

NPS Form 10-900
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(Approved 3/87)

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United State Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register form (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only archival paper (20 pound, acid free paper with a 2% alkaline reserve).

1. Name of Property

historic name Severance-Pipe Farmstead

other names/site number Pipe Farmstead

2. Location

street & number Pipe Rd., 1/8 mi. east of CTH T N/A not for publication
city, town Town of Lanark N/A vicinity

state Wisconsin code WI county Portage code 097 zip code 54406

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>7</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>7</u>	<u>0</u> Total

Name of related multiple property listing:

N/A

No. of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.

___ See continuation sheet.

[Signature]
Signature of certifying official
State Historic Preservation Officer-WI
State or Federal agency and bureau

3/14/93
Date

In my opinion, the property ___ meets ___ does not meet the National Register criteria. ___ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this 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.

___ removed from the National Register.

___ other, (explain): _____

Entered in the National Register

[Signature]

10/29/93

[Signature]
Signature of the Keeper

Date

6. Functions or Use

Historic Functions
(enter categories from instructions)

Current Functions
(enter categories from instructions)

DOMESTIC/single dwelling
AGRICULTURE/SUBSISTENCE/animal facil.
AGRICULTURE/SUBSISTENCE/storage

VACANT/not in use

7. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

Greek Revival

foundation stone
walls weatherboard
wood
roof asphalt
other metal/tin

Describe present and historic physical appearance.

The Severance-Pipe Farmstead, more commonly known as the Pipe Farmstead, is a group of seven buildings; a farmhouse, a basement/dairy barn, and five outbuildings. The farmstead sits on approximately three acres of land on the north side of Pipe Road, a town road located just north of U. S. Highway 10, approximately three miles east of the small town of Amherst, Wisconsin. The buildings are in the Town of Lanark in Portage County, a county in north central Wisconsin. Included in the farmstead is a Greek Revival-influenced, side gabled, vernacular farmhouse dating from the early 1850s; a large basement/dairy barn built around 1880; a small granary built around 1855; a large corn crib built around 1900; a small animal barn built around 1860; a privy built around 1880; and a garage/shed, built around 1900.

The Severance-Pipe Farmstead is located along a country road that runs just north of the old Soo Line railroad tracks, now owned by the Wisconsin Central Railroad. Just north of the railroad tracks near the farmstead is U. S. Highway 10, a busy east-west highway through north-central Wisconsin. The farmstead was once part of a family farm of over 200 acres, but today, the farmstead sits on a three-acre parcel that has been detached from the farm acreage. The three-acre site is primarily a flat open space punctuated by mature trees and the farm buildings. There is a lawn around the farmhouse and garage, but the land around the outbuildings is overgrown, suggesting a period of inactivity around these buildings. There is no formal landscaping on the site, but the many trees and bushes, the well-maintained farm buildings, and the rural setting, make the Severance-Pipe Farmstead a picturesque building group.

The buildings on the farmstead are scattered across its three-acre site. The farmhouse sits just inside the eastern quarter of the property, fairly close to the road. The large basement barn is at the far western edge of the property, set back slightly farther from the road than the house. About 50 feet behind the farmhouse, the other outbuildings are about evenly spaced from each other. From left of the farmhouse, they are the garage and privy, small animal barn, granary, the corn crib.

Below is a description of the buildings included in the Severance-Pipe Farmstead. All of the buildings contribute to the overall significance of the farmstead. Although not recently used, the buildings are in generally good condition.

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Severance-Pipe Farmhouse
c.1853, addition c.1900 (1)

The farmhouse is a two-story Greek Revival-influenced frame building with a standing seam metal roof, clapboard siding, and a fieldstone foundation. The house has a side gable vernacular form with a rear ell, and Greek Revival-influenced architectural details. The rear ell is attached to the northwest corner of the main block and projects slightly to the west. The front half of this ell was probably built shortly after the main block, although a specific date cannot be determined. The other half of the ell, the kitchen on the first floor and a bedroom on the second floor, was probably built around 1900, and is clearly delineated on the side walls of the ell.

Under the eaves of the roof there is a narrow frieze that runs all around the building. The fenestration is regularly spaced and consists of double-hung sashes with a mixture of single light, two-over-two light, or six-over-six light glazing. The openings of the second story are covered with functioning shutters, painted green. Identical shutters on the first floor have been temporarily removed. A veranda spans the south (main) facade of the house, wrapping around the southwest corner. It has a simple hip roof that is supported by square posts. It is unclear if the veranda is original to the building, but historic photographs show that it predates 1900.

The main entrance to the house is in the south wall and consists of a wood paneled door surrounded by a transom and sidelights. Other entrances to the building include one in the rear ell at its intersection with the west facade of the main block, and one each on both the east and west walls of the rear ell. These entrances consist of simple wood paneled and glazed doors. A simple shed roof entry porch covers the entrance on the west wall.

The main entrance of the house leads into an enclosed foyer where there is a staircase to the second story. The foyer has a wide pine board floor, plastered walls, and simple, varnished moldings around the staircase, the main entrance, and the three wood paneled doors that lead to the rest of the first floor. Directly ahead of the main entrance, a wood paneled door leads from the foyer into the central hallway. The second door to the right in the foyer leads to two rooms. Their original function is unknown, but their most recent use was probably as bedrooms. These rooms have pine floors, plaster walls, and simple painted or varnished moldings around doors and windows. These rooms have wood paneled doors that lead into a central hallway, just north of the foyer. The hallway has a painted pine floor and simple painted moldings.

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The third door to the left in the foyer leads to the large parlor. The large parlor is slightly more decorated than the other two rooms in this part of the house. It features plastered walls with old wallpaper, a simple chandelier, an oak floor, fancier moldings around doors and windows, and a thin crown molding.

A single door leads from the parlor into the rear ell, which contains a dining room, kitchen, bathroom, and staircases to the basement and second story. The dining room and kitchen have plastered walls. Their paneled doors and plain moldings are varnished and date from the early twentieth century. There is an oak floor in the dining room. Similar doors and moldings are in the kitchen, which has plastered walls and an older artificial tile floor. The small bathroom has twentieth century fixtures, a vinyl floor, and plastered walls.

The first floor of this house is in fair to good condition. There is some cracked plaster on the walls and ceilings, and the doors, floors, and woodwork need refinishing and/or repainting. The house's utilities also are in need of updating.

The staircase that leads to the second story has a walnut balustrade with turned posts and a curved walnut banister. This balustrade is carried on as a railing for the second floor hallway. Off of this hallway are two bedrooms to the right, and a two-room bedroom suite to the left. All of these rooms have wide board pine floors, plastered walls, some with wallpaper, and simple moldings around doors and windows. These moldings, along with the baseboards and the wood paneled doors in this part of the house, are painted in a faux wood-grain pattern over older layers of paint. The condition of these rooms is poor, in particular, the plastered walls and woodwork are all heavily damaged.

The second floor of the rear ell has a long hallway along the east wall, and a small hallway separating the two bedrooms of this part of the house. These bedrooms have wide board pine floors, plastered walls, simple painted moldings around doors and windows, painted wood paneled doors, and plastered walls. This area of the second floor is in slightly better condition than the bedroom area of the main block.

Basement Barn
c.1880 (2)

The basement barn, located to the west of the house, is the largest of the agricultural outbuildings on the Severance-Pipe Farmstead. The tall, rectangular building has a post and beam timber framework, and a gable roof covered with standing seam metal.

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The walls are covered with vertical tongue-and-groove wood siding. The building sits on a raised fieldstone foundation. A number of crude windows in the foundation let in air and light to the foundation interior. An artificial bank slopes down from the upper level of the barn, which was probably used for hay and/or equipment storage. Large, sliding wood doors lead into the interior, which is a vast open space with little light or ventilation.

Several simple wooden doors located periodically along the foundation, lead inside to an interior that has a very low ceiling, and is outfitted for a small dairy operation. Small windows punctuate the walls at the foundation level allowing light into the interior. There are stalls made of metal piping, a concrete floor, and wooden staircases to the upper level of the barn. A one-story addition off of the northwest corner of the barn has a metal roof and metal siding. The interior of this addition is an open space that appears to have been used for housing animals, perhaps young dairy cows or swine. The barn is in good condition and appears to have been well-maintained, although it is vacant at the present time.

Small Animal Barn
c.1860

The only other outbuilding that appears to have been used for animals is a small animal barn located just to the northwest of the house. This small building has a gable roof that slopes into a shed roof to the south. The building has a standing seam metal roof, board and batten wood siding, and shallow fieldstone footings. Two large wooden doors on hinges lead into the gable-roofed section of the building. It has a wood floor and was used for animals or equipment storage. A smaller, but similar door leads into the shed-roofed section of the building. It has a low ceiling, a wood floor, and is outfitted for poultry raising. This building is in fair condition.

Granary
c.1855

The granary sits just to the north of the house. It is a two-story building with a gable roof covered with standing seam metal. The walls of the granary are sheathed in a pressed metal cladding with horizontally, clapboard-like corrugation. The granary sits on a shallow fieldstone footings. There are several openings in the building that have also been sheathed with metal. The large first floor opening in the front of the building leads to the interior of the granary which has a wood floor and a small opening through the low ceiling that leads to an upper level. The granary is in good condition.

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Corn Crib
c.1900

The corn crib sits to the northeast of the house. It is a long, one-story building that has a gable roof covered with standing seam metal; it sits on fieldstone footings. The gable end walls have board and batten siding, while the long walls have horizontal slats that are punctuated by small windows at the eaves. There are three wooden doors with hinges that lead into the corn crib. This building is in fair condition.

Garage/Shed
c.1900

The garage/shed sits just to the west of the house. It is larger than many garages, suggesting it also was used for agricultural implement storage. The one-story gable-roofed building has a roof of standing seam metal, vertical tongue-and-groove wood siding, and large wooden sliding doors. The building is in good condition.

Privy
c.1880

The privy, or outhouse, is a small building sitting right behind the garage/shed. The gable roof is covered with standing seam metal. The side walls are wooden shiplap siding, while the front and rear walls are covered with vertical tongue-and-groove wood siding. The privy is in fair condition.

The current owner of the farmstead, a family corporation, is planning to renovate the house and the Pipe School across the road, into a bed-and-breakfast business. The corporation plans to update and renovate these buildings, while keeping historic architectural details intact. One of the members of the corporation has renovated a similar building in the nearby village of Rural, Wisconsin. The corporation is seeking the federal tax credits for this historic rehabilitation.

Notes:

(1) Wendell Nelson, "Houses With the Has-Beens, the Pipe House in Lanark," Part 1, Tomorrow River Times, 15 April 1976, p. 8.

(2) Historic sources do not provide exact dates for the outbuildings. Therefore, the dates used here are based on field observation and building use.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: nationally statewide x locally

Applicable National Register Criteria A B x C D
Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance
(enter categories from instructions)

 Architecture

Period of Significance Significant Dates
 c.1853-c.1900 (1) N/A

Cultural Affiliation
 N/A

Significant Person
 N/A

Architect/Builder
 Unknown

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

The Severance-Pipe Farmstead is being nominated to the National Register of Historic Places under criterion C and is architecturally significant at the local level because it is a significant example of a Wisconsin farmstead. The individual buildings comprising the farmstead are good examples of their type of construction. Specifically, the farmhouse is a side gabled vernacular form with Greek Revival-influenced details. The basement barn, small animal building, granary, and corn crib are all intact examples of historic agricultural outbuildings. Agriculture was and remains a highly important component of Wisconsin's economy, and thousands of farms have operated in the state during the nineteenth and twentieth centuries. But, due to the demands of modern agriculture and farm consolidation in the post-World War II era, intact historic farmsteads are rapidly disappearing from the rural landscape due to the extensive remodeling, deterioration, and demolition. The high level of historic integrity of this farmstead makes this intact historic group of buildings important in the study of farm architecture.

Historical Background

A series of articles about the Pipe farm and the Pipe family in a local newspaper in 1976 called the Pipe house and farm buildings a "landmark" in the area because the farmstead had retained most of its original appearance and had been occupied by the same family for over 100 years. But the Pipe family were not the original owners of this farmstead that dates back to the 1850s. Historic sources do not pinpoint the exact date of construction of the farmhouse, but do indicate that John G. Severance, a Yankee pioneer, occupied the farm and probably built the farmhouse between 1851 and 1855. (2)

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John G. Severance was born in Vermont in 1812 and farmed in New Hampshire before coming to Wisconsin. In New Hampshire he married, and four of his oldest children were born there. The exact date of his arrival in Wisconsin is unclear, but an analysis of Census records indicates that he arrived between 1851 and 1855. The farmhouse was probably built during this time, along with the granary. The 1860 Wisconsin Census lists Severance, his wife, and six children residing on this farm that was valued at \$3,000 at the time. Severance was active in the community, and in 1856, he leased a small portion of his land for the school across the road. (3)

Like many Yankees of this era, in 1867, Severance and his family moved on. They sold the farm to Merrills Barton, but he only owned it for a couple of years. Between 1869 and 1871, the William and James Morey family owned the farm. William Morey was born in England in 1809. In 1849, he and his wife, Ann, came to Canada, then moved in 1854 to New York state and farmed there for 10 years. The family came to Lafayette, Wisconsin around 1865, and bought the Severance farm in 1869. In 1876, the Morey family sold the farm to the Pipe family and returned east. (4)

Thomas Pipe was born in 1827 in England. He came to the United States in 1850 with his brother, John, and they settled in New York state. In 1854, John Pipe died, and Thomas married his widow, Elizabeth, in 1855. Thomas and Elizabeth Pipe came to Waupaca County in Wisconsin in 1857 and farmed. In 1861, they moved into the city of Waupaca. There, Thomas was a stock buyer and butcher, and was active in local politics. Thomas and Elizabeth Pipe, and their six children, two from Elizabeth's marriage to John Pipe, moved to the old Severance farm in 1876, where Thomas died in 1880. During the short years Thomas lived on the farm, he served as a county board supervisor and Chairman of the Town of Lanark. Elizabeth Pipe lived to be over 90 and was an important source of family history for many years. (5)

Thomas and Elizabeth's son, William E. Pipe acquired the family farm from his siblings and his mother in 1882. At that time, the farm consisted of over 225 acres, most of it cleared. William E. Pipe was born in 1856. He married Mary Agnes Messer in Iowa in 1883. He and Mary would own the farm for over 50 years. William died in 1936, and Mary shortly thereafter, in 1938. Their son, Ray, was born in 1889. He married his wife, Florence, in 1916, and they took over the farm in the early twentieth century. They had three children; William, who farmed a neighboring property; Marjorie, who lived in Iowa; and Carla, who lived in Appleton. Ray and Florence Pipe lived on the farm for most of the twentieth century, and in 1976, the Pipe family celebrated 100 years of ownership. (6)

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After decades of Pipe family ownership, the Severance-Pipe farmstead, a three-acre site was parceled off of the rest of the farm in 1991. The farmstead is currently owned by a family corporation that is planning to renovate the farmhouse and school across the road for a bed-and-breakfast operation. The picturesque setting, close to the Chain-O-Lakes recreation area, and along a main highway, is the stimulus for this business.

Architecture

The Severance-Pipe Farmstead is significant for architecture because, as a whole, it is a good and intact example of an historic Wisconsin farmstead, an important architectural property type in the state. The individual buildings are fine examples of their style and type of construction. Of particular interest is the Greek Revival-influenced farmhouse that reflects the popularity of this style in mid-nineteenth Wisconsin; a style that was commonly brought to the mid-west by Yankee settlers. John G. Severance was one such Yankee settler, and it is evident in his farmhouse that he followed this trend. The large basement barn, the granary, the small animal barn, and the corn crib are typical Wisconsin agricultural outbuildings. They represent the varied and changing nature of historic agricultural production in the state, from the concentration on cash grain production in the mid-nineteenth century, to the production of feed crops and dairy products in the late nineteenth and early twentieth centuries.

The Severance-Pipe farmhouse is a side-gable vernacular building that is typical of the strongly vernacular nature of most historic farmhouses in the state. The Greek Revival-influenced details are also typical of mid-nineteenth century farmhouse construction in Wisconsin, although intact examples, like this farmhouse, stand out from those that have been remodeled. According to Wisconsin's Cultural Resource Management Plan, the Greek Revival style was the first national style commonly seen in Wisconsin. It was popular between 1830 and 1870 in the state. Greek Revival buildings are formal, orderly, and symmetrical. Although most Greek Revival houses in the state are of frame construction, the style also adorned brick, fieldstone, and quarried stone structures. While there are high-style Greek Revival buildings in Wisconsin, the style is seen more commonly on vernacular houses in the form of symmetrical massing, regular fenestration, simple cornices and returned eaves, and entrances decorated with a transom and/or sidelights. (7)

The Plan also discusses Wisconsin's vernacular architecture, categorizing simple buildings by their massing, roof shape, and number of stories. One of these

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categories is the side-gabled vernacular form. The Plan states that the side-gable is one of the most common house forms in the country. The basic features of the form are a rectangular plan and gable roof, and the long wall of the house is the main facade. Wings or ells are common to the side-gabled form, either as an original part of the house or an addition. These ells are often perpendicular extensions that form a T or L plan at the rear of the house. Decoration of side gable vernacular houses is sparse and often includes simple porches, regular fenestration, and central entrances. Greek Revival-influenced side-gable houses are common in the state. (8)

The Severance-Pipe farmhouse is a typical example of the Greek Revival-influenced side-gabled vernacular house described above. As the Plan states, the Greek Revival style is often reflected in only in the form and massing, regular fenestration, simple cornices, and entrances with transoms and/or sidelights of Wisconsin houses. The form and massing typical of the style, along with these simple details are all present in the Severance-Pipe farmhouse. The farmhouse also has a side-gabled vernacular form. Its main block has a rectangular form, gabled roof, and presents its long wall as its main facade. A rear ell extends from one side of the house, making it an L plan from the rear, another detail typical of the form.

More importantly, though, the farmhouse has a high level of integrity, with all of its major historical features intact. The historic porch and functioning green shutters are intact, details that are often not extant on this type of house. It has its original clapboard siding, and windows have not been enclosed. Neither have the sidelights and transom decorating the main entrance. These details are often missing on sided-gabled or Greek Revival-influenced houses found in the state. Because Greek Revival-influenced houses are some of the oldest residential buildings in the state, they are more likely to be remodeled, mostly with the application of artificial siding. Many of the best extant examples of the style are brick or stone houses, and less likely to have artificial siding. That the Severance-Pipe farmhouse has not had these alterations adds to its architectural significance.

The interior of this house also adds to its significance. Most of its interior details are intact, down to the old brass hardware on the doors. The minor changes in the kitchen and dining room also date from the historic period of the house. The house's intact historic interior is not only quaint, but also is of architectural significance for the information it can provide about the materials and methods of construction of the interior of a vernacular rural farmhouse.

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The agricultural outbuildings represent a typical complement of subsidiary farm structures which makes them of interest to the study of agricultural architecture. The buildings contribute to the siting, setting, and character of the residence and reflect the various agricultural activities of a working farmstead. Their functions illustrate the historical evolution of activities on the Severance-Pipe farmstead from the origins of Wisconsin agriculture in wheat and other cash crop culture typical of early Yankee farms to the transition at the turn of the century to a more diversified, but primarily dairying-based farm.

Although Wisconsin has a long and varied agricultural history, only recently have attempts been made to categorize the thousands of agricultural buildings in the state. Most architectural surveys concentrate on houses, commercial, and industrial buildings. But during the 1980s, the State Historic Preservation Office began to create a list of the common types of agricultural buildings in the state. The wide variety of ethnic backgrounds of the state's settlers, and the cultural baggage they brought with them, and the many types of agriculture practiced in the state in the past, resulted in many and varied farm buildings that housed many different farm activities. Wisconsin's Cultural Resource Management Plan briefly discusses the types of agricultural outbuildings that are most common in Wisconsin. The Severance-Pipe Farmstead's agricultural outbuildings fall into these categories, and are typical examples as outlined in the Plan. (9)

The Plan describes the basement barn as one of the most common barn types in Wisconsin. Its features include a raised masonry foundation, board or board-and-batten siding, and a gable or gambrel roof shape. The raised foundation forms a lower story used for animal shelter and/or implement storage, and the upper story consists of a large, open space used for hay and grain storage. Often, a ramp, made of earth or wood, leads to the upper story. Many basement barns were originally built for animal storage only, and later converted for dairying, as that type of farming took over Wisconsin agriculture in the twentieth century. (10)

The barn of the Severance-Pipe Farmstead is a good and typical example of the basement barn type as described above. The well-constructed fieldstone foundation is raised, making a lower level that was most recently used for dairying. The large upper level has open space, and was probably used for hay storage. The attractive vertical tongue-and-groove wood siding adds a distinctive touch to this barn. And, the high level of integrity of the building makes it a fine example of one of Wisconsin's most important agricultural building types.

The other agricultural outbuildings of the Severance-Pipe Farmstead include the small animal building, the granary, and the corn crib, all agricultural resource

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types defined in the Plan. The small animal building was usually constructed to provide housing for poultry, hogs, or other small farm animals. On a small or medium-sized farm, this building was usually much smaller than the barn, with either a shed or gable roof, or a combination of both. Granaries were built primarily for the earliest agricultural trend in Wisconsin--wheat farming. Because of the rapid demise of this type of farming, granaries are frequently not extant. Granaries are generally small square or rectangular buildings with gable or shed roofs, raised pilings, and doors in the gable end or along the side walls. The corn crib is usually rectangular with horizontal slat walls, raised pilings, and gable or shed roofs. Early corn cribs were usually smaller than later-constructed ones, as feed crops became more important as dairying expanded in the state. (11)

The small animal building, granary, and corn crib of the Severance-Pipe Farmstead are all typical of those buildings described above. The small animal barn has both a gable and shed roof, with the shed-roof sloping lower from the gable-roofed section of the building. The shed-roofed section of the building still shows evidence of poultry raising. The granary, although sided with metal, is fully intact. And, although metal covers the openings of the building, they are clearly visible on the exterior walls. The corn crib is typical of later-constructed cribs, in that it is fairly large. It has the typical slatted walls, with windows at the eaves for extra ventilation. All of these outbuildings are built on fieldstone pilings.

That these small agricultural buildings are still extant is significant, as they have often lost their usefulness on today's modern farm. And, when a building is not useful on a working farm, it is often demolished or left to deteriorate. The existence of the granary is particularly significant, as the Plan indicates that they are not overly numerous in the state. These historic agricultural resources are important not just as relics of another era, but as resources that can provide important information about nineteenth and early twentieth century agriculture in north-central Wisconsin, resources that are rapidly disappearing in the state.

The Severance-Pipe Farmstead also includes a garage/shed and a privy, discussed in the Plan as other resources often associated with farms. These resources also contribute to the farmstead as good examples of their types of buildings.

In the post-World War II era, Wisconsin agriculture has gone through an enormous transition. From the late nineteenth century on, dairying was the predominant form of agricultural activity in the state, and thousands of former and working dairy farms dot the Wisconsin landscape. Dairying is still an important component of Wisconsin agriculture today, but modern farming practices and a sometimes unstable farm economy has caused farm failures and farm consolidation. Those

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farms still operating today are generally much larger and much changed from their historic counterparts. The result is that farmsteads on non-active farms have, in general, deteriorated, and in particular, agricultural outbuildings have suffered from neglect, remodeling, and demolition. Farm buildings on active farms have continued to be useful to the modern farmer, and those buildings that farmers feel are not easily adapted to modern purposes have also been neglected, remodeled, and demolished.

There are efforts to reach out to modern farmers and help them adaptively reuse their farm buildings (such as the National Trust for Historic Preservation's "Barn Again" program), but farmers have been slow to see the benefits of adaptive reuse. Thus, some of the best efforts at preserving historic farmsteads have come from "hobby" farmers and non-farmers who have found an appreciation of and new uses for old farm buildings. Because the Pipe-Severance Farmstead is an intact farmstead, with a high degree of architectural integrity, it is significant; and the planned renovation of the farmhouse into a bed-and-breakfast business promises to breath new life into the farmstead that stands as a landmark to local citizens in rural Portage County.

Notes:

(1) The period of significance includes the dates of construction of the buildings of the farmstead from the construction of the farmhouse in circa 1853 to the completion of the last outbuilding in circa 1900.

(2) Wendell Nelson, "Houses With the Has-Beens, the Pipe House in Lanark," Part 1, Tomorrow River Times, 15 April 1976, p. 8.

(3) Ibid.; Nelson, Part 3, 13 May 1976, p. 6-7.

(4) Nelson, Part 3, p. 7.

(5) Nelson, Part 4, 27 May 1976, p. 6.

(6) Ibid.

(7) Barbara Wyatt, ed., Cultural Resource Management in Wisconsin, Vol. III, Madison: State Historical Society of Wisconsin, 1986, Architecture, p. 2-3).

(8) Ibid., p. 3-3.

(9) Ibid., p. 5-1.

(10) Ibid., p. 5-2.

(11) Ibid., p. 5-3, 5-5.

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Section number 8 Page 7 Severance-Pipe Farmstead,
Town of Lanark, Portage Co., WI

ARCHEOLOGICAL POTENTIAL

A thorough study of the archeological potential of this property was not undertaken for this nomination. But the Severance-Pipe Farmstead site may have potential for the existence of pre-historic or historic archeological resources. The farmstead is located in an area that is known to have had Native American Indian activity, but more importantly, it is located close to one of the historic early roads of north-central Wisconsin, the stage route between Waupaca and Stevens Point (now U. S. Highway 10). It has even been suggested that the Severance-Pipe farmhouse was used as an inn, although no one has uncovered specific documentation to this effect. Also, the historic farmstead may have included other buildings that have been demolished and their existence forgotten. Further research and excavation may uncover now unknown pre-historic or historic resources on the site.

9. Major Bibliographical References

Nelson, Wendell. "Houses With the Has-Beens, the Pipe House in Lanark," Tomorrow River Times, 15 April 1976.

Wyatt, Barbara, Ed. Cultural Resource Management in Wisconsin, Vol. III.
Madison: State Historical Society of Wisconsin, 1986.

___ See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreage of property 2.7 acres

UTM References

A 1/6 3/2/2/3/0/0 4/9/1/9/7/0/0 B 1/6 3/2/2/4/1/0 4/9/1/9/6/4/0
Zone Easting Northing Zone Easting Northing

C 1/6 3/2/2/3/5/0 4/9/1/9/5/0/0 D 1/6 3/2/2/2/3/0 4/9/1/9/5/6/0

___ See continuation sheet

Verbal Boundary Description Beginning at the intersection of a line along the north edge of Pipe Road and a line approximately 25 feet west of the barn, then north 287 feet along the line west of the barn to a line 287 feet north of Pipe Road, then east 412.92 feet along this line to a line approximately 100 feet east of the house, then south 287 feet along this line to the line along Pipe Road, then 412.92 feet west along this line to the point of beginning.

___ See continuation sheet

Boundary Justification

This boundary encompasses the historically significant resources of the Severance-Pipe farmstead, and is the current legal acreage of the property as indicated on the Portage County Certified Survey Map No. 4820-17-75, as filed at the Portage County Register of Deeds Office, Vol. 17, Page 75 of Document 442684.

___ See continuation sheet

11. Form Prepared By

Name/title Carol Lohry Cartwright, Consultant
organization prepared for the owner date July 23, 1992
street & number W7646 Hackett Rd. telephone (414) 473-6820
city or town Whitewater state WI zip code 53190

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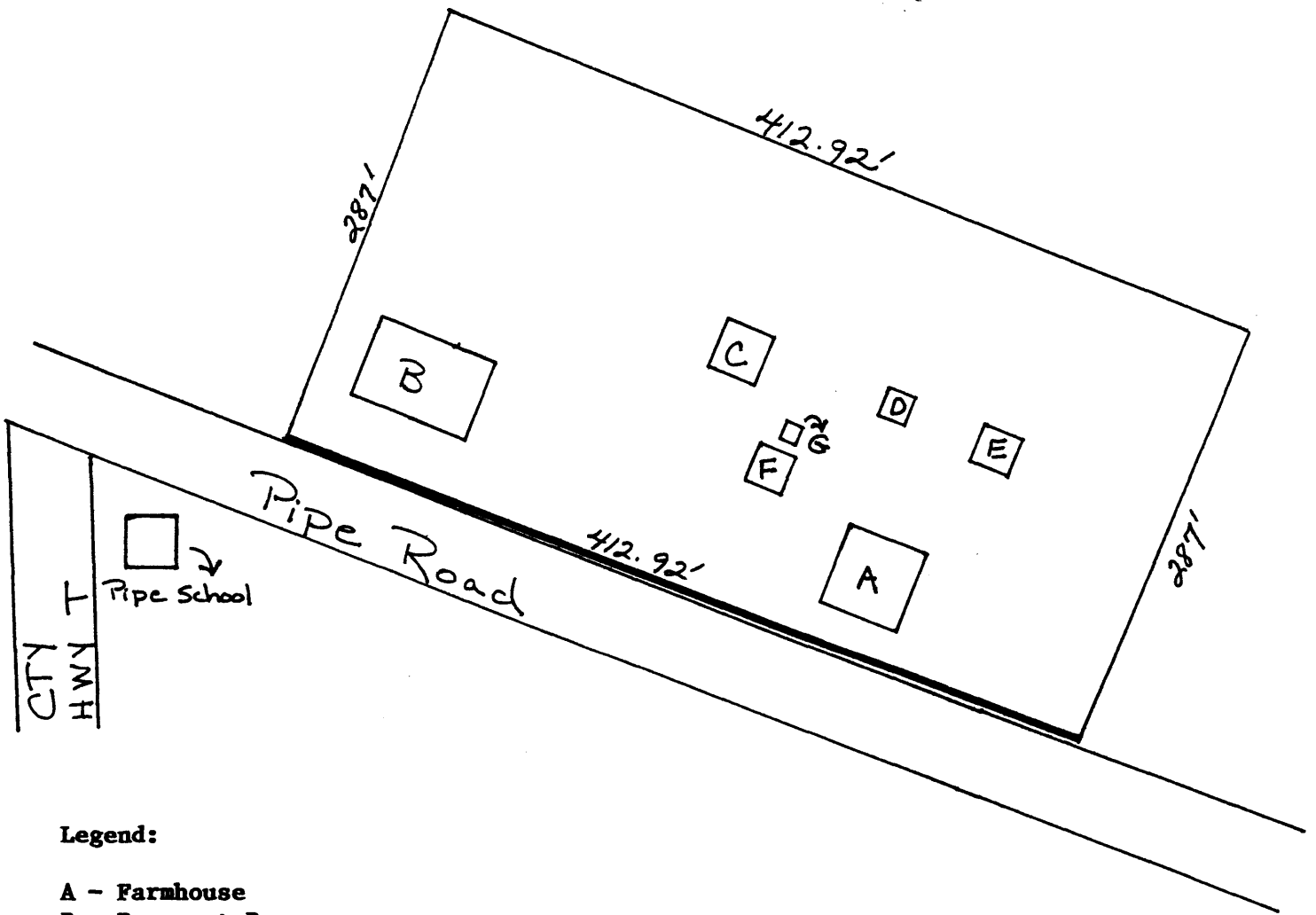
Section number photos Page 1 Severance-Pipe Farmstead,
Town of Lanark, Portage Co., WI

SEVERANCE-PIPE FARMSTEAD, Town of Lanark, Portage County, WI. Photos by C. Cartwright, March, 1992. Negatives on file at the Historic Preservation Division of the State Historical Society of Wisconsin, Madison, WI. Views:

- 1 of 12: Site view, from the southwest.
- 2 of 12: Small animal building, from the east.
- 3 of 12: Granary, from the south.
- 4 of 12: Corn crib, from the southwest.
- 5 of 12: Garage/shed and privy, from the southeast.
- 6 of 12: House, from the southwest.
- 7 of 12: House, west elevation, from the west.
- 8 of 12: House interior, dining room, looking into kitchen.
- 9 of 12: House interior, parlor.
- 10 of 12: House interior, main staircase.
- 11 of 12: House interior, second floor hallway off of staircase.
- 12 of 12: House interior, second floor bedroom.

SEVERANCE-PIPE FARMSTEAD
SITE MAP

TOWN OF LANARK
PORTAGE COUNTY, WI



CTY
HWY

□ →
Pipe School

Legend:

- A - Farmhouse
- B - Basement Barn
- C - Small Animal Building
- D - Granary
- E - Corn Crib
- F - Garage/Shed
- G - Privey

ALL CONTRIBUTING



NOT TO SCALE