission.

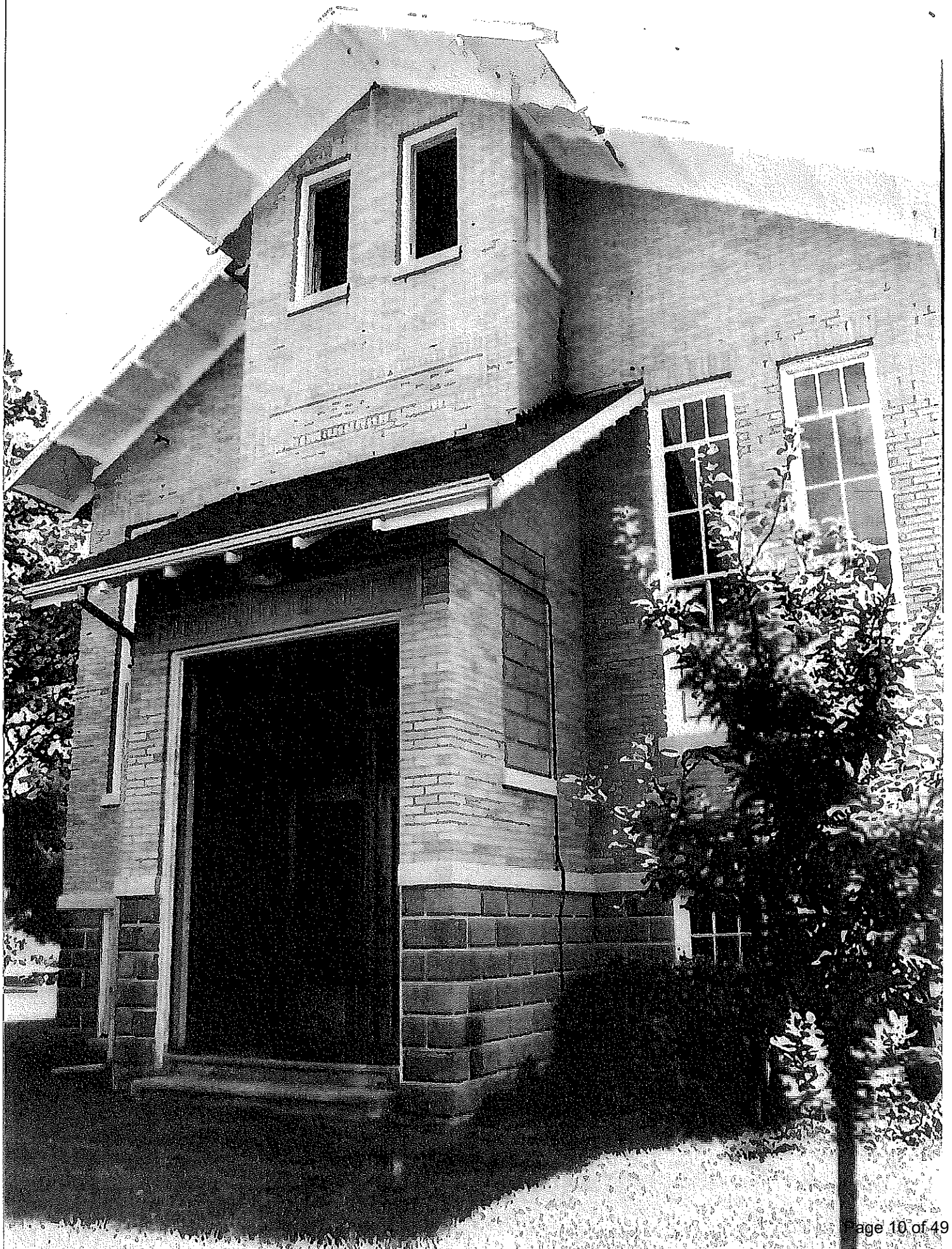
- (2) No person in charge of a historic structure, historic site or structure within a Historic District shall reconstruct or alter any part of the exterior of such structure or construct any improvement upon such designated historic site or improvement parcel within an Historic District or cause or permit any such work to be performed upon such property unless a certificate of appropriateness has been granted by the Landmarks Commission. Unless such certificate has been granted by the Landmarks Commission, the Building Inspector shall not issue a permit for such work.

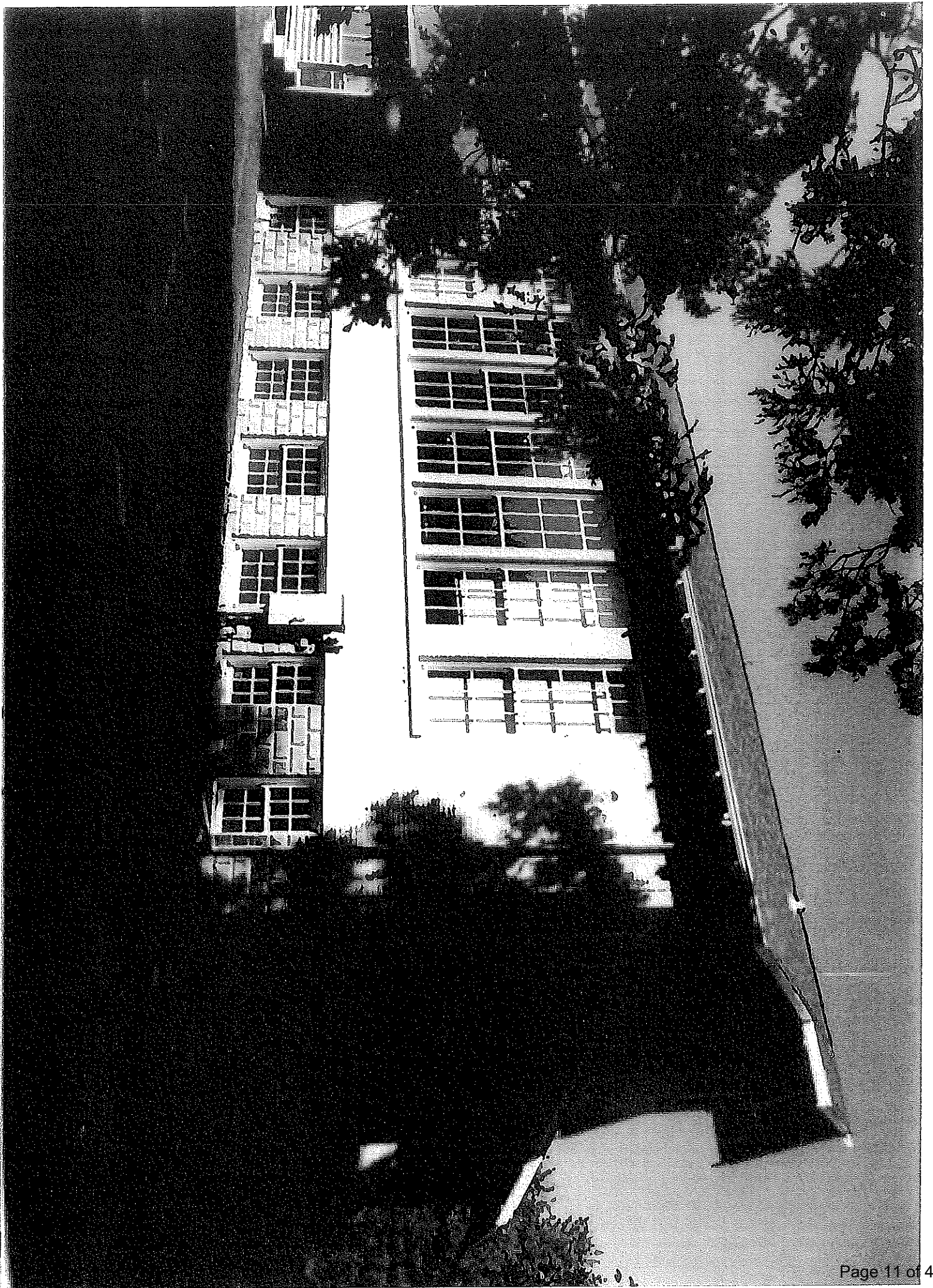
- (3) Upon receiving an application, the Landmarks Commission shall determine whether or not:

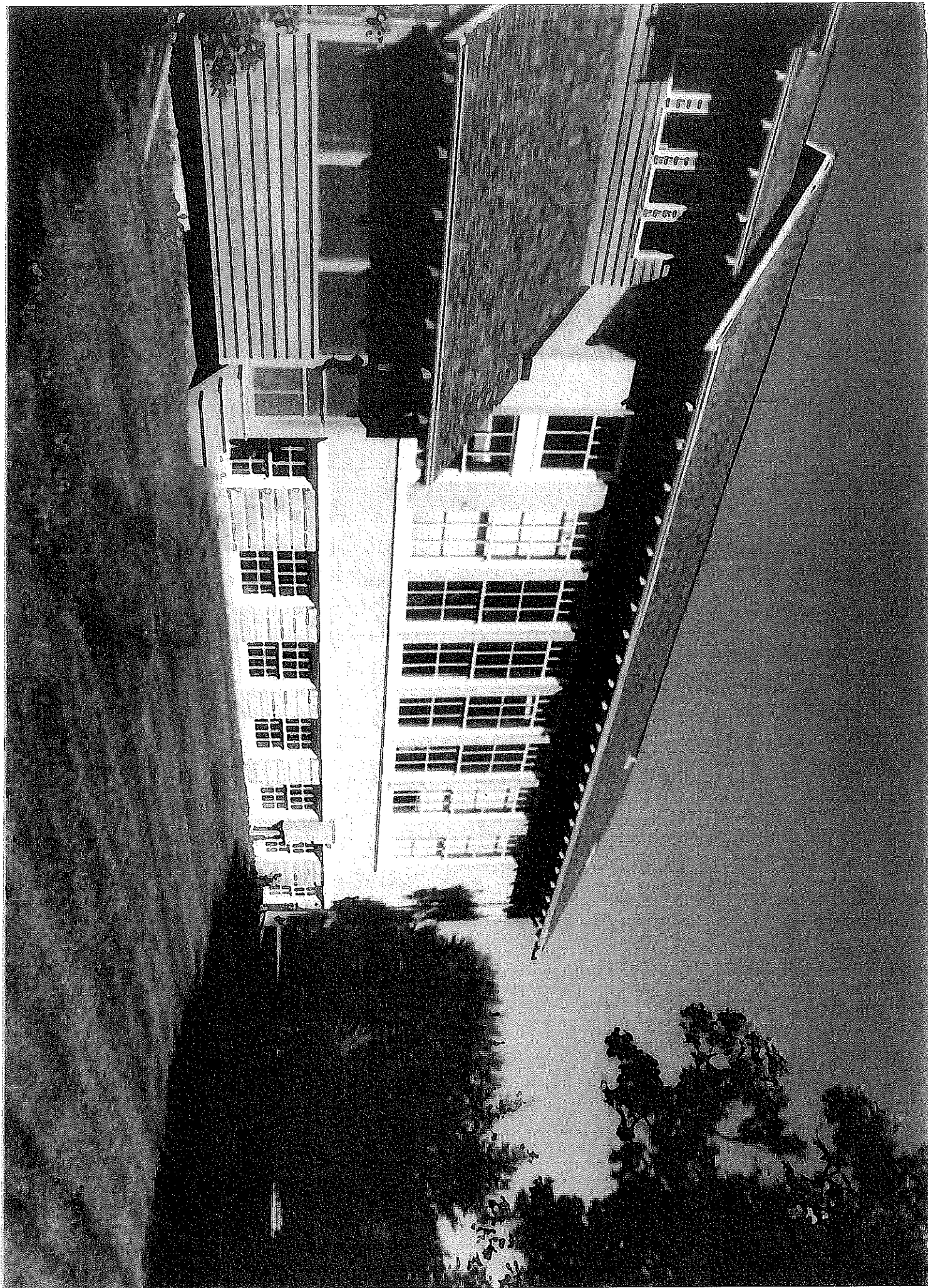
- a. The proposed work would destroy, detrimentally change or adversely affect any existing exterior architectural feature of the improvement upon which said work is to be done; and
- b. The exterior of any proposed new improvement would fail to harmonize with the external appearance of other neighboring improvements on such site; or
- c. As to any property in a designated Historic District, construction, reconstruction or exterior alteration fails to conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Village Board.

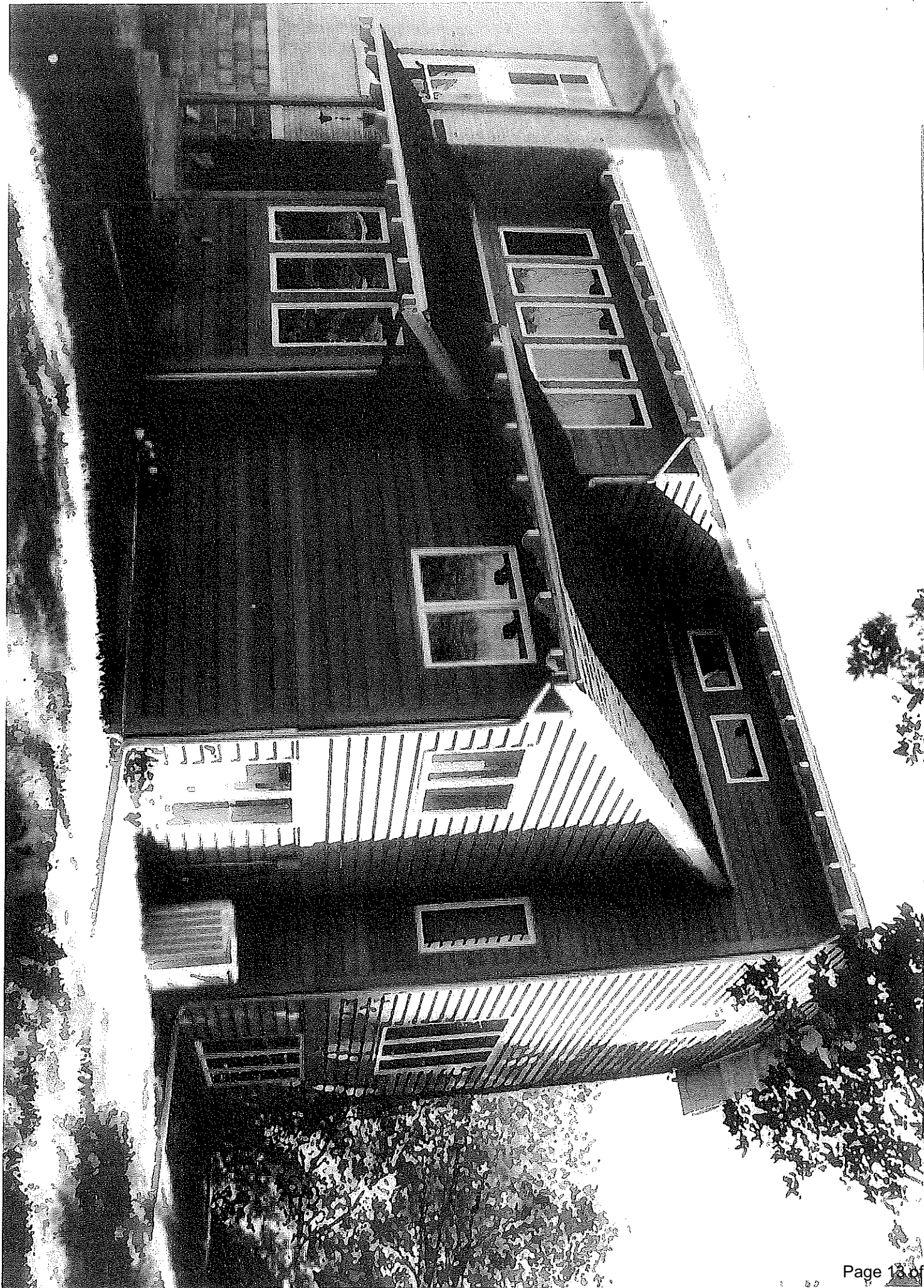
(c) *Granting of certificate.* If the Landmarks Commission decides the above questions applicable in the negative, it shall grant the certificate of appropriateness. Upon the issuance of such certificate, the Building Inspector shall issue the building permit. The Landmarks Commission shall make this decision within 45 days of the filing of the application. Should the Landmarks Commission deny the application,







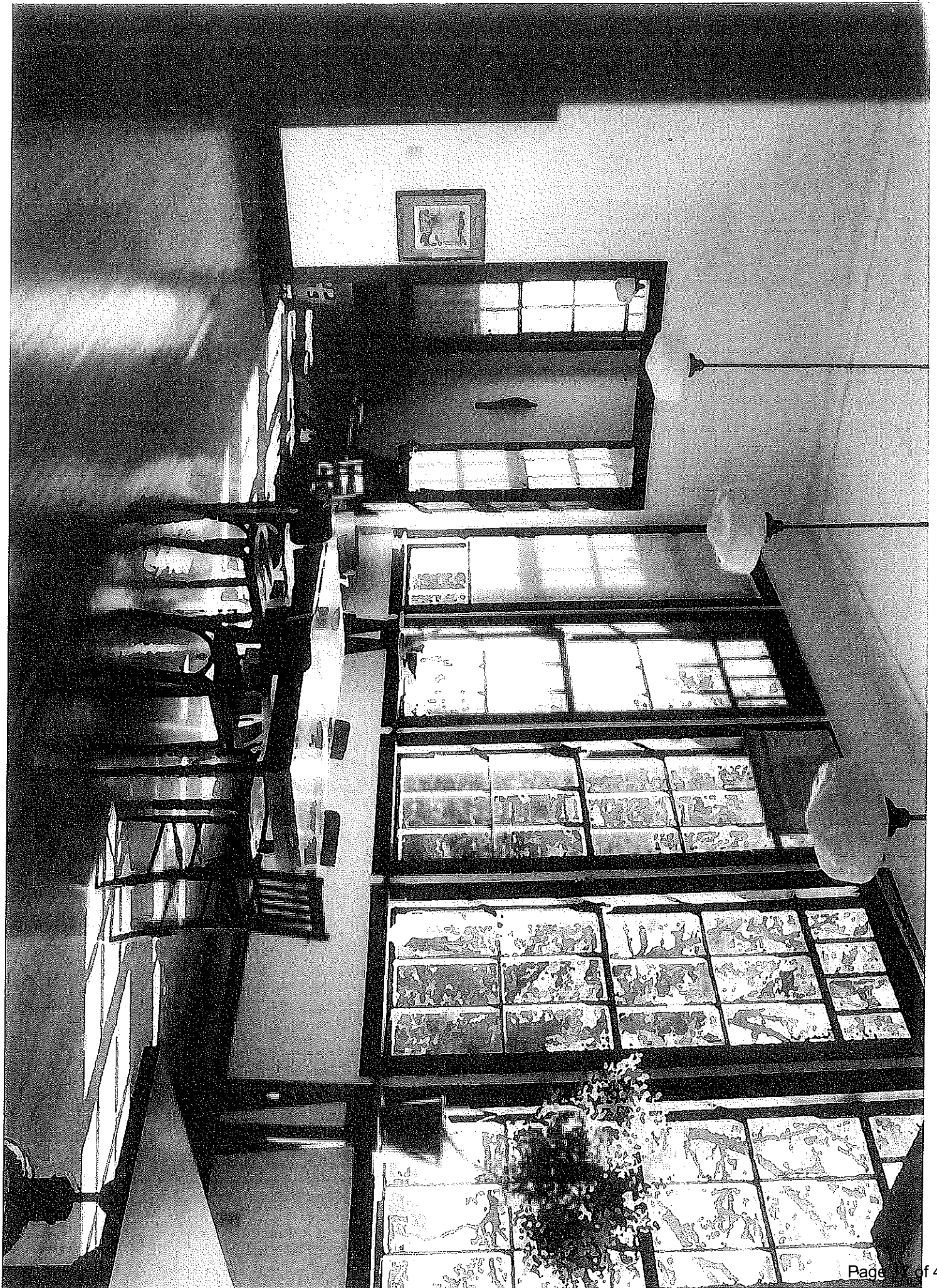


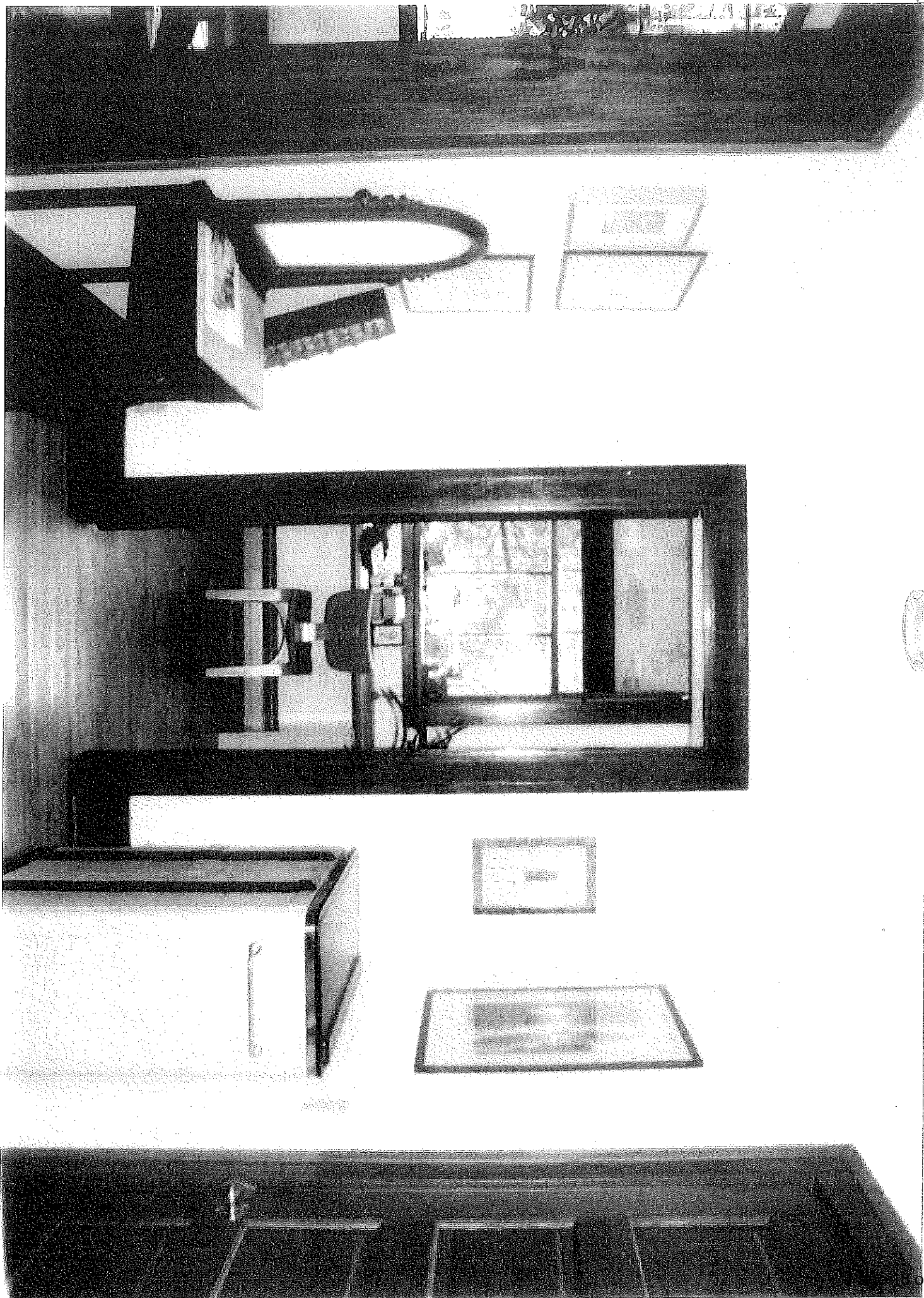


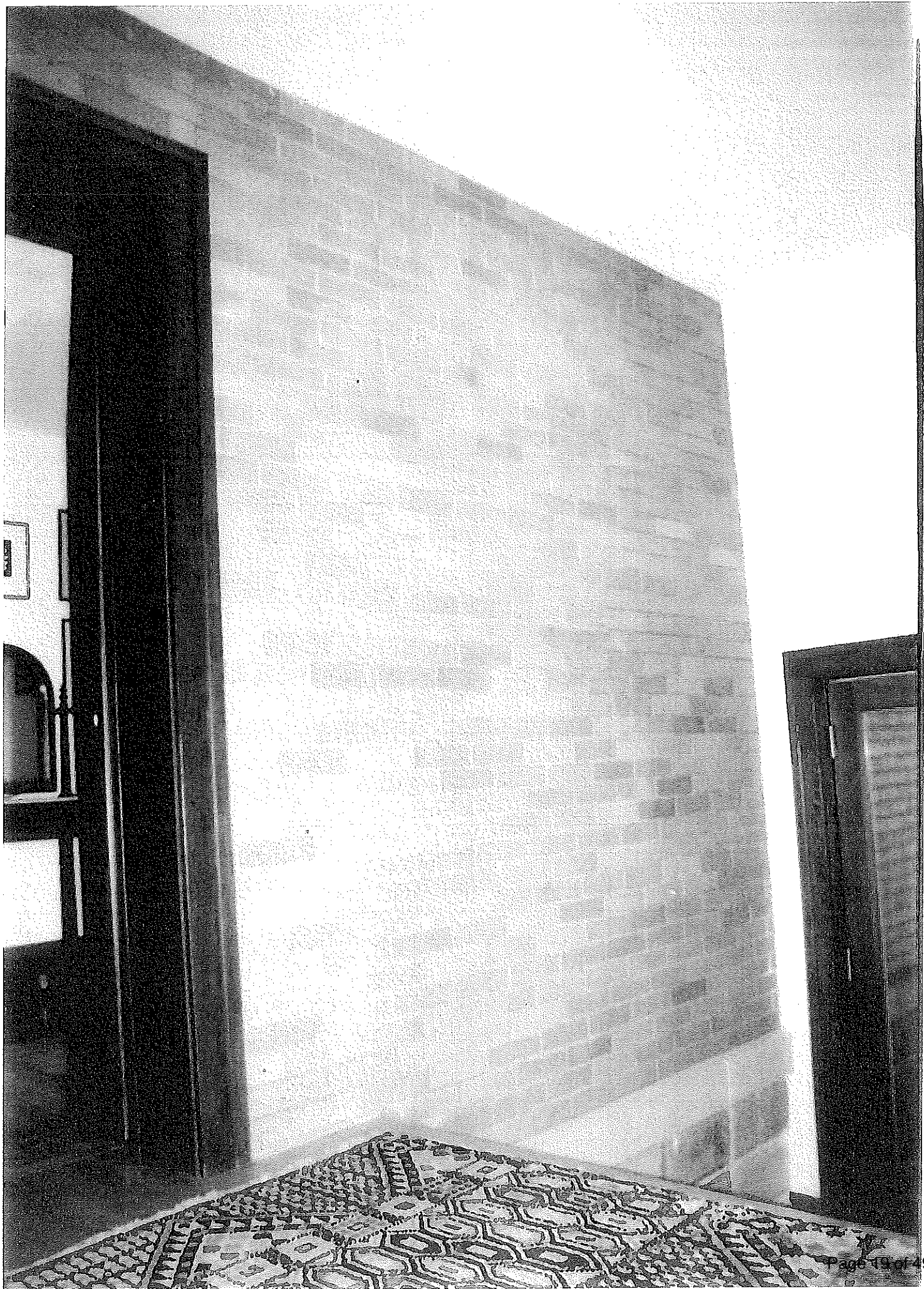


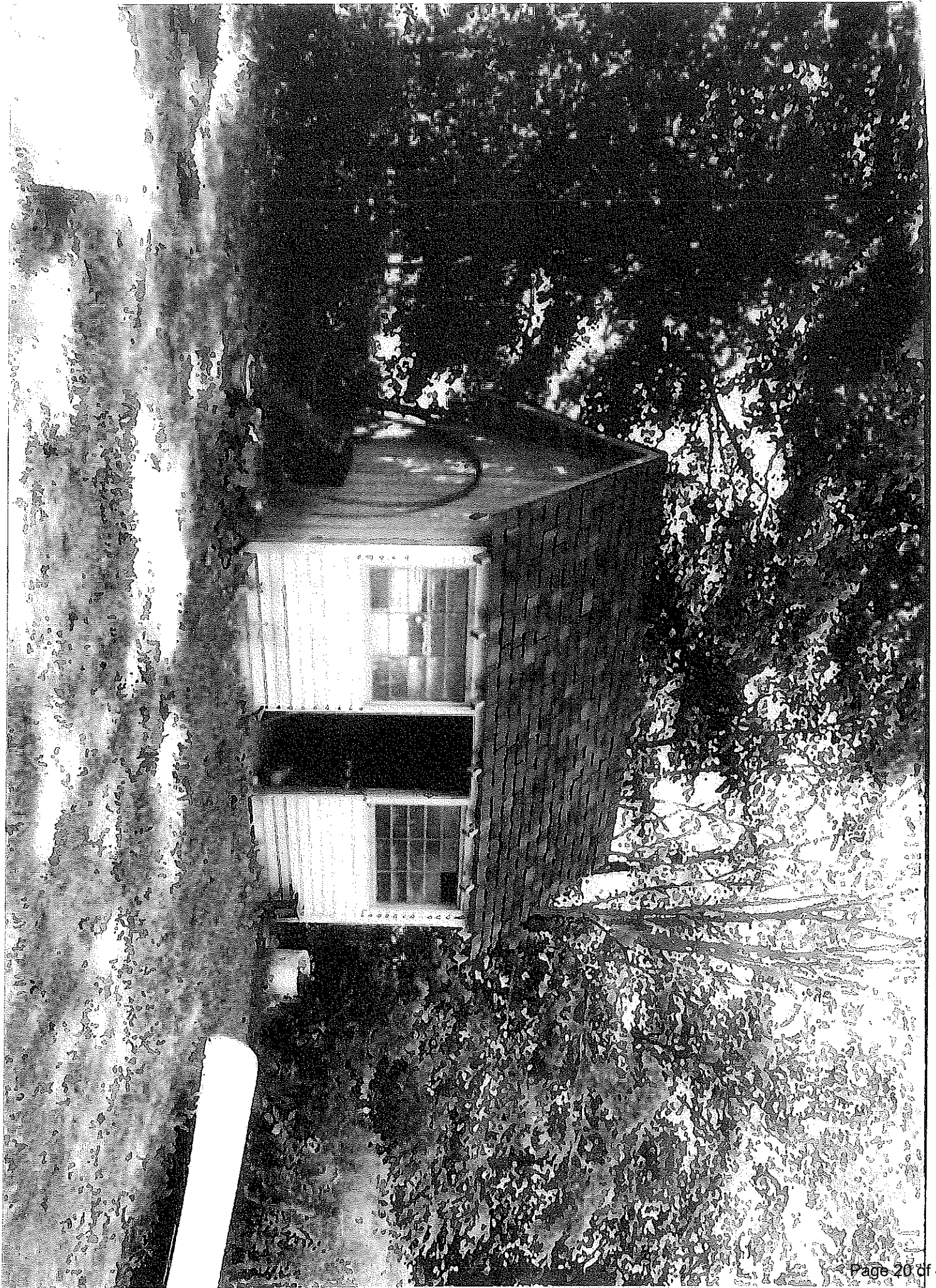


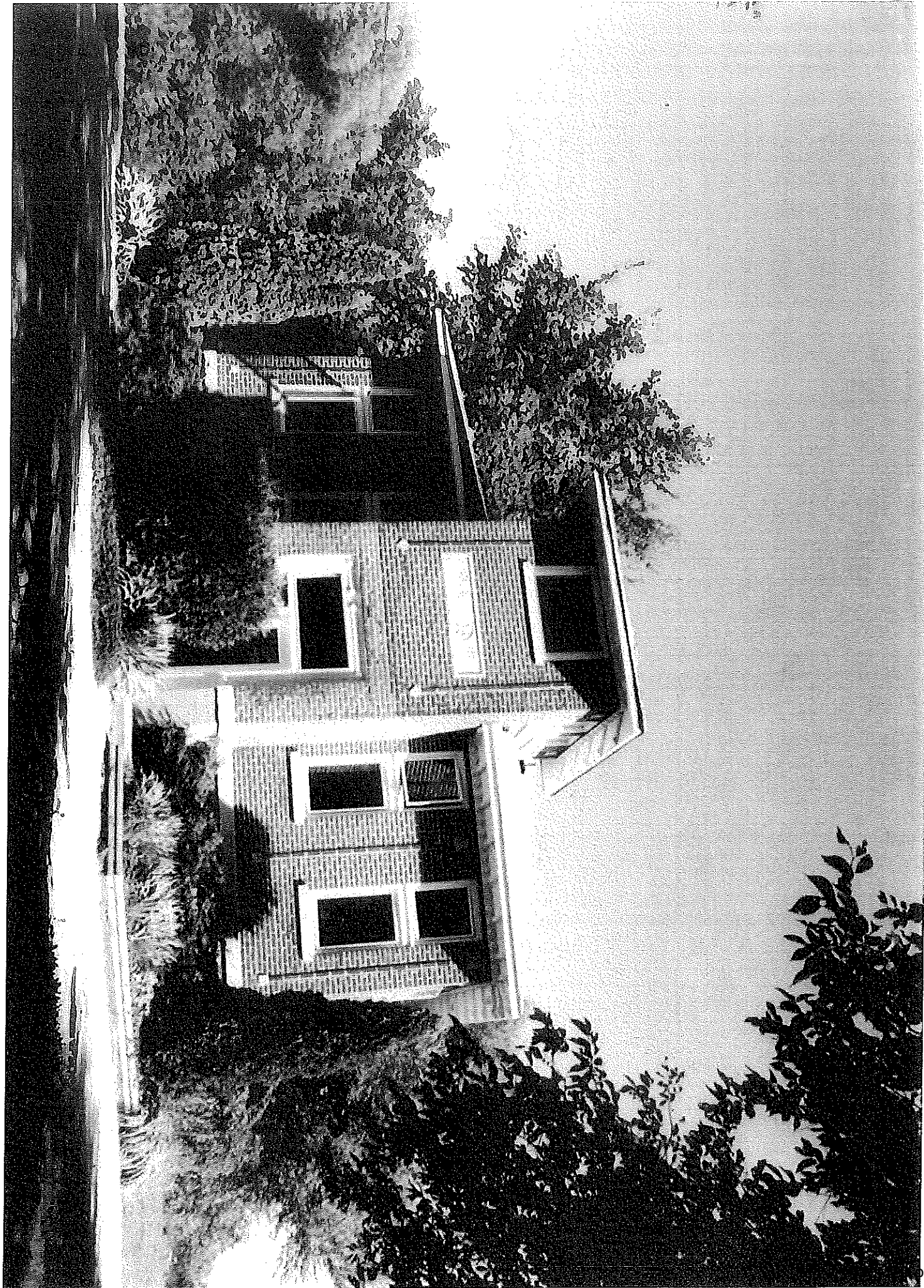




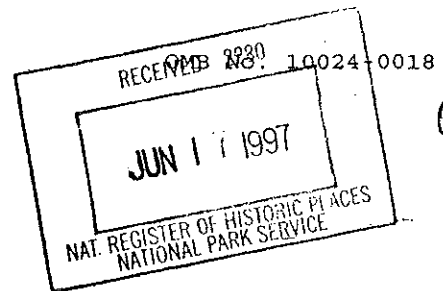








United States Department of Interior
National Park Service



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 Siggleskow 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]
Signature of certifying official/Title
State Historic Preservation Officer-WI

6/11/97
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 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:

- ☒ 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:) _____

Signature of the Keeper Date of Action

Edson R. Beall 7/17/97

5. Classification

Ownership of Property (check as many boxes as apply)
Category of Property (Check only one box)

☒ private ☒ building(s)
— public-local — district
— public-state — site
— public-federal — structure
 — object

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

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>1</u>	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)

Current Functions

(Enter categories from instructions)

EDUCATION: School

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.
- ☒ 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.

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).)

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

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
☒ 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.)

1	<u>1/6</u>	<u>3/1/4/4/5/0</u>	<u>4/7/6/6/0/1/0</u>	3	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
	Zone	Easting	Northing		Zone	Easting									Northing
2	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
	Zone	Easting		Northing	4	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	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 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
Name of Property

Dane County, Wisconsin
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.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1

Waubesa School
Blooming Grove, Dane County, Wisconsin

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 1994³ 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

¹Minutes, 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.

²Lucia Rhodehamel, interview, August 19, 1996.

³Ibid.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

Waubesa School
Blooming Grove, Dane County, Wisconsin

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

⁴1923 photo of the Waubesa School, on file, McFarland Historical Museum.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 3

Waubesa School
Blooming Grove, Dane County, Wisconsin

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,

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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

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

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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.

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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

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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

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

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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

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

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

⁹Keyes, p. 887.

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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

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

¹¹Dane County Deeds, 83:38.

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

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

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

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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

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

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

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

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

¹⁹Ibid., August 11, 1919.

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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

²⁰Building Contract.

²¹Accounts, School Year 1919-20.

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

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

²⁴Accounts, School Year 1919-20.

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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

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

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

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

³²Minutes, Annual School Meetings, 1921 through 1953.

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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

³³Accounts, 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.

³⁵Olson.

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

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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 Edwards 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

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

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

³⁹Olson.

⁴⁰Dane County Deeds, 616:132.

⁴¹Houghton, Licht and Nielsen, p. 101.

⁴²Ibid., p. 102.

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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,

⁴³Dane County Deeds, 742:384.

⁴⁴Dane County Deeds, 12732:0036.

⁴⁵Photos 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.

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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

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

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

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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

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

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

⁵²Ibid.

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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

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

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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

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United States Department of the Interior
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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.



VILLAGE BOARD SUMMARY SHEET

MEETING DATE: Tuesday, June 18, 2019

SECTION: Business

DEPARTMENT: Community Development

CONTACT:

AGENDA ITEM: Discussion only - Holiday walk of historic homes in connection with Christmas in the Village

PREVIOUS ACTION:

ISSUE SUMMARY:

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

ATTACHMENTS:

None