

**LANDMARKS
COMMISSION**

Wednesday, July 14, 2021

4:00 PM

McFarland Municipal Center
Community Room

AGENDA

You are invited to this meeting through a Zoom webinar. The Public is strongly encouraged to watch and participate in these meetings remotely through either the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/84593149783>

Or by Telephone: +1 (312) 626-6799
Webinar ID: 845 9314 9783

1. CALL TO ORDER
2. PUBLIC APPEARANCES.
3. APPROVAL OF MINUTES.
 - a. Review and possible approval of the May 13, 2021 Landmarks Commission meeting draft minutes.
4. BUSINESS.
 - a. Discussion and possible action on a Certificate of Appropriateness application submitted by Mark Lofgren for a free standing shed at 5902 Main Street.
 - b. Discussion and possible action on a letter of support for designation of 6003 Exchange Street (Edwards-Larson House) on the National Register of Historic Places.
5. SCHEDULE NEXT MEETING DATE.
 - a. Discussion of Hybrid Meetings 2.0.
 - b. TBD
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 13, 2021

Members Present: Ron Larson, Gordon Kinder, Virginia Nichols, Carrie Nelson

Members Absent: Kathy Krusiec

Staff Present: Andrew Bremer, Andrew Day, Karen Knoll

1. CALL TO ORDER

Nelson called the meeting to order at 5:00 p.m.

2. NEW MEMBER INTRODUCTIONS

Nelson introduced herself as the new Chairperson and had all members introduce themselves.

3. PUBLIC APPEARANCES

None.

4. APPROVAL OF MINUTES

Review and possible approval of the February 4, 2021 Landmarks Commission meeting minutes.

Motion by Nelson to approve the February 4, 2021 minutes, seconded by Kinder. Motion carried 3-0-1 with Nelson abstaining.

5. BUSINESS

- a. Discussion and possible action on a Certificate of Appropriateness application submitted by Mark & Susan Heckel for an exterior fence at 5416 Main Street.

Bremer informed Commissioners, Mark and Susan Heckel would like to install a four-foot high picket fence on their property located at 5416 Main Street. The property is a locally designated historical property. Per code prior to obtaining a building permit, applicants need to obtain a certificate of appropriateness from the Landmarks Commission.

Bremer shared with Commissioners photos of the property and the proposed location of the fence. They will be attaching their fence to the neighbor's fence and their own front porch. Bremer reviewed the application as provided in packets, and indicated he had met with the owner at the property to review the proposed fence location. Bremer discussed the standards and requirements as needed under the building code for a fence.

Heckel indicated Bremer had summarized their application completely; they have a picket fence they wish to install to keep their dogs from running out to the recently installed public sidewalk. They will be painting the fence white once installed.

Bremer reviewed with Commissioner's, the questions per Sec. 62-395, A – C, needing to be reviewed when reviewing an application for a certificate of appropriateness. Bremer indicated in his memo this would meet the standards for a certificate of appropriateness. Bremer also reviewed portions of the historic preservation code with Commissioners.

Commissioners discussed and concurred the proposal for a fence at the location on the property as submitted met the criteria for a certificate of appropriateness.

Nelson moved to recommend approval of a certificate of appropriateness for a four-foot high white picket fence at 5416 Main Street as submitted conditioned upon meeting the standard for fences under section 8-369 of the Village building code. Larson seconded the motion. Motion carried 4-0.

6. SCHEDULING NEXT MEETING DATE

TBD

7. ADJOURNMENT

Kinder moved to adjourn, Nichols seconded the motion. Motion carried meeting adjourned at 5:24 p.m.


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, July 14, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a Certificate of Appropriateness application submitted by Mark Lofgren for a free standing shed at 5902 Main Street.

PREVIOUS ACTION:

ISSUE SUMMARY:

Mark Lofgren, 5902 Main Street, has submitted a Certificate of Appropriateness Application to construct a 7x7 foot detached accessory shed in the rear yard of 5902 Main Street for the storage of property maintenance equipment. The property is a locally designated historic structure under the Village's Zoning Code. The packet includes:

1. Certificate of Appropriateness Application
2. Photos of the shed location
3. Site map of the shed location

Per Sec. 62-395, 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.

In the Director's opinion, questions a and b are found in the negative, and question c is not applicable.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

5902 Main Street (Tollef Lewis Building circa 1897) is identified as site #27 in the Historic McFarland A Walking Tour (Published by the McFarland Historical Society), which notes:



"Built around the same time as the Ole S. Olson building, it is very likely to have been constructed by the same builder since they share similar features. This building is also a Neo--Classical Revival style. Tollef Lewis operated a furniture business here as well as a barbershop and undertaking business. Gordon and Patricia Lofgren moved to McFarland in 1961 when he started his dentistry practice in the building. Eventually, Gordon retired and it continues to house a family dentist. The Lofgrens restored the exterior in 1990 and own the building in 2015."

ORDINANCE REFERENCE:

Sec. 62-227, Accessory uses, buildings, and structures
Chapter 62, Article II, Division 6 - Historic Preservation

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend approval of the Certificate of Appropriateness for a a 7x7 foot detached accessory shed in the rear yard of 5902 Main Street as submitted.

ATTACHMENTS:

1. COA request - 5902 Main St. 6.25.21
2. 5902 Main Street Shed Location Photos_7.8.21
3. 5902 Main Street Property Map

approved Certificate of Appropriateness is not a building permit; a separate permit must be applied for with required fees paid, after approval of the Certificate of Appropriateness.

2) Who will be doing the proposed work in respect to this property?

Owner Contactor If "Contractor" state name and contact information of the contractor (s):

Name: Mark Lofgren/Patricia Lofgren

Address: _____

Phone number: _____

Email: BoJangles98@charter.net

3) Do you grant permission for the Landmarks Commission and staff, either individually or as a group, to enter onto the subject property for an exterior site inspection?

Yes No

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

(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.

The Landmarks Commission shall review the application within 45 days of the filing of a complete application. A decision by the Landmarks Commission to deny a Certificate of Appropriateness may be appealed to the Village Board. The appeal shall be initiated by filing a petition, specifying the grounds therefor, with the Village Clerk-Treasurer within ten days of the date of the decision of the Landmarks Commission is made.

I hereby swear that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Mark Lofgren
Signature of Applicant (s)

6/25/2021
Date

Office Use Only	
Received By	<u>K</u>
Date Received	<u>6-25-2021</u>
Meeting Date	
Approved or denied on	

Landmarks Commission

June 24, 2021

I am the owner of the "Historical" property in McFarland at 5902 Main Street. Mark Lofgren, my son, presently lives in an apartment at that address and maintains the property. He has previously applied to the Village for a permit to erect a shed at this property. We are in need of a better way to store heavy outdoor machinery, such as a lawn mower and a snow blower, when not in use so that we no longer have to store the items outdoors on the property behind the building. The storage shed proposed is the one pictured in the attachment.

The Suncast 7x7 ft. resin shed is free standing and is not intended to be attached to any building. We propose to place it approximately 17 feet from the back of the building, close to the lot line that separates our building from the Historical Society. The color of the shed that we desire is a light grey/tan shade and will closely match the Milwaukee brick of our building without clashing with the dark brown background of the Historical Society's building. We believe that it will blend well into the landscape and be hardly noticeable due to its small size and intended placement beyond the north side of the existing deck/ramp.

We have been seeking a Village Permit since Spring. The shed that we wish to purchase is now in short supply. We would appreciate a timely response to this request from the Landmarks Commission so that we may purchase and install the shed before our short Wisconsin summer ends.

Patricia Lofgren
PO Box 63
McFarland, WI 53558

Patricia Lofgren

Email: lofgrendds@charter.net

Suncast Vista

1,626 reviews



7'x7'
327 CUBIC FEET



LOW
MAINTENANCE
EASY
TO CLEAN

ALL
WEATHER
CONSTRUCTION
WATER RESISTANT
UV PROTECTION

10
YEAR
LIMITED WARRANTY



Vista 7 ft. x 7 ft. Resin Storage Shed
by Suncoast ★★★★★ (1510) 10.5k

\$769⁰⁰



[Product Overview](#)

[Specifications](#)

[Questions & Answers](#)

[Customer Reviews](#)

Assembly Required	Yes
Capacity (cu. ft.) - Total	326.9 cu ft
Color Family	Beige / Cream
Door Type	Double
Features	Door Latch, Double Door, Lockable Door, Vents, Windows
Floor Options	With Floor
Foundation	Foundation Not Included
Included	Floor
Manufacturers Recommended Assembly Time (hours)	4.5
Manufacturers Recommended Tools needed for Assembly	Safety glasses, Phillips screw driver, Mallet, Socket Wrench 7/16", wrench, Square, Flash
Maximum Roof Load	20
Maximum Wind Resistance	65
Number of People Recommended by Manufacturer to Assemble	2
Number of Windows	2
Product Weight (lb.)	325 lb
Returnable	90-Day
Roof Color Family	Brown
Roof Material	Plastic
Roof Material	Plastic
Roof Pitch	7:12
Roof Shape	Peak
Shed Type	Plastic
Siding Color Family	Beige/Bisque
Storage Capacity (cu. ft.)	327
Style	Traditional
Style	Cottage

[Live Chat](#)
[Feedback](#)

Warranty / Certifications

Manufacturer Warranty	10 Year Limited Warranty
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Questions & Answers

384 Questions

881 Answers

[Ask a New Question](#)

Search Questions and Answers

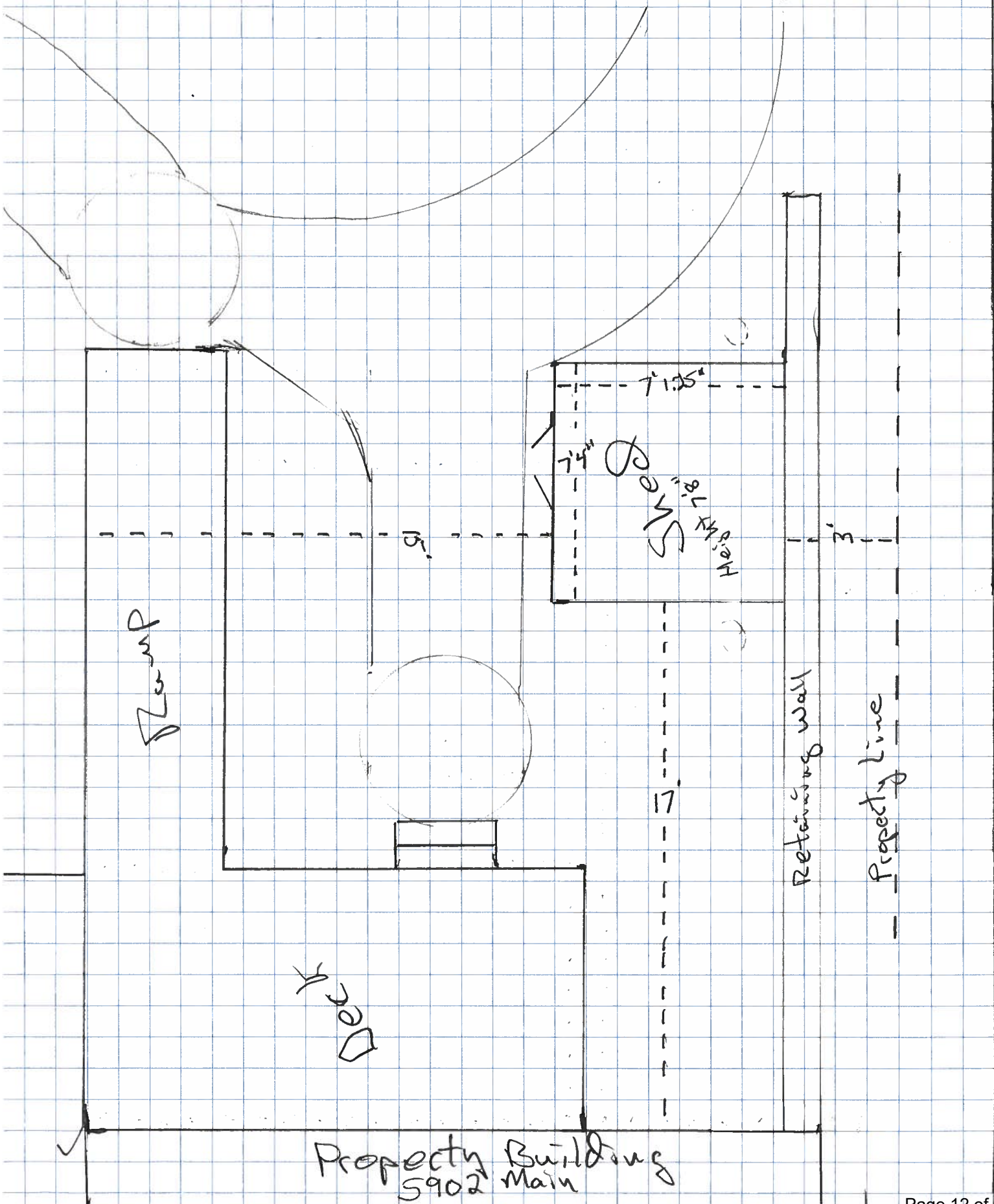
Sort By:

Questions with Most Answers

+ How much did it cost everyone to build the foundation? Also, could it be built on Pallets?
Asked by Mike April 26, 2018

13
Answers

0



Ramp

Deck

Property Building
5902 Main

Pond
Height 9'10"

Retaining wall

Property Line

Museum wall

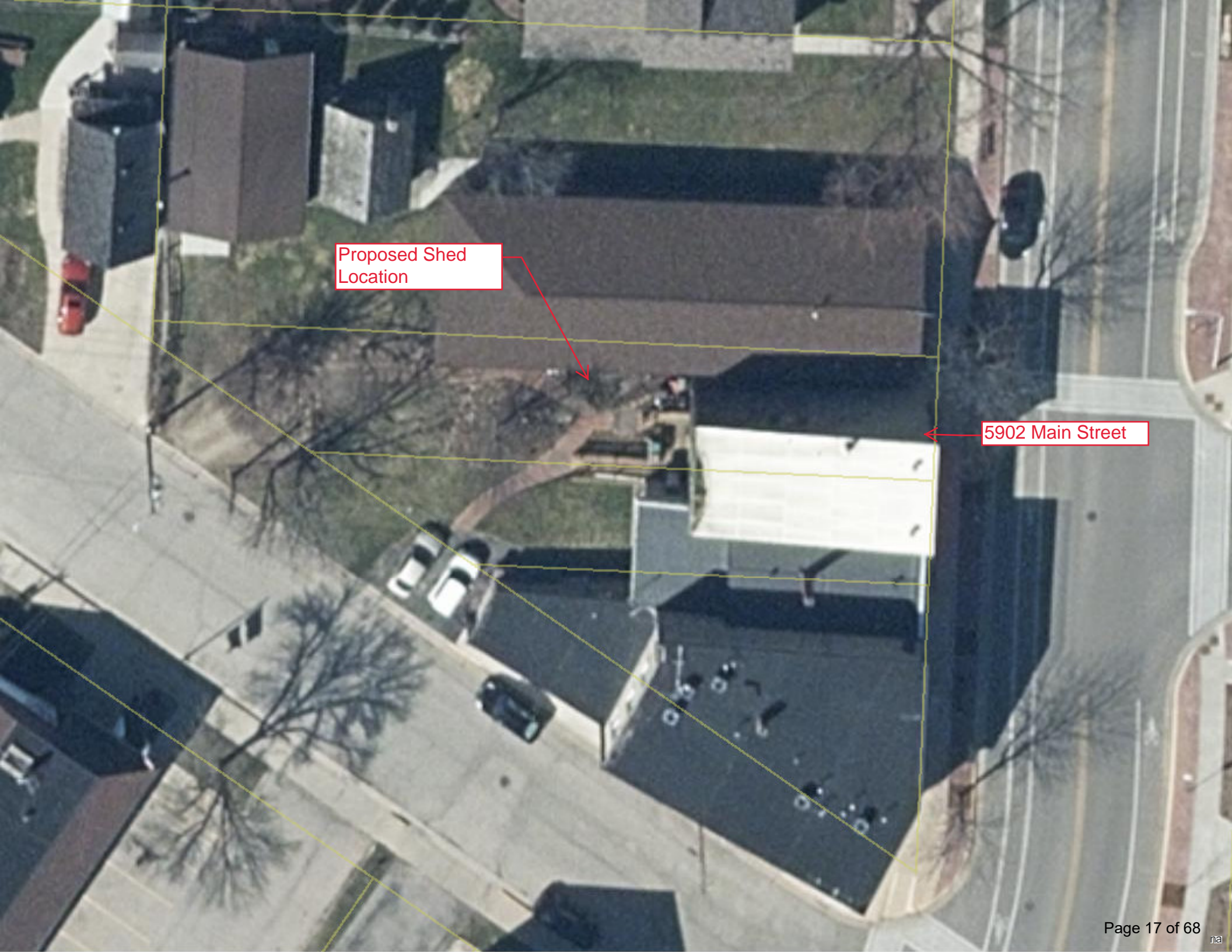




Village of McFarland







Proposed Shed
Location

5902 Main Street



McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, July 14, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and possible action on a letter of support for designation of 6003 Exchange Street (Edwards-Larson House) on the National Register of Historic Places.

PREVIOUS ACTION:

ISSUE SUMMARY:

The McFarland Historical Society has submitted an application to the Wisconsin Historical Society for nomination of 6003 Exchange Street (Edwards-Larson House) to the National Register of Historic Places. The McFarland Historical Society is the owner of the property, operating the Larson House Museum.

In accordance with the Procedures for the Certification of Local Government in Wisconsin, the nomination has been transmitted to the McFarland Landmarks Commission for review and comment regarding the eligibility. The review consists of sending a non-binding letter of support to the Wisconsin State Historic Preservation Review Board. It is important to note that the Landmarks Commission is not being asked, or tasked with, making the technical determination as to whether the property should be so designated. That review is completed by Wisconsin State Historical Society Staff, which they present to the Wisconsin State Historic Preservation Review Board, with their recommendation then transmitted to the National Park Service. The Landmarks Commission's review is simply an opportunity to provide any comments regarding the nomination from a local perspective (e.g. any issues or concerns with the nomination that the State Staff wouldn't necessarily have knowledge of). In anticipation of Commission support, the Director has drafted a letter of support included in the packet for the Commission's approval.

6003 Exchange Street is already a locally designated historic property under the Village's Zoning Code. If approved for the National Register, the property would join 5979 Siggelkow Road (Waubesa School) and 5923 Exchange Street (McFarland House) as the third such property in the Village.

Jane Licht from the Historical Society will be in attendance to answer any questions from the Commission.

FINANCIAL/BUDGET IMPACT:



VILLAGE PLAN REFERENCE:

6003 Exchange Street (Edwards-Larson House circa 1897) is identified as site #1 in the Historic McFarland A Walking Tour (Published by the McFarland Historical Society), which notes:

"A beautiful example of Queen Anne architecture with fine ornamental work on the front gable and porches. Built for E.N. Edwards in 1898 but sold in 1901 to Tollef Olson who retired here with his wife Ingebor from their farm in the Town of Dunn. After Tollef died in 1910, John O. Larson purchased the home in 1911. The house remained in the Larson family for many years but stood empty for twenty years until the McFarland Historical Society purchased it in 2012. Society members developed a restoration plan and over 100 volunteers and many generous local contractors restored the home to its former glory. Now a house museum, it is open to the public Sunday afternoons during the summer months and special group tours are given by appointment."

ORDINANCE REFERENCE:

Chapter 62, Article II, Division 6 - Historic Preservation

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve a letter of support for designation of 6003 Exchange Street (Edwards-Larson House) on the National Register of Historic Places.

ATTACHMENTS:

1. 6003 Exchange Street WHS Ltr_06.17.21
2. Edwards-Larson House NR_Review Draft 06 22 2021
3. Edwards-Larson House NR_Master Photo
4. 6003 Exchange Street National Register - McFarland CLG Ltr of Support - 7.15.21



 COPY

WISCONSIN
HISTORICAL
SOCIETY

June 17, 2021

Carolyn Clow
Village President
5915 Milwaukee Street
PO Box 110
McFarland, WI 53558

Dear Ms. Clow,

This letter is to notify you that an adequately documented nomination for the following property located in the Village of McFarland has been received by our office for nomination to the National Register of Historic Places:

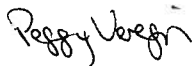
- *Edwards-Larson House at 6003 Exchange Street*

In accordance with "Procedures for the Certification of Local Government in Wisconsin" copies of these nominations have been transmitted to the McFarland Landmarks Commission for review and comment regarding the eligibility of this property for listing in the National Register of Historic Places.

The report of the Commission will be forwarded to you for your recommendation regarding the eligibility of this property to the National Register. The Commission's report and your recommendation should be transmitted to our office within 60 days of the Commission's receipt of the nomination, in accordance with the Certification of Agreement between the Village of McFarland and the Wisconsin State Historic Preservation Review Board.

If you have any questions regarding this matter, please contact me at (608) 264-6501 or by email at Peggy.Veregin@WisconsinHistory.org.

Sincerely,



Peggy Veregin
National Register Coordinator

cc: Chair, McFarland Landmarks Commission

Collecting, Preserving, and Sharing Stories since 1846
816 State Street Madison, Wisconsin 53706

wisconsinhistory.org

Wisconsin Word Processing Format (Approved 1/92)

**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 **Edwards-Larson House**
other names/site number **Larson House, Larson House Museum**

2. Location

street & number	6003 Exchange Street		N/A	not for publication
city or town	McFarland		N/A	vicinity
state Wisconsin	code WI	county Dane	code 25	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 sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

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

5. Classification

Ownership of Property (check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0
<input type="checkbox"/> public-local	<input type="checkbox"/> district		1 buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> structure		1 sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> site		1 structures
	<input type="checkbox"/> object		1 objects
		1	1 total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC: Single Dwelling	RECREATION AND CULTURE: Museum
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
LATE VICTORIAN: Queen Anne	foundation Limestone walls Weatherboard
_____	roof Asphalt shingle
_____	other Brick

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1898

Significant Dates

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Narrative Statement of Significance

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

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

- X State Historic Preservation Office
 - Other State Agency
 - Federal Agency
 - Local government
 - University
 - Other
- Name of repository:

10. Geographical Data

Acreage of Property less than one acre

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

1 16 89.289594 43.012232
 Zone Easting Northing

3 _____
 Zone Easting Northing

2 _____
 Zone Easting Northing

4 _____
 Zone Easting Northing

See Continuation Sheet

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

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

11. Form Prepared By

name/title	Jane Licht	date	
organization	McFarland Historical Society	telephone	608-838-8178
street & number	5814 Main Street	zip code	53558
city or town	McFarland	state	WI

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title	Dale Marsden/President	date	
organization	McFarland Historical Society	telephone	608-838-8178
street & number	5814 Main Street	zip code	53558
city or town	McFarland	state	WI

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

Edwards-Larson House
McFarland, Dane County, WI

Start description on line below

Summary

The Larson House is located on a prominent crossroads in the heart of the Village of McFarland, Wisconsin. It is a Queen Anne style home that was considered upscale and modern when it was built in 1898. It was originally built as a four-bedroom home with a small servant's room, two parlors, dining room, kitchen, pantry, attic and cellar. It was home to families that were part of an active community of first and second generation Norwegian Americans living in a small village between Madison and Stoughton. The fine craftsmanship and sturdy construction of the house were appreciated by the three well-respected families that owned it in the early 1900's. The house is significant as one of the finest examples of the Queen Anne style in the community and having very good integrity to its historic period.

Setting and Site

The Larson House, oriented toward Exchange Street, is located on a large intersection at the corner of Exchange and Bashford streets in the village of McFarland. The lot was part of the first addition to the Village of McFarland, the first new plat after William McFarland platted the Village in 1856. The house is located on a flat, somewhat wedge-shaped lot, being narrow in front and widening toward the back, and is .267 acres. The house is located toward the southeast corner of the lot and the south side of the house is only a few feet away from the property line. Because the house is set back from Exchange Street, there is a long expanse of lawn at the front, wrapping around to the north side and toward the rear. Toward the east edge of the property a new driveway has been constructed, accessed from Bashford Street, and extends along the east property line at the back of the property. The house next door to the south is a less ornate two-story home also built in 1898; its driveway and garage are located very close to the property line and are separated from the Larson House by a narrow length of mown grass.

The area surrounding the Larson House is a mixture of residential, industrial, commercial and municipal properties, not unusual for development patterns of the late nineteenth century when homes were often constructed in close proximity to the commercial core of the city. The area that extends southwesterly from the Exchange and Bashford streets intersection is residential with a sidewalk only on the east side of Exchange Street. The street is interspersed with mature trees and a mix of modest homes from the late nineteenth century to the mid-twentieth century. Across Bashford Street to the northeast is a small, light-industrial area where a pair of railroad tracks run east-west, a parking area on the site of the former railroad depot is adjacent to the track, and beyond, are multiple buildings associated with a lumber company. Across Bashford Street to the northwest is a large municipal park, and continuing in a northerly direction is a small commercial core having a mix of new construction and late-nineteenth and early-twentieth century commercial buildings. The McFarland House, the village's first building built in 1857 is located just north of the railroad tracks, and is now the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2

Edwards-Larson House
McFarland, Dane County, WI

McFarland House Café and has two rental units on the second floor. Next to the McFarland House is the McFarland Tavern. Both of these historic buildings have retained their exterior integrity.

The nominated parcel includes the house and a large contemporary pergola structure which is non-contributing. The pergola was designed to complement the architecture of the Victorian era home, is eight by ten-feet with spandrels and a herring-bone brick floor was added to the backyard in 2014 and 2015, respectively. An herb garden was planted in 2013, conveniently located near the side porch that opens to the kitchen. Flower gardens surround the front and the northeast side of the house and frame the backyard. A cement driveway and patio were added in 2013 at the back of the house for better access and for special events.

In the 1960's, owner Bertha Larson sold off a small square-shaped parcel in the northeast corner of her backyard and a small stone house was constructed on the lot. The stone house was eventually purchased by avid gardener Thelma Allen who not only tends her own flowers, but also now serves on the Larson House Garden Committee.

General Characteristics

The house is long and narrow, being 54 feet 9 inches by 29 feet 3 inches (see copies of the floor plans of the basement, first floor, and second floor); the foundation is of stone, the walls are of wood clapboard siding with wood fish scale shingles under the gables, and the roof is covered with asphalt shingles. The house has a boxy rectangular form with a hipped roof at the center and four offset gables, one on each side of the house. Each gable marks the location of a projecting, full-height bay and each gable has a square, stained glass window. There is a one-story, full-width front porch across the front of the house. The main entrance has a pair of wood doors and there are wood double-hung windows throughout.

Front (Southwest) Façade

The foundation, made of limestone and mortar, is hidden by the front porch apron. The siding was in very poor condition and was replaced with cedar, the boards being turned on the bottom edge to resemble the original siding. The white trim is original and made of cypress. There are three long and narrow bay windows on the first floor with another three slightly shorter bay windows directly above on the second floor. To the southwest of the bay windows are two double hung storm doors that protect two ornate double hung doors – the main entrance to the house. Above the doors on the second floor are a set of two long, narrow windows that serve an esthetic rather than a functional purpose. All of the doors, windows, and window sashes are original. The handles on the storm doors were replaced since they were missing when restoration began. The porch was in very poor condition and had to be replaced. All of the fancy work – fluted balusters, spool spindles on the railing, spandrels, and turned columns were removed, repaired and used again. Careful measurements were taken before the removal of the porch to insure historical integrity. Old photographs revealed that the

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original front porch roof was a mansard (hip) roof that began immediately under the second story windows. At some point in the history of the house, this hip roof had been removed and replaced with a less elegant flat roof. The porch ceiling was replicated by using wainscoting. The porch flooring resembles the original floor boards but close inspection will reveal that a long-lasting product was used that is highly resistant to rot. The original porch steps did not have hand rails but these were required by Village ordinance. Several of the original fluted balusters were added to those railings as well as round finials on the end posts so that this new addition would be appropriate to the design scheme. Atop the front porch is a small balcony with short balusters and railings and used by the occupants whenever parades were going down the street and through the intersection. It is said that they would open a window in the master bedroom and climb out onto the balcony to better see and to be seen. A gable above the second story is a prominent feature of this façade. The gable has a triangular decorative piece containing spool spindles set at the crown. On either side of the base of the front gable are corbels with globe finials. A small, square stained-glass window is located beneath the gable decoration. Both the gables and the hip roof are decorated with fish scale cedar shingles.

Side (Northwest) Façade

The foundation is limestone and mortar. Much of the mortar was missing and a mason familiar with restoring old houses touched up the mortar. The siding was in very poor condition and was replaced with cedar, the boards being turned on the bottom edge to resemble the original siding. The white trim is original and made of cypress. There are six long and narrow windows on the first floor with another six slightly shorter windows directly above on the second floor. The center of this lengthy façade is broken by the gable that juts out a few feet, containing four of the windows plus a small, square stained-glass window in the attic. Above the stained-glass window and at the crown of the gable is another decorative piece containing spool spindles. On the Northwest corner of this façade is a side porch that was missing when the McFarland Historical Society gained ownership in 2012. An old photograph was used to replicate the original. The original spandrels, railings and columns were found in the basement. These were repaired and used in the construction of the new porch. A loading ramp was added to the end of this porch that was not original but very functional. The side porch storm door was modified to better fit and the regular door to the kitchen is original. All of the windows and the sashes are original. The original chimney on top of the roof was repaired and it remains. The basement windows on this façade were in very poor condition and were replaced with clear glass bricks salvaged from a 19th century church.

Rear (Northeast) Façade

The foundation is limestone and mortar. Much of the mortar was missing and a mason familiar with restoring old houses touched up the mortar. The siding was in very poor condition and was replaced with cedar, the boards being turned on the bottom edge to resemble the original siding. The white trim is original and made of cypress. There are four long, narrow windows plus a small, square stained-glass window in the attic gable. This gable has decorative fish scale cedar siding but no other

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decorations. One of the windows was broken and the glass was replaced. The other windows are made of all original materials. The cellar doors were missing but enough of the old front piece was still attached to the house to show the angle of the original doors. After researching wooden cellar doors, new doors were made of cedar. The northwest corner of the side porch and two bay windows from the southeast façade are visible from the rear façade.

Side (Southwest) Façade

The foundation is limestone and mortar. Much of the mortar was missing and a mason familiar with restoring old houses touched up the mortar. The siding was in very poor condition and was replaced with cedar, the boards being turned on the bottom edge to resemble the original siding. The white trim is original and made of cypress. Six bay windows – three on the first floor and three on the second floor – plus one second story window and one small square, stained-glass window are found on this façade. The largest bay window on the first floor was broken and the glass replaced; otherwise, all the windows are made of the original materials. The two basement windows were repaired and are original. The opening under the large bay window was a coal chute, no longer needed for coal but now used as an opening for utilities. The gable has decorative fish-scale cedar siding. (It is difficult to get a good photograph of this façade because of the close proximity of the neighboring house.)

Interior

First Floor

When a visitor opens the front-doors and walks into the entryway, there is an immediate feeling of going back in time. The newel post on the stairway to the right is handsomely decorated and topped with a globe finial. Colored light enters from the stained-glass window on the southwest exterior wall. Looking up the visitor will find a lovely antique cranberry-colored globe of a hanging lamp that replaces the original that disappeared many years ago. The woodwork is made of closely grained yellow pine stained a dark, reddish brown and is in good condition. High molded baseboards are found throughout the house. Rosettes in the corner blocks of the door frames speak of quality and attention to detail. Baseboard blocks are also decorated. The ceilings are nine feet high on the first floor and eight feet three inches on the second floor. Original picture rail molding is found in most rooms and used for hanging all the historical information, wall plaques, photos and prints on the walls. The walls are all plaster over wood lath with cracks and holes filled and a coating of new plaster applied to all the rooms as part of the restoration. Double doors lead to the front parlor or “living room” as the Larson family called it. One striking feature is the mural that wraps all around the room above the picture rail molding. In 1920, an itinerant artist who happened to know John Larson stopped and showed the various styles of murals he would paint. John let his daughter Bertha chose and her pick was the “Buttes of Montana” since it reminded her of the family farm in southwest North Dakota. The living room has the original chandelier and globes from 1920. A single pocket door lead to the dining room.

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Hardwood maple that was air dried was used throughout the main floor of the house. The original floor grates are in all the rooms.

The dining room features a pass-through china cabinet that allowed clean dishes from the kitchen to be set on the shelves through the cabinet doors in the kitchen and then be available from the dining room using the front set of cabinet doors. A dish rail surrounding the dining room offers a place for fancy china dishes to be displayed. Under the railing on one wall are a series of hooks used to hold the coffee cups for each family member. The most distinctive feature in the dining room is the wall paper on the ceiling that flows down to the top of the dish rail. The pattern indicates it is not from 1898 but with its large white and pink flowers (probably representing dogwood flowers) on a gray background, it is reminiscent of styles from the 1920's. One interesting item in the dining room is a heat regulator with a chain going down into the basement that would have connected with the coal-burning furnace. This way, the furnace flues could be conveniently opened and closed to adjust the temperature without having to walk down into the basement.

A pocket door leads from the dining room to the smaller parlor. A second door in the small parlor opens into the larger parlor/living room but it was usually kept closed.

The door to the kitchen is double hinged to allow it to swing open from both directions. However, this feature may have been tiresome for the family because a small hook- and- eye were added so the door could be kept open to the kitchen. Wainscoting wraps around the kitchen walls to a height of 50 inches behind the sink and 38 inches around the rest of the room. There is a small cutting board type surface next to the pass-through china cabinet doors. The surface is attached to the wall and has two legs to form a small work table and a bit of counter space. A hand pump using water from a cistern under the side porch serviced a dry sink until indoor plumbing was installed. The hand pump remains and so does the 1930's sink. There are three doors on the southwest wall of the kitchen. The first leads to the pantry, the second to a small closet and the third to the back stairway. With its steep steps and lack of a handrail, it was likely created for a servant's use. A handrail required by village ordinance was added as part of the restoration.

The pantry is small but makes use of the space with four deep shelves and a cutting board surface under the shelving. Under the cutting board surface are three drawers and under them are three cabinet doors. Two of the doors open to two shelves. The last cabinet door has a deep well behind it and can be tipped forward because the bottom is hinged to the floor. It may have held flour in bulk. There is a window on the southwest wall of the pantry and on the southeast wall is a door to the basement.

Second Floor

At the top of the front stairs is the octagonal bedroom. It is the only bedroom without a closet. Its bay windows to the southwest bring in much light even with the Victorian style shades pulled down most

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of the time to protect the furniture and rug. The heat grate is just above the baseboard in the wall. The heating system was originally gravity fed and the upstairs would have been difficult to heat in severely cold weather. The floors throughout the upstairs are wide pine boards that are painted.

Back into the open hallway is a door to the master bedroom. Actually, the master bedroom has four doors – to a walk-in utility closet, two doors to enter the room and another to a clothes closet. The three bay windows facing northwest in the master bedroom offer lots of natural lighting house and would have been ideal for a woman's sewing area. Two other windows face the northeast in this spacious room. The utility closet has two windows facing the front of the house, probably for esthetics more than for function. The hallway leading to the small children's room wraps around the octagonal room rather than being straight. The original picture rail molding is very prominent in this stretch of the hallway.

The children's room has double windows facing the northeast and a rather large closet with deep shelves. Next is the small bathroom that was likely originally meant for a servant or "hired girl" though the Larson family never had a servant. The last room may have been intended to serve as a fourth bedroom but was used as an office by John Larson. It has two windows and a chimney opening for a small wood or coal burning stove – a kind of space heater. There is a closet door and a door leading to the attic from this office. The hallway turns a 90-degree angle before leading to the stairway down to the kitchen.

Attic

The attic has the original floor boards and is otherwise unfinished. As part of the restoration, insulation was forced under the floorboards. The attic space is open, being one large room that forms a cross due to the two protruding side gables. It is used for storage.

Basement

The basement is accessed by both a narrow stairway from the pantry and by cellar doors over eight descending cement steps. The cellar doors were missing when purchased by the Society. Common patterns for wood cellar doors were researched and new, authentic-looking cellar doors were built. The two-foot wide basement walls were made with limestone and mortar. There are two rooms in the basement. In the larger room was an opening in the southwest wall for coal – a coal chute - for the large furnace. As part of the restoration work, new mortar was applied to the walls. At some point during its history, cement of an inappropriate density was applied to the walls as mortar, causing damage. An experienced mason contracted by the McFarland Historical Society used softer mortar that was historically and functionally correct. A chimney rose from the center of the basement. The chimney bricks were suffering from severe water damage causing efflorescence and the mason replaced the chimney brick in the basement. At some point, a cement floor was laid down in the basement, making it feasible for storage. The basement is not used by visitors, only by volunteers.

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Non Contributing Structure

An open pergola is located in the backyard. The pergola is constructed of wood, over a paved center and was added to the yard c2015.

Alterations

Despite the deteriorated condition at the time the McFarland Historical Society purchased the house, it had a new roof which helped protect the building and the structure was sound. Due to advanced deterioration of wood siding and porches those features that were beyond repair were faithfully duplicated in matching materials based on historic evidence on the house itself, as described above. On the interior, there had been relatively little remodeling done. One plasterboard wall was removed in the entryway and the home was back to its original floorplan. The only exception is that the closet under the stairs had been made into a tiny bathroom by the Larson sisters Bertha and Tonetta (John's daughters) when they lived in the house in their later years. The current owners, the McFarland Historical Society, decided to keep the bathroom under the stairs and make it functional for those working at the house. The Larson family had indoor plumbing installed in the 1930's so the kitchen sink, bathroom tub, bathroom sink, toilet and medicine cabinet are all from that era. The kitchen sink is operational but the upstairs bathroom is for display only. The old original coal burning furnace in the basement has been replaced with a gas-burning furnace.

Integrity

The Edwards-Larson House has very good integrity. The exterior had extensive rotted wood which was repaired by replicating those features to exactly match the original; all other wood features were removed, repaired and reinstalled on the house. At some point during its history, the mansard (hip) roof of the front porch was removed, making the roof flat. During restoration the front porch roof was built to resemble its original architecture. The porch retains its original location, configuration, design and materials; furthermore, the decorative upper railing which was missing, has been replicated and restored to the house. The interior also has very good integrity retaining the historic plan, floor, wall and ceiling materials, and decorative features.

___End of Description of Physical Appearance

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 Insert Statement of Significance

Land Acknowledgement

This nomination recognizes the depth of human presence here, the ancestral homeland of American Indians for millennia, including the Menominee and Ho-Chunk tribes. From as early as the 17th century, inter-tribal conflict, Euro-American exploration and settlement, and ensuing military campaigns, all had the effect of repeated displacement of Indians of many tribal affiliations. This continuous tribal movement resulted in Wisconsin being home to many tribes who originated from other parts of the country, generating a pattern of immigration, relocation, and formation of a new homeland. Some of these tribes remain in Wisconsin; others may not, but numerous count Wisconsin as home: Brotherton, Dakota, Fox/Meskwaki, Ho-Chunk, Kickapoo, Mascoutens, Menominee, Miami, Munsee, Odawa, Ojibwa, Oneida, Potawatomi, Stockbridge, Sauk, and Wyandot tribes. We acknowledge that the property that is the subject of this nomination is located on land long occupied by American Indians, and since 1850 by the Ho-Chunk tribe.

Summary of Significance

The Larson House is eligible for the National Register of Historic Places under Criterion C, in the area of Architecture, locally significant as a beautiful example of the Queen Anne style in McFarland. It is unknown if there was an architect responsible for its design but its construction has been attributed to local carpenter and craftsman, Sure Johnson. Constructed in 1898, the Larson House features an abundance of characteristic elements of the Queen Anne style, such as a steeply pitched, compound roof form with a dominant front-facing gable, and construction devices to avoid a smooth-walled appearance including: an asymmetrical front façade, wood clapboard siding with decorative patterned shingles in the gables, corner brackets, cutaway bay windows at the front and sides of the house, decorative spindle-work in the gables, tall, wood, double-hung windows, a prominent wood door sited left of center and a full-width front porch with turned porch posts, an elaborate pattern of turned balusters in the railing, and a spindle-work frieze at the top of the posts.

The Larson House embodies the distinctive characteristics of the Queen Anne styles, and displays very good integrity. When the current owners acquired the house, some exterior finishes were damaged beyond repair. The restoration of the exterior was meticulous, replicating damaged features so that the repair matched the original in material, design, scale and profile; the balance of the exterior materials and features were retained and repaired. The interior retains very good integrity, having its historic plan, features and finishes throughout. Prominently siting on the corner of two well-traveled roads, it is considered one of the best homes in McFarland.

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Period of Significance

The period of significance coincides with the construction date of 1898.

Historic Name

Normally, the historic name is assigned using the name of the person who built the house; in this case, E. N. Edwards. Edwards lived in the house only two years and subsequently, his friend John Larson bought the house in 1911 and he and his family lived in it for nearly 80 years. For this reason, the residents of McFarland have long called it the "Larson House." After the purchase by the McFarland Historical Society in 2012, it was named the Larson House Museum. For this reason, the name Edward-Larson House recognizes both the original and community-recognized attribution for the house and is the name used for the nomination; as the name of the museum, Larson House may be used when referring to the museum itself.

Developmental History

Developmental History of McFarland

Norwegian heritage is reflected in the history of the settlement of McFarland. While some early residents came over from Norway, others were born in this country to Norwegian parents. The Village of McFarland was founded by William McFarland who came from England and was of Scottish decent; virtually all of the rest of the population was Norwegian during the early days of settlement. The first three occupants of the Edwards-Larson home were first generation Norwegian Americans. These families loved music, were faithful Lutherans, desired a good education for their children, and displayed a hardworking entrepreneurial spirit.

William Hugh McFarland was born in London, England, in 1820. McFarland immigrated to America at the age of 14. He eventually reached Milwaukee where he worked as a carpenter. He built the first boxcar used on the Milwaukee and Mississippi Railroad Company line, later named the Chicago, Milwaukee and St. Paul Railroad. Company officials desired a station between Madison and Stoughton and proposed to McFarland that he should buy land, build a depot and become a salaried agent. William McFarland did purchase 160 acres of government land and had County Surveyor William Hough plat the "Village of MacFarland" in 1856. (Eventually, it was changed to "McFarland" a spelling even William used later in life.) As he had agreed to do, William McFarland built a depot next to the railroad tracks. He retained 3 lots for himself to build an imposing 2½ story structure, the McFarland House, in 1857. William and his family lived on the first floor. The second floor provided temporary lodging for Norwegian families arriving by train. The third floor was used over the years for dances with live music, weddings and church services.

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As early as 1840, immigrants from Norway began settling on Koshkonong Creek ten miles east of McFarland. Their first church was construction in 1844. The early immigrants wrote home and encouraged friends and family to come to the area for better opportunities. The scarcity of arable land, the inheritance law of primogeniture (allowing only the eldest son to inherit the family's land), and Norway's class society created hardship, poverty and a great deal of discontentment among the rural and lower classes. There was also a widely distributed American Guidebook that encouraged Norwegian farmers to emigrate. Nearly 500,000 Norwegians left their home for America during the 19th century and by 1930, over 800,000 Norwegians had settled in American. In terms of percentages, Norway lost more of its people to emigration than any country except Ireland.

After their arduous ocean voyage, Norwegian families traveled from New York through the Great Lakes and by train to the McFarland House where they stayed briefly before locating and moving to their farmland. They would build a humble log cabin and make most of their furniture. Most of these pioneer families were from a few villages and farms in Sognefjord Province. They spoke the same dialect and many if not most were related to each other. Others came later from Telemark Province. Industrious and hard-working, when their resources allowed, they would construct proper frame houses, build the McFarland Norwegian Lutheran Church, and hire English-speaking teachers to educate their children. By 1870, the majority of the original Norwegian immigrants in the McFarland area were successful, and some were even wealthy.

While the railroad provided the means to populate the area, farming provided the major industry. At first wheat was the major crop but the chinch bug arrived in the late 1860's, adversely affecting wheat and farmers were encouraged to switch to dairy cattle. Tobacco long provided a reliable cash crop and tobacco sheds sprang up all around the Town of Dunn (the township from which the Village of McFarland was carved). McFarland was typical of many villages that supported the farming industry. It offered a lumberyard, blacksmith, livery, hardware stores, dry goods stores, feed mill, post office and later a furniture shop, mortuary, barber shop, tavern and even a garage for repairing those new-fangled automobiles. Grain and tobacco were hauled into the depot where they were weighed and sent on their way to urban centers. New equipment would arrive on the trains and passengers were transported.

Education has long been highly prized by McFarland area residents. When John O. Larson bought land long Lake Waubesa in 1900, there was already a farmhouse on the property and he actually moved his house a few feet to the south into the Town of Dunn so that his children could go to school in McFarland. Progressive McFarland had a two-room school with two teachers and the

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primary children were taught on the first floor while the older children were on the second floor. In the 1950's, there were years of well-attended PTA meetings with an aim to establish a high school. Eventually, the petroleum tank farms were included in the district to augment the tax base and in 1961, the 500-person community voted 329 to 14 to tax themselves \$650,000 for a new high school. In the coming decades of required school bond issues, the community has passed all save one. As of this writing, the village of McFarland has an elementary school for K4 through 2nd grade, an intermediate school with 3rd through 5th graders, a middle school with grades 6 through 8, and a well-equipped high school with a modern theater and swimming pool.

Beginning in the 1970's, McFarland experienced an explosion of growth. Nestled in between scenic lakes, located near the city of Madison with all its amenities and being part of an excellent school system, the area has been very attractive to new home owners. The Village has a library, four churches, a dozen eating places, numerous recreational parks and natural areas, an extensive system of biking/walking trails, a museum, a house museum, a village green with a pergola, a community band, numerous service organizations, a food pantry, and the municipal community room doubles as a senior center. On the edge of McFarland is an ice arena, bocce ball courts and a curling club. As of this writing the population is about 8000 and the neighboring Town of Dunn contributes another 5000 people.

Property History

E.N. Edwards

The subject home was constructed by Edward (E.N.) Edwards in 1898. While definitive evidence hasn't yet been located, it is locally understood that E.N. hired local farmer and carpenter Sure Johnson, to construct the house. E.N. Edwards was born in 1862 to immigrant Norwegian parents Gunder Evenson and Kjordvor Torgerson Evenson. The family name was changed to Edwards by E.N.'s father Gunder, while Gunder was serving in the Civil War. A month after Gunder and Kjordvor's wedding he departed for military service in the 15th Wisconsin Volunteer Regiment made up of nearly all Norwegian young men eager to prove their loyalty to the new country. This regiment was so heavily composed of Norwegian soldiers that even military orders were given in Norwegian. Because he had a common last name, Gunder feared he would not get his rightful mail from this lovely bride so he officially changed his surname to Edwards. While changing his name helped distinguish himself while in the military, it made for an interesting juxtaposition of names when Gunder's first son was born and named Edward. Edward Edwards took to using E.N. which continued throughout his life.

E.N. married Anna Johnson in 1884 and they had five children: Eleanore (b. 1886, d. 1981), Maurice (b. 1887, d. 1967), Hjalmer, (b. 1890, d. 1972), Lloyd, (b. 1893, d. 1948), Oliver (b. 1891, d. 1985).

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E.N. grew to be a prominent figure in McFarland. He was an industrious entrepreneur who, along with his younger brother Theodore, developed the first addition to the original plat of the village where, along with the subject house, other Queen Anne style homes were built along Exchange Street. E.N. also owned and operated a lake resort.

In 1900, after owning the subject house only two years, E.N. sold the house and partnered with his friend John Larson (who later went on to own the subject house) to purchase 80 acres of land along the shore of Lake Waubesa from the Knicker Bocker Ice Company. E.N. and John built Edward's Park Resort on the north 40 acres which included a store with living quarters on the second floor where E.N. and his family moved to run the store and resort. They also built several cottages along the lake shore.

Tollef Olson

In 1900 E.N. sold the subject house to Tollef Olson. Tollef Olson Fosheim was born in the province of Telemark, Norway in 1831 and immigrated to this country in 1848 at the age of 17. Tollef married Ingeborg Lavrantson (1858) and took over operation of her family's large farm in the Town of Dunn in Dane County, Wisconsin. At some point, Tollef dropped his old country name of Fosheim as did many other Norwegian immigrants. When Tollef retired from farming, he bought the impressive Victorian home on the corner of Bashford and Exchange Street in McFarland, for \$2,500.00. Tollef and Ingeborg lived there less than three years, because she died in 1903. After Ingeborg's death, Tollef moved to Stoughton to live with his daughter. Although Tollef moved to Stoughton, he continued to own the house in McFarland.

Tollef established a reputation as a shrewd businessman and entrepreneur. While he stated his occupation as "farmer," he also bought and sold real estate all over Dane County, which is where he likely made most of his money. When he died in 1910, he was one of Dane County's oldest settlers and one of the wealthiest men outside of the city of Madison with an estate worth about \$400,000. As are many of the early McFarland area settlers, Tollef and Ingeborg Olson are buried in the McFarland Lutheran Church cemetery.

John Larson

In 1911, John O. Larson purchased the subject house when it became available from the estate of Tollef Olson. John Larson and his descendants lived in the house for almost 80 years.

John Larson (b.1862, d. 1942) married Julia Vick Larson (b.1867, d. 1933) in McFarland. John was the son of Ole Larson Bjorknes (b. 1827, d. 1909) and Lisabet Larsdetter (b. 1822, d. 1899) who emigrated from the Sognefjord in Norway. John and Julia had seven children: Obed (b. 1892, d.1962),

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Joseph (b. 1892, d. 1933), Tonetta (b. 1897, d. 1983), Bertha (b. 1899, d. 1988), Norma (b. 1902, d. 1992), Victor (b. 1903, d. 1956), and their youngest, Donald (b. 1907, d. 1948).

John Larson was friends with E.N. Edwards and helped him build his Edward's Park Resort in 1900. In 1906, John and his eldest son Obed built Larson's Beach Resort just south of Edward's Park Resort, both on nearby Lake Waubesa. There was plenty of business for all the little resorts along Lake Waubesa and the train stop at Edwards Park, provided reliable transportation and a convenient station for the tourists. Larson's Beach Resort soon became a beloved destination for local McFarland residents as well as tourists from Chicago and Rockford, Illinois, and elsewhere. John was like his Norwegian neighbors in many respects. He worked hard, planned for the future, took entrepreneurial risks, respected his Norwegian ancestry, and always attended Sunday service at the Norwegian McFarland Lutheran Church that offered services in both English and Norwegian. John displayed optimism and enjoyed visiting with the various folks who were his customers at the resort.

The resort, along with his income from renting out farmland, allowed him the resources to purchase the very desirable home from the estate of wealthy farmer Tollef Olson, in 1911.

John had a strong influence on his son Obed who married Ida Mabel Skogen in 1917 and took over Larson's Beach Resort after John retired in 1922. Obed and Mabel had five daughters, Eleanore, Geraldine, Lois, Corinne, and Ruth, each of whom would help with the resort as soon as they were tall enough to look over the Larson Beach Store counter and say the words, "May I help you?" Obed and his brother Joe never lived in the Larson House because they were adults when John bought the house but they often visited.

When John's wife Julia died at the age of 66 in 1933, their middle daughter Bertha came to live with John to take charge of running the household. Obed's daughter Lois Larson Heilman remarked that Aunt Bertha was like a second mother to her and her sisters and it was always a treat to visit the big Victorian home they called "Cinderella's Palace." Lois was still living in 2012 and she often visited her daughter in Madison, Wisconsin, which is close to McFarland. Lois provided invaluable information about the house that was the basis for furnishing it after the restoration.

After John died in 1942, Bertha continued to live in the house. Her older sister Tonetta retired from her job in Milwaukee and joined Bertha. They converted the closet under the front stairs into a bathroom and the small parlor was used as their bedroom so that they could rent out the upstairs. Tonetta died in 1983 and Bertha in 1988. Their younger sister Norma inherited the house but she died in 1992. Norma's only son Roy Hoenecke gained ownership. Roy was reluctant to sell the house but his brief experience in renting it out was unsatisfactory. For nearly twenty years, the house sat empty and neglected.

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The McFarland Historical Society purchased the house on February 1, 2012. The history of the house and its previous owners were well-known to the Society. One of the board members, who grew up in McFarland and remembered how it was such a stately, well-maintained home, urged the Society to purchase and restore the Larson House. There was a wealth of resources to help interpret the home if it was acquired: elderly residents were available to generously provide valuable information and artifacts, and a history of McFarland had been published in 1976 that contained information about the Larson family. Board members of the McFarland Historical Society envisioned the Larson House, after restoration, could be used as a celebration of local history.

The careful restoration of the Larson House has allowed the McFarland Historical Society to offer the facility for rent for private parties, small group meetings, and other special events and celebrations. These events provide income to help maintain the house while also generating interest in the house. The lovely flower gardens maintained by the garden committee and lawn maintenance by a dedicated lawn-mowing crew are also a big draw for the house museum. Eagle Scout projects have created an herb garden and a pergola with a herring-bone brick patio inside the pergola. These amenities support and enhance the enjoyment of outdoor events.

Queen Anne Style

The Queen Anne style of architecture dominated domestic building in the United States and was popular in Wisconsin during the period from 1880-1910. It replaced the Second Empire and the Gothic Revival styles, becoming the most popular style of the time.¹

Often referred to as Neo-Jacobean or Free Classic in England, the style was initiated by British architect Richard Norman Shaw (1831 – 1912). Shaw believed that architecture should be viewed as an art form. This philosophy was reflected in his house designs which evoked the return to the domestic architecture of some two hundred years earlier. His country houses were free from the Neo-Gothic designs popular in England in mid to late 1800s, drawing on an eclectic combination of classical, Tudor and Flemish architecture. He revived the use of projecting gables, massive chimneys, towers, decorative surfaces, and an abundance of windows. This produced a picturesque and dignified air of serenity.

The Queen Anne received its first major exposure in America at the 1876 Centennial Exposition in Philadelphia, Pennsylvania. The fair was a celebration of the centennial signing of the Declaration of

¹ Wyatt, ed. *Cultural Resource Management in Wisconsin, Vol. 2 A Manual For Historic Properties*, (Wisconsin Historical Society, June 1986), page 2-15.

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Independence and was the first World's Fair held in the United States. The British government constructed several buildings in the Queen Anne style at the fair.²

The first Queen Anne constructed in the United States was the Watts-Sherman house built at Newport, Rhode Island in 1874. Henry Hobson Richardson (1838 – 1886) was the designing architect. Richardson's Sherman house was a large two-and-one-half story house with a basically rectangular, but somewhat irregular plan. Asymmetrical in composition, the exterior of the house was stone, half-timbering and shingles. Historians have speculated on the influence Stanford White (1853 – 1906), an architect in Richardson's employ, had on this building. The conception and overall planning of the Sherman house was done by Richardson; however, much of the credit for the detailing goes to White.³

The earliest American examples followed Shaw's early half-timbered designs. The creation of balloon framing, whereby the framework of a house could be made out of uniform lumber, furthered the popularity of the Queen Anne. The framing system comprised of inexpensive two-by-four-inch boards, combined as upright studs and cross-members that were held together by cheap mass produced nails. This technique replaced the traditional hewn timber construction and simplified the construction of such architectural features as overhangs, bay windows, and towers. Due to the abundance and affordability of machine-cut wood building components, and nurtured by the expansion of pattern books, the Spindework subtype gained popularity during the 1880s. The Chicago Columbian Exposition in 1893, and its decidedly classical themes in architectural design, influenced the style's shift toward the Free Classic subtype by the turn of the twentieth century, where dainty spindles and lacey details were replaced by classical columns and dentils. The Queen Anne style spread quickly throughout the country through the publishing of the first architectural magazine "The American Architect and Building News" and other pattern books that followed.⁴

The Queen Anne is often characterized by asymmetry, is two-and-one-half to three stories in height with irregular rooflines and steeply pitched gables. A dominate front gable is often present. Many include a tower, but each exhibits a porch that covers all or part of the front façade. A variety of surface textures are created through shingling, vertical and horizontal boards that divide the clapboard surfaces, and wall and roof projections. Light and shadow as it moves over projections and roof variations during the day creates another level of surface texture. The Queen Anne projected exuberance through decorative elements including spindle work, elaborate brackets, and lacy spandrels. In many instances these decorations were made locally. In other areas, factory made precut architectural elements were shuttled across the country on the rapidly expanding railroad network.

² Rachel Carley, *The Visual Dictionary of American Domestic Architecture*, (Henry Holt & Co., New York, 1994), page 154

³ Jeffrey Karl Ochsner, *H.H. Richardson Complete Architectural Works*, (MIT Press, 1982), pages 133,134

⁴, Virginia & Lee McAlester, *A Field Guide to American Houses*, (Alfred A. Knopf Inc., New York, 1997), page 268

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Throughout the nineteenth century, advances made in the manufacture of glass and windows meant they were no longer an extravagance. Queen Anne designers had at their disposal large single fixed-pane windows, one-over-one windows and stained glass windows; often all of these varieties were incorporated into one house.

The Queen Anne style of architecture reached Wisconsin in the 1880s. The ascending middle-class and wealthy industrialists and businessmen used the decorative excesses of the Queen Anne as an opportunity to display their wealth and success, and to express their individualism and particular preferences for how this style could be conveyed. Given the popularity of the style, it made its way into most communities in Wisconsin, and due to the variety of design options available with the style many chose to use a select few of the characteristics instead of employing the full range of options. As a result, many communities have Queen Anne homes with considerably fewer design variations and with less exuberance and ornament, or are of a smaller scale.

The Queen Anne style is characterized by irregular plans and massing, asymmetrical façades, a variety of exterior wall textures, and steeply-pitched and irregularly-shaped roofs with dominant front-facing gables. The Queen Anne style uses varied wall surfaces as one of its primary decorative features, so an assortment of wall materials is typical. These can include any combination of patterned shingles, wood clapboard, patterned masonry, and decorative half-timbering.⁵ To further avoid the appearance of plain, flat walls, Queen Anne buildings also commonly employ cutaway bay windows, wrap-around porches, irregular wall projections, and round or polygonal towers for an overall effect of complexity and irregularity.⁶

The most common Queen Anne house plan is characterized by a central hipped roof with lower cross gables. Similarly, Queen Anne houses can also be divided into subtypes based on the type of decorative detailing that is employed. The most common of these is the “Spindlework” variety that utilizes delicate turned wood porch supports and balustrades with “gingerbread” ornamentation in gables, wall overhangs, friezes, and porch brackets. Slightly less common is the Free Classic subtype that uses classical columns as porch supports (rather than turned wood) and frequently features a variety of classically-inspired details such as Palladian windows, cornices ornamented with dentils, and pedimented gables and entrances.⁷

The Edwards-Larson House exemplifies the recognizable gable-on-hipped roof variation of Queen Anne architecture and reflects the “Spindlework” variety with its ornament in the gables and at the

⁵ McAlester, *A Field Guide to American Houses*, 345-348.

⁶ Wyatt, *Cultural Resource Management*, 2-15.

⁷ McAlester, *A Field Guide to American Houses*, 345-348.

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front porch. It has the characteristic irregular plan and massing, steeply-pitched and irregularly-shaped roof with dominant front-facing gable, asymmetrical façade, variety of exterior wall textures, and the varied wall surfaces and materials (narrow wood clapboards and decorative wood shingles), cutaway bay windows, and full-width porch.

Queen Anne Style in McFarland

Despite the wide-spread popularity of the style in Wisconsin, the style is surprisingly rare in McFarland. Examination of the Architecture and History Inventory (AHI) at the State Historic Preservation Office, demonstrates that there are only eight known examples of the Queen Anne style in the community, including the subject house. Currently, there are no examples of the style listed in the National Register of Historic Places.

Comparative Analysis

Of the other examples of the style, only two are large homes exhibiting enough characteristics of the style to be comparable to the nominated property: the Siggelkow-Downing House at 6142 Exchange Street, and the Freeman Eighthmy House at 5416 Main Street. The Siggelkow-Downing House is similar in scale and has the characteristic compound roof form and narrow clapboard siding (although it does not have decorative shingles in the gables); a full-height corner tower at the right side corner of the primary façade; and side facades each have a prominent gable and cutaway bays. The front porch has been altered and the arched window surround in the attic window of the front facade suggesting references to the Palladian window so popular in Queen Anne style homes has been altered to a simple rectangular window with no surround. Similarly the Palladian window at the side, third floor gable has also been altered and simplified. The Freeman Eighthmy House is another lovely example of the style but slightly more restrained having a simple gabled roof (without any hips or cross-gables). The façade is of clapboard siding with shingles in the front gable, a cutaway bay at the front as well as a full width front porch that wraps around very slightly to one side, although the porch is missing its balustrade that would have ornamented the top of the porch at the roof. Decorative brackets ornament the second story eaves and an ornamental bracketed decorative feature extends across the third floor windows of the front façade. The remaining five examples of the style are smaller, more modest, have fewer design characteristics and higher levels of alteration. In contrast, the Edwards-Larson House has the large massing and compound roof form, clapboard and shingle siding, cutaway bays, decorative wood embellishments in the gables, a full porch with turned columns, delicate fretwork, and wood balusters, original doors at the front entrance, and the decorative baluster at the top of the hipped porch roof. As such, the Edwards-Larson House stands apart as an excellent example of the style in the community, exhibiting most of the characteristic that define the style, and compared to its peers is one of the best three examples in McFarland.

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Summary

The Edwards-Larson House is an excellent example of the Queen Anne style in McFarland, having excellent exterior and interior integrity, exhibiting the characteristics that define the style: the large massing and compound roof form, variety of finishes including clapboard and shingle siding, projecting gables and cutaway bays provide visual interest, decorative wood embellishments in the gables, a full porch with turned columns, delicate fretwork, and wood balusters, original doors at the front entrance, and the decorative baluster at the top of the hipped porch roof. It also has a highly intact interior retaining its historic irregular plan, original features and finishes including wood floors, front hall stairway and balustrade, plaster walls and ceilings, wood window, door and wall trim, and pocket doors. These design details convey the architectural significance of the Queen Anne style and its standing as one of the most distinctive examples of the style in McFarland.

Archaeological Potential

No archaeological survey has been done on the subject parcel, and such work is outside of the scope of this nomination. No archaeological deposits have been reported and the archaeological potential for this area remains unassessed.

Preservation Activities

Though not the largest Victorian home in McFarland, it was perhaps the most elegant and it was highly prized and well-maintained until the last owner ignored it and left it to ruin. The many residents who passed by the Larson House watched in sadness as the once grand home continued to deteriorate during the twenty years it was left vacant.

The McFarland Historical Society acquired the house in 2012 and immediately began restoration. The group had been planning to buy it and began fundraising two years before the purchase. They used old photographs of the home and the memories of the remaining granddaughters of John Larson to aid in restoration. Though the porches had to be removed and rebuilt due to extensive wood rot, the fancy porch columns, spandrels and balusters were saved, repaired and returned to the porches. The resources of the State Historical Society were also tapped and great care was taken in developing a restoration plan, fundraising, selecting contractors and supervising over 100 volunteers from the community. The house has interesting architectural features typical of its style. The interior was restored and decorated with artifacts to represent the 1920's since 1920 was the year that electricity came to McFarland and John Larson was the second person in the village to install knob-and-tube wiring. The chandeliers on the first floor are the ones he installed in 1920 and it was the aim of the restoration committee to get those lights glowing again. About 200 people attended the grand opening in 2014 and to a person they had contributed time and money to the project and rightly felt ownership of their beloved Larson House. One of the major fundraisers was to encourage residents to "Buy a Board" for the Larson House. Over \$20,000 was raised to repair the house siding using cedar boards

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that were milled to duplicate the trim work on the bottom of the original but severely damaged boards. An even greater source of revenue was to invite residents to purchase naming rights to a room to honor those who had been significant in McFarland history. The eight rooms in the Larson House plus the front porch and the gardens were all named for prominent individuals, families and two institutions – the local bank and the school system. Interviews were conducted and other resources used to write brief histories of their accomplishments and significance to the community. Photos were added to the text and photographic enlargements made such that 16 by 20-inch frames were hung in each room.

The house museum is operated and maintained (including the grounds) by a dedicated group of volunteers. Through this care and passion, the Larson House is once again a source of pride for the McFarland Historical Society, its members and the larger community.

Acknowledgements

This nomination was sponsored by the McFarland Historical Society, and completed through volunteer efforts of its members.

___End of Statement of Significance

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 Insert References

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Other Resources:

Berstein, Richard. (Wisconsin State Historical Society Preservationist and Field Services Representative) Interviews during 2012 to 2014.

Davis, Jennifer. (Wisconsin State Historical Society Preservation Architect) Interviews during 2012 to 2014.

Edwards, Robert. (Grandson of E. N. Edwards) Interview on January 17, 2013.

Graber, Tura Olson. (Great-granddaughter of Tollef Olson) Documents, articles and photographs from her personal archives and interviews during 2012 through 2014.

Heilman, Lois Larson. (Granddaughter of John Larson) Interview on August 24, 2012.

Niedenthal, Corrine Helmke. (Childhood friend of John Larson's granddaughters) Documents and

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photographs from her personal archives during 2012 through 2014.

Nichols, Gini. (Professional genealogist). Results of records search of the Larson House property in county courthouse records in 2013.

___End of References

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Edwards-Larson House
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___ Insert Boundary Descriptions

Verbal Boundary Description

Outlot One Hundred Thirty-four (134), Assessor's Plat of the Village of McFarland, in the Village of McFarland, Dane County, Wisconsin, EXCEPT the following described parcels: (A) Warranty Deed in Volume 217 of Records, page 519, as Document No. 1279216; (B) Certified Survey Map No 2792 in Volume 11 of Certified Survey Maps, pages 106 and 107, as Document No. 1569109. (The CSM was created in 1976 for a road construction project.) Lot 2, and part of lot 3 of Certified Survey Map 2792 were deeded to the adjacent property owner (the McFarland Historical Society) by the Village of McFarland on September 18, 2014 and recorded in the office of the Dane County Register of Deeds as document #5100745 on September 29, 2014. Thus, most of the land in the original lot returned to the Larson House property. PIN: 154/0610-034-0084-7

The lot is roughly pie-shaped with the northwest border at the front of the lot being 41.3 feet (including 10 feet of village right-of-way) and the southwest lot line is 174.8'. The back or southeast border was originally 112.8 feet but a small square of property 35.3' wide by 34.5' deep was sold and thus, the southeast border is 77.5 feet. The house sits close to its neighboring home to the southwest and therefore, the side yard to the northeast that borders Bashford Street is fairly substantial in size. A land survey was conducted by Birrenkott Survey, Inc., in April, 2014, by the Village of McFarland in order to deed land back to the Larson House property.

Boundary Justification

The nominated boundary encompasses all of the land historically associated with the subject property except for the small section at the northeast corner of the property which was subdivided away from the original parcel to build a small house. The nominated boundary encompasses the lawn at the northeast side of the house providing appropriate setting for the nominated building.

___ End of Boundary Descriptions

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___Insert Photo Descriptions

Name of Property: Edwards-Larson House

City or Vicinity: McFarland

County: Dane

State: Wisconsin

Name of Photographer:

Date of Photographs: Month 2018

Location of Original Digital Files: State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

Number of Photographs: 12

- Photo #1 (WI_Dane County_Edwards-Larson House_0001)
- Photo #2 (WI_Dane County_Edwards-Larson House_0002)
- Photo #3 (WI_Dane County_Edwards-Larson House_0003)
- Photo #4 (WI_Dane County_Edwards-Larson House_0004)
- Photo #5 (WI_Dane County_Edwards-Larson House_0005)
- Photo #6 (WI_Dane County_Edwards-Larson House_0006)
- Photo #7 (WI_Dane County_Edwards-Larson House_0007)
- Photo #8 (WI_Dane County_Edwards-Larson House_0008)
- Photo #9 (WI_Dane County_Edwards-Larson House_0009)
- Photo #10 (WI_Dane County_Edwards-Larson House_0010)
- Photo #11 (WI_Dane County_Edwards-Larson House_0011)
- Photo #12 (WI_Dane County_Edwards-Larson House_0012)
- Photo #13 (WI_Dane County_Edwards-Larson House_0013)
- Photo #14 (WI_Dane County_Edwards-Larson House_0014)
- Photo #15 (WI_Dane County_Edwards-Larson House_0015)
- Photo #16 (WI_Dane County_Edwards-Larson House_0016)

___End of Photo Descriptions

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Larson House
6003 Exchange Street
McFarland, WI
McFarland Historical Society
3-30-10

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End Figures



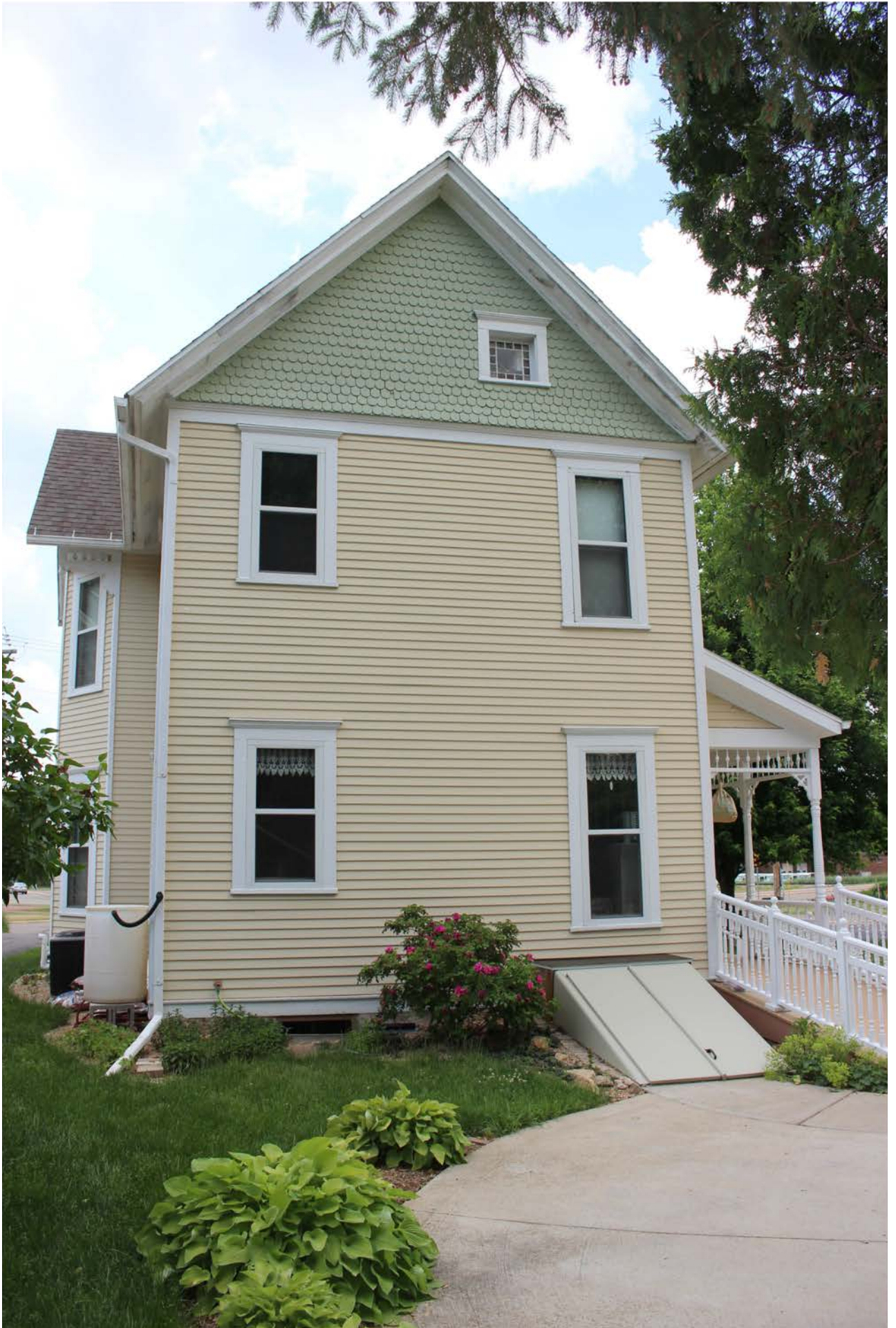
Edwards-Larson House, MacFarland, Dane County, 1 of 16



Edwards-Larson House, MacFarland, Dane County, 2 of 16



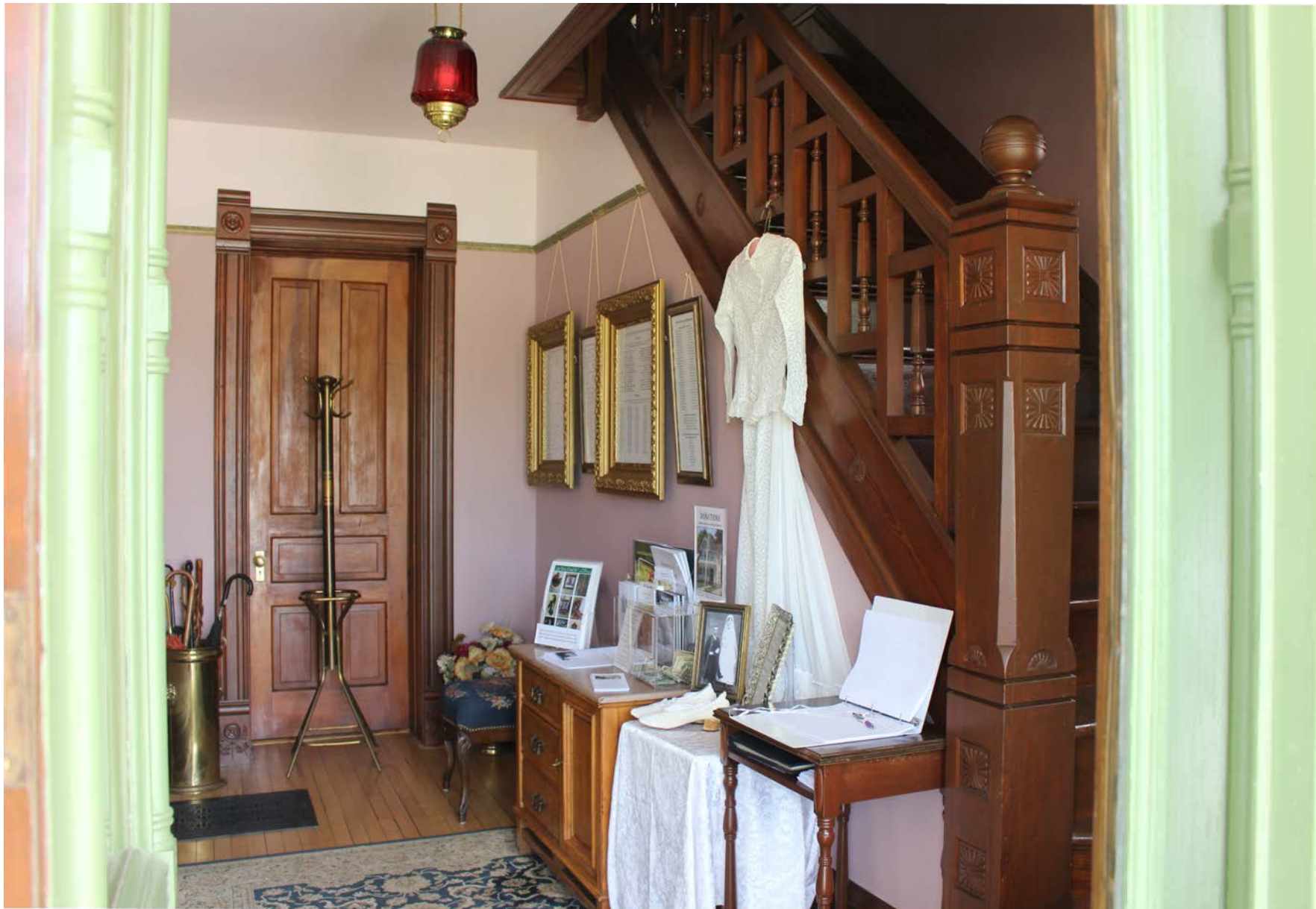
Edwards-Larson House, MacFarland, Dane County, 3 of 16



Edwards-Larson House, MacFarland, Dane County, 4 of 16



Edwards-Larson House, MacFarland, Dane County, 5 of 16



Edwards-Larson House, MacFarland, Dane County, 6 of 16



Edwards-Larson House, MacFarland, Dane County, 7 of 16



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Edwards-Larson House, MacFarland, Dane County, 14 of 16







www.mcfarland.wi.us/communityandeconomicdevelopment | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3154

July 15, 2021

Peggy Veregin
National Register Coordinator
Wisconsin Historical Society
Division of Historic Preservation and Public History
816 State Street
Madison, WI 53706

VIA EMAIL

RE: CLG Review of the National Register Nomination for the Edwards-Larson House at 6003 Exchange Street, in McFarland, WI

Dear Ms. Veregin:

In accordance with the provisions of the Certified Local Government Agreement between the Village of McFarland and Wisconsin State Historic Preservation Office, the McFarland Landmarks Commission has reviewed the National Register nomination for the Edwards-Larson House located at 6003 Exchange Street in McFarland, WI. The Commission determined that the property met the Statement of Significance as outlined in the application and voted to support the nomination on July 14, 2021.

If you need additional information or have any questions, please feel free to contact the Community and Economic Development Department at (608)838-3154.

Sincerely,

A handwritten signature in black ink that reads "Andrew Bremer".

Andrew Bremer, AICP
Community & Economic Development Director
McFarland Landmarks Commission

Cc: Carolyn Clow, President, Village of McFarland
Carrie Nelson, Chair, McFarland Landmarks Commission