

United States Department of the Interior
 National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
 REGISTRATION FORM

NATIONAL
 REGISTER

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 Forms (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 Coumbe, John, Farmstead
 other names/site number Tippesaukee Farm

2. Location

street & number Junction of State Trunk Highway 60 and County Trunk Highway X N/A not for publication
 city, town Town of Richwood N/A vicinity
 state Wisconsin code WI county Richland code 103 zip code 53518

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>5</u>	<u>5</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<u>1</u> structures
	<input type="checkbox"/> object		<u>1</u> objects
		<u>5</u>	<u>7</u> Total

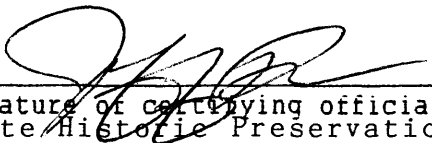
Name of related multiple property listing:

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.

X  6/21/92
Signature of certifying official Date
State Historic Preservation Officer-WI
State or Federal agency and bureau

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


 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

entered in the National Register.
 See continuation sheet

 6/25/92

 determined eligible for the National Register. See continuation sheet

 determined not eligible for the National Register.

 removed from the National Register.

 other, (explain:)

 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/ agricultural
outbuildings

DOMESTIC/single dwelling
AGRICULTURE/ agricultural
outbuildings

7. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

Greek Revival

foundation Stone

walls Weatherboard

Wood

roof Asphalt

other Steel

Describe present and historic physical appearance.

The 9.20 acre agricultural complex known as the John Coumbe Farmstead is located in the southernmost portion of the larger 193.50 acre farm parcel that has historically been associated with this farmstead. This complex contains twelve resources* whose dates of construction divide them into two groups built almost a century apart by different generations of the Coumbe family. The first group is a remarkably intact ensemble built by John Coumbe in the early 1860s that consists of a gabled ell farmhouse, a smoke house, a small privy, a corn crib, and a combination animal and threshing barn. The second group consists of a modern tenant's house built in 1953 and five contemporary agricultural outbuildings that include a large dairy barn, a concrete silo, a hog house, a corn crib, and a machine shed. Both groups of buildings are located close together on a gentle rise of land that is sited on the north shore of the Wisconsin River in Richland County, a location that is approximately one mile north of the Grant County village of Blue River and approximately 36 miles east of the mouth of the Wisconsin River at Prairie Du Chien.

This farmstead is the original landholding of John Coumbe, a native of England and the first white settler of Richland County. Coumbe first saw this land in 1838 and he built a small, primitive log cabin here in that same year. This first cabin was destroyed by Indians as was a second, and as a result, Coumbe rebuilt on a larger scale in 1840 on the slope just below the site of the present farmhouse. After this third cabin was built Coumbe began clearing his land in earnest and he was soon growing wheat and raising cattle. In 1849 he married Sarah Ann Palmer and the first of their seven children was born on the farm in the following year. Coumbe expanded this log dwelling (non-extant) as his family increased and they continued to live in it until 1863 when the present frame construction gabled ell form farmhouse (Map No. 1) was built. After Coumbe's death in 1882, his widow and children took over running the farm and it has been owned and continuously operated by Coumbe's descendants ever since. This 153 year period of tenancy by the Coumbe family covers virtually the entire history of Wisconsin, both as a state and as a territory, making this the oldest farm in Richland County and one of the oldest in Wisconsin. Its significance is further enhanced by the almost totally unaltered state of the extant buildings built by John Coumbe on this land (Map Nos. 1, 2, 3, and 8). This exceptional degree of preservation extends not just to the exteriors of these buildings but to their interiors and to their contents as well. The value of these visible reminders of the past is still further enhanced by the presence of the extensive Coumbe family archives, now housed in the farmhouse. As a result, the resources provide an unexcelled and exceptionally well-documented view of life on a successful mid-nineteenth century Wisconsin farm.

John Coumbe named his farm "Tippesaukee" after the name of the Winnebago Indian village he found at the site in 1838.¹ Tippesaukee is located in the southernmost

¹ A free translation of this Winnebago term has been given as "tip-top site" or "beautiful site".

* The twelfth resource is a non-contributing, commemorative X See continuation sheet boulder.

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part of the Town of Richwood, which forms the extreme southwest corner of Richland County. The southern boundary of both the Town of Richmond and of Richland County parallels the channel of the Wisconsin River, the largest river contained within the borders of Wisconsin. This river is a tributary of the Mississippi River and it originates in the marshlands of Vilas County on the Wisconsin-Michigan border. By the time this watercourse has traveled the 370 mile distance from its birthplace to Tippesaukee, however, what began as a small stream in northern Wisconsin has grown into a wide, slowly moving river. Its current has carved a broad, deep valley out of the limestone bedrock that underlies the last third of its total length. This valley runs in a southwesterly direction from the city of Portage in Columbia County to the mouth of the river at Prairie Du Chien in Crawford County. The portion that lies between Prairie Du Sac and Prairie Du Chien is now officially known as the Lower Wisconsin State Riverway.

The Lower Wisconsin State Riverway is one of Wisconsin's most beautiful natural resources and that portion in the vicinity of Tippesaukee is typical of the western reaches of the valley. At this point, the river flows from east to west and its valley is characterized by a two-and-a-half-mile-wide floor that is bounded on the north and the south by 400-foot-tall limestone bluffs. Meltwater flowing from the retreating glaciers that covered much of prehistoric Wisconsin once filled the valley from bluff to bluff and was the primary agent responsible for shaping it. Eventually, as this vast ice age torrent receded, it left a broad fertile flood plain at the foot of the bluffs and the original watercourse gradually evolved into the much smaller and gentler watercourse visible today, one whose current has carved a smaller channel of its own into the ice age flood plain. Over time, this flood plain developed a dense forest cover that lined both banks of the river and this cover was still extant when the first European explorers, Marquette and Joliet, journeyed down the river in 1673.

This forest cover remained untouched when John Coumbe first came to this site in 1838, a circumstance he and subsequent settlers of adjoining parcels altered as they cleared the land between the bluffs and the river for planting. Farmland fronting on the Wisconsin River was particularly valued by this region's earliest settlers because the river served as the principal transportation route for the entire central part of the Wisconsin Territory during the first half of the nineteenth century and thus provided farmers with a reliable means of getting surplus crops to market in a day when alternative land routes were almost non-existent. Proximity to the river was especially valuable for Coumbe and his neighbors because the rich bottom land that they cleared proved to be well suited for the cultivation of wheat and the grazing of cattle; both products found a ready market in the river front communities that were then developing downstream.

While most of the land in the vicinity of Tippesaukee was, and is, devoted to farming, the availability of the river as a source of transportation also caused new

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settlements to be located along its banks. One of the first of these communities was the town of Port Andrew, which was located just to the east of Tippesaukee on the east side of what is now CTH X. This town was named in honor of Wisconsin River steamboat owner Thomas Andrew, who settled on the southeast corner of section 35 in 1841. In 1848 Andrew married Charlotta Coumbe, the sister of his neighbor, John Coumbe, and in 1850 Andrew laid out four blocks of town lots on his land. Port Andrew was enlarged in 1854 and it continued to grow until 1856, when the tracks of the Mississippi and Milwaukee Railroad, the region's first railroad, were laid on the south side of the river. This action resulted in the demise of the commercial importance of Port Andrew and led to a corresponding rise in the commercial importance of the village of Blue River, which is located directly across from Port Andrew on the south bank of the river in neighboring Grant County.² For a number of years afterwards these two communities were linked by a ferry, but after the first bridge was placed across the river at this point the greater advantages of Blue River's location shifted all commercial activity in the area to that community and effectively ended the growth of Port Andrew. Eventually, Port Andrew's few store buildings were all demolished although a number of the homes and a hotel built during its early years and afterwards still survive today in varying degrees of intactness.

Tippesaukee was the first of the farms that now line the north shore of the Wisconsin River at this point and the land upon which this farm is located rises up from the river in two step-like terraces which represent successive stages in the development of the river since the original ice age flow carved out the river valley. Both of these terraces begin as a sloping ridge that is, or once was, a bank of the river and these ridges are each topped by a broad, gently sloping expanse of land that was once part of a flood plain of the river. The present bank of the Wisconsin River forms the south edge of the shallower of these two terraces, and this terrace is approximately 750 feet wide where Tippesaukee is located and accounts for most of approximately 20.00 acres of the total farm acreage; acreage that the Coumbe family has traditionally used as pasture land.³ The upper terrace is the original floodplain of the river, and this floodplain extends to the foot of the limestone bluffs located 1 1/4 mile to the north. Most of the 173.50 acres that comprise the rest of the Tippesaukee farm are located on this upper terrace and the 10 acre parcel that contains the farmstead's resources is placed along the top of the ridge that forms the southern edge of this terrace.

² Butterfield, C. W. History of Crawford and Richland Counties, Wisconsin. Union Publishing Company, Springfield, Illinois, 1884, pgs. 1220-1221.

³ This land originally extended to the north in an unbroken stretch from the river edge at the foot of this terrace. Later, however, a public highway was developed along the top of this river bank and this highway eventually became the present east-west running STH 60, which now separates the acreage owned by the Coumbe family along the river bank from the rest of the farm.

Wisconsin Word Processor Format
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The farmhouse and its attendant buildings are located along the southern edge of a second ridge, and the 10.00 acre parcel of land that constitutes the John Coumbe Farmstead consists of a mixture of open and wooded land. The farmstead's twelve resources overlook the river valley and a large, flat, now heavily wooded island in the center of the river that was once also owned by Coumbe and that was used by him as pasturage before the present forest cover developed.* Located at the heart of the farmstead is the frame construction gabled ell farmhouse (Map No. 1) Coumbe built in 1863. Coumbe also added a number of other frame construction outbuildings and farm buildings adjacent to the farmhouse both before and just after 1863 including a threshing barn (Map No. 8), a small privy (Map No. 2), and a smokehouse (Map No. 3). To the north and to the east of this first group of buildings is a second group constructed by later generations of the Coumbe family. Most of these buildings and structures date from the early 1950s and they include a modern Colonial Revival style tenant's house (Map No. 10) built in 1953 to replace an earlier tenant's house and five contemporary agricultural outbuildings that include a large dairy barn (Map No. 4), a concrete silo (Map No. 4a), a hog house (Map No. 5), a corn crib (Map No. 6), and a machine shed (Map No. 7). The farmstead also contains a second corn crib (Map No. 9) whose date of construction is not known but which clearly antedates the second group of buildings in the farmstead by many years. The twelfth resource is a non-contributing commemorative boulder and plaque located close to STH 60. This boulder was located at this place as part of the 1938 Centennial celebration of Richland County.

The following inventory lists all the resources within the farmstead and describes them in detail. Unless otherwise noted, all of these resources are in very good to excellent condition and the older buildings especially, display an unusually high degree of integrity. Each of the headings for the resources that follow include the map number, the type of building or structure, whether or not the resource is a contributing or non-contributing element, and the original date of construction.

Map No. 1 John Coumbe Residence Contributing 1863⁵

This exceptionally intact early gabled ell vernacular form building was constructed by John Coumbe in 1863 on the top of the south-facing edge of the upper terrace described earlier. Coumbe built this house as a replacement for the then still extant log construction residence that he had built in 1840, a building which was located several hundred feet to the south, closer to the river and to a spring. After his new residence was completed, Coumbe demolished the earlier building. It

* This island is still known as Coumbe Island today and it is now owned jointly by Grant and Richland Counties, who utilize the island as a wildlife refuge.

⁵ The date of the construction of this house is well known to members of the Coumbe family and it is mentioned in numerous documents and family reminiscences kept in the Coumbe Family Archives stored at Tippeaukee.

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is the 1863 building that now constitutes the heart of the farmstead. Like its predecessor, the 1863 house was designed to be free-standing, with principal facades facing north and south. The overall design is typical of early "T" plan examples of gabled ell form houses in Wisconsin in that it has a front gable main wing and a less tall perpendicularly placed side gable wing, which in this instance is attached in such a way as to bisect the east-facing side elevation of the main wing. Both of these wings are rectilinear in plan and they are almost exactly equal in the amount of surface area that they cover. The main wing is two-stories in height and measures approximately 20-feet-long by 30-feet-deep, and this wing is surmounted by a simple, rather steeply pitched gable roof whose ridgeline runs in a north-south direction. The side wing is one-story in height and measures approximately 22-feet-long by 14-feet-deep, and it is also surmounted by a simple, more gently pitched gable roof whose ridgeline runs in an east-west direction. Both the north and the south slopes of the roof of the side wing also extend downward to cover what were originally two identical full length 22-foot-long by 6 $\frac{1}{2}$ -feet-deep open porches, and these porches, when added to the width of the enclosed portion of the wing give it a total depth of 30 feet. Thus, the total area covered by both wings measures approximately 42-feet-long by 30-feet-wide.

The exterior walls of both wings and their supporting framework rest on fieldstone foundation walls constructed with stones taken from the surrounding fields. These walls enclose a full basement under the main wing and a crawl space under the side wing. The exterior walls of the house are all covered in exceptionally intact and well maintained narrow clapboard siding. This siding (now and originally painted white) is entirely original and it is made of basswood that was taken from trees felled in the immediate vicinity and then sawn into boards at a sawmill located about 1 $\frac{1}{4}$ miles east of Tippesaukee on Byrd's Creek.⁶ The clapboard-covered portion of the exterior walls is enframed by a system of simple wooden trim consisting of corner boards, water table boards, and fascia boards. All the exterior walls terminate in wide overhanging eaves. The heavy wooden framework that supports these walls was fashioned in the same manner and at the same place as the clapboard and trim. Where this framework is exposed (in the attics of both wings) the marks of the circular saw blade employed in its manufacture are still clearly visible, as are the square head nails that hold the framework together.⁷

⁶ Information contained in records found in the Coumbe Family Archives at Tippesaukee.

⁷ The mill at Byrd's Creek (non-extant) was the first sawmill in the Town of Richwood, having been built by Adam Byrd in 1845. Subsequently, this mill was acquired by John Coumbe and it was in his possession at the time his new house was constructed. See: Butterfield, C.W. History of Crawford and Richland Counties, Wisconsin. Union Publishing Company, Springfield, Illinois, 1884, pg. 1219.

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The north and south-facing facades of John Coumbe's house were originally almost mirror images of each other, but the south-facing riverfront facade of the house, being the one that is visible from the highway, is the more important of the two. This asymmetrically designed facade is composed of the south-facing elevations of both the main wing on the left (west) and the side wing on the right (east); the two-story height of the main wing visually and physically dominating the connected one-story side wing.

The south elevation of the main wing is symmetrical and is three bays wide. It is an almost prototypical example of early front gable form design. Only a small portion of the fieldstone basement story is visible above grade level and this portion is punctured by two small rectilinear window openings, openings which are placed in such a way as to flank the centrally placed entrance door opening that occupies the center bay of the first floor immediately above. The first floor of this elevation features two rectilinear, flat-arched window openings that flank the centrally placed rectilinear shape entrance door opening. All three of these openings serve the front parlor of the house, which takes up the full length of this elevation. All three openings are simply enframed with flat wooden casings that have simple drip caps above and wooden sills at their base. The solid six-paneled entrance door in the center bay is original and operable and it still retains its original hardware. The two window openings that flank the door are each filled with a six-over-six-light double hung window. Each of these window openings is also flanked by a pair of operable louvered wooden shutters.^a

The second floor of this elevation is the same width as the floor below, but differs in being only two bays wide. Each of these bays contains a single window opening that is positioned directly above one of the two window openings on the first floor. These openings admit light to the largest of the second floor bedrooms. Both openings are flanked by louvered shutters and these openings are identical in size and shape to the first floor window openings. They also contain identical six-over-six-light double hung windows. Windows of the same size, shape and pattern are used throughout the rest of the house as well. All of these windows are notable both for their excellent original condition and for the survival of nearly all of their original glass panes.

This elevation is terminated by an attic story concealed behind the south-facing gable end. The only opening in this portion of the elevation is a small triangular ventilator filled with louvers that is placed in the apex of the gable. The surface of this elevation is covered in narrow clapboard siding. This siding is enframed by a broad water table at the base of the elevation, by corner boards at both edges,

^a All of these shutters are twentieth century reproductions of the original ones. A number of the originals still survive, however, and these are kept in storage elsewhere on the farm.

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and by very wide, plain fascia boards placed just below the pitch of the eaves of the roof. The wall surface is sheltered by a broad, open, overhanging cornice whose edge is protected by a simple two-part rake molding. The apex of the gable end is crowned by a small red brick chimney, the upper portion of whose shaft is decorated with three separate corbelled brick bands.

The south-facing elevation of the side wing of the house is one-story in height. Its most prominent feature is the downward extending slope of its asphalt shingle-covered gable roof.⁹ That this roof is as prominent as it is derives from the fact that its single slope covers both the enclosed portion of the wing itself and an open porch that stretches the 22-foot length of the wing. The floor of this 6½-foot-wide porch is fashioned from narrow boards. These boards rest on a wooden superstructure that sits on a raised fieldstone-edged masonry base. This results in a porch whose floor is about 1½ feet above grade, necessitating the placement of a two-step flight of wooden steps in the center of the porch's length. The ceiling of the porch is still covered in a heavy coat of hard, smooth plaster and the roof of the porch is supported by three solid square chamfered wooden posts that rest on square plinths. Both plinths and posts are fashioned from black walnut taken from the woods in the surrounding area. These are the porch's second set of posts, having been set in place in the late 1960s. The story of these posts is in itself emblematic of both the high quality of the original construction of the house and of its subsequent maintenance. By the late 1960s, the original set of posts had deteriorated to the point where replacement was necessary. These posts were then replaced with a second group (the present ones) that had also been fashioned in 1863 and that had been kept in storage for just this eventuality. The south-facing elevation of the enclosed portion of this wing (which is sheltered by the porch) is also symmetrical in design and three bays wide. It consists of two six-over-six-light windows that flank a centrally placed wooden entrance door. All three of these openings serve the old kitchen room of the house, which takes up the full length of this elevation. The original panelled door is still in place and the window openings are also flanked by operable louvered wooden shutters.

The west-facing side elevation of the main wing of the house is also asymmetrical in design and is 30-feet-long, three bays wide and two-stories in height. Like the south-facing elevation it too is sided in narrow clapboard that is enframed with a water table, corner boards, and a broad fascia board. Each of the three bays on the first floor contains a single window opening that is flanked by a pair of louvered wooden shutters and that is identical with those openings already described in terms of its size, shape and the number of lights it has. The fenestration pattern of these windows places the two end openings equidistant from each other while the center bay is placed slightly off center and to the right. This arrangement permits

⁹ The present roof covers an earlier asphalt-shingle covered roof and both cover the still extant but badly deteriorated original wood shake roof. Recent wind damage has necessitated that these roofs be removed and replaced and the owners intend to do this with a modern product recommended by the State Historic Preservation Office that closely approximates the appearance of the original wood roof.

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both the right-hand and the center windows to light the front parlor of the house, while the left-hand window helps light a large corner bedroom that takes up the remainder of the first floor of this elevation. The fenestration pattern of the second floor is identical to that of the first floor and the windows are identical as well save that these windows do not have shutters flanking them.¹⁰ The right-hand window helps to light the principal bedroom on this floor, the center window lights the second floor hallway, and the left-hand window lights a second bedroom. This elevation is then terminated by an overhanging cornice whose leading edge is protected by a simple two-part molding. The slope of the roof is then pierced by another small red brick chimney. The shaft of this chimney penetrates the roof just to the left of the center bay near the edge of the downward west-facing slope of the roof and it is identical to the one described earlier, having a shaft whose upper portion is also decorated with three separate corbelled brick bands.

The asymmetrically designed north-facing facade of the house was originally almost a mirror image of the south-facing facade described earlier. This facade is composed of the north-facing elevations of both the main wing (west) and the side wing (east) and as before, while both of these wings are of nearly equal length, the two-story height of the main wing dominates the one-story side wing.

Here again, the north elevation of the main wing is asymmetrical and is two bays wide. Again, only a small portion of the basement story is visible above grade level and this portion is pierced by the uppermost portion of a broad basement door opening placed just below and between the two bays of the first floor immediately above. A flight of stone steps descends to the basement door itself and these steps are covered by a single wooden storm door. The right-hand bay of the first floor of this elevation contains a single window opening. This window lights the first floor bedroom.¹¹ The left-hand bay consists of a rectilinear-shaped door opening containing a wood door whose lower half has two panels and whose upper half contains a single four-light window. Like all the other doors on the house, this one is original and still operable and it retains its original hardware. This door opening is crowned with a single light transom window and opens into a rear entrance hall that has since been converted into a bathroom which can be entered from the bedroom and from the stairhall.

Each of the two bays on the second floor of this elevation also contains a single window opening positioned directly above one of the two openings on the first floor. These openings admit light to two separate second floor bedrooms. They are identical in size and shape to the first floor window openings and they also contain

¹⁰ A photo dated 1938 in the possession of the Coumbe family shows that no shutters were in place on these windows at that date. Whether or not there were ever shutters on these windows is not known.

¹¹ There are no shutters on any of the windows on the north-facing facade either.

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identical windows. The elevation is terminated by an attic story concealed behind the north-facing gable end. The only opening in this portion of the elevation is a small triangular ventilator filled with louvers placed in the apex of the gable.

The north-facing elevation of the side wing of the house is one-story in height and its most prominent feature is also the downward extending slope of its asphalt shingle-covered roof. This elevation is the only part of the exterior of the house that has undergone significant change since the house was built. Originally, all of the space contained on the first floor of this wing was given over to a single large room that was the original kitchen. The entire length of the north-facing elevation consisted of a second 22-foot-long by 6½-foot-wide open porch that was identical to the still extant porch on the south-facing facade. By the early 1930s, however, the need for a more modern kitchen and the desire of the Coumde family to convert the original kitchen space into a second living room led to the enclosure of this porch, and the space thus gained was then converted into a small kitchen and an adjacent pantry. Every effort was made by the family to ensure that this conversion was done in a manner that was sensitive to the original building. The north-facing exterior wall of the original kitchen (which was originally identical to the still existing south-facing wall described earlier) was either moved bodily forward to become the north-facing wall of the new kitchen or it was replicated exactly. Whichever method was used, the result is that today's north-facing elevation is also three bays wide and symmetrical in design. It has two windows that are identical with the others on the house flanking a centrally placed wooden entrance door that appears to be original. This door now serves as the principal entrance to the house and all three of these openings serve the new kitchen room and its adjacent pantry. The only modern feature on the exterior of this elevation is a small, slightly elevated wooden deck located just outside the door. Three steps lead up to this deck, which serves as an open entrance porch leading up to the door. There are also two wooden benches that face each other located at either end. A large bronze bell that is original to the farm and that dates from the 1880s is also placed on top of a pole located at the eastern edge of this deck.

The east-facing elevation of the main wing is almost completely covered by what would otherwise be the west-facing elevation of the side wing. It is devoid of openings or other architectural features save for a single door opening that opens into the front parlor and placed at the west end of the south-facing porch. The one-story gable-roofed east-facing elevation of the side wing was originally symmetrical in design and featured an enclosed, rectilinear plan 14-foot-wide central portion (the old kitchen) terminated by an attic story concealed behind the east-facing gable end. The central portion was flanked on either side by identical open porches sheltered by downward extensions of the north and south slopes of the roof. The triangular-shaped spaces above these porches (when seen in profile) were enclosed and the wall surfaces covered in clapboard, which, when added to the wall surface of the gable end gave this elevation a distinctive "T"-shaped profile. The original enclosed portion is two bays wide. Each bay contains a single window opening

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identical in size and design to those used elsewhere on the house, and flanked by a pair of louvered wooden shutters. A single small four-light rectilinear window is placed in an off-center position in the attic story above the right-hand first floor window. The elevation is crowned by a small red brick chimney decorated with corbelled brick bands placed above the apex of the gable.

This elevation was also altered when the north porch was enclosed in the 1930s. When the north porch was enclosed, the enclosure was accomplished using walls sided in narrow clapboard that exactly matched the siding on the original wall surfaces adjacent to it.¹² A single window opening was placed in the center of the new east-facing wall to light the new kitchen. This opening is also flanked by a pair of louvered wooden shutters. The window that this opening contains is identical to the house's other windows.

The exterior of John Coumbe's house is important for its unusually high degree of integrity and because its design is an excellent early example of the gabled ell vernacular form as found in Wisconsin. This importance is greatly enhanced by the exceptionally intact interior of the house. Unlike many of the other surviving vernacular houses built in Wisconsin the 1860s the interior of this house still retains its original floorplan and the original walls, windows, and doors of both the principal rooms. Circulation routes such as the upper and lower halls and the staircase are also intact as well. The appearance of these rooms is unified by the use of the same materials throughout the house. Every room has wide board floors made of white ash, all the simple wood trim in the house and all of the interior and exterior doors are fashioned from planks of black walnut held together with wooden dowels, and the walls and the ceilings are coated with a hard, unusually smooth plaster. Of equal importance is the retention of the house's early wallpaper, drapery and carpeting, most of which was introduced to the interior by John Coumbe and his wife in the period just before and soon after Coumbe's death in 1882. These decorative elements are complemented by the presence of many of the Coumbe family's original furnishings, some of which predate 1863.

Although there are five exterior doors that open into the interior of the first floor of the house, the most used entrance today is through a solid wood four panel door in the center of the north-facing elevation of the side wing. This door is identical in style and size to the door on the south elevation of the side wing, which suggests that it was moved to its new location from a corresponding position on the original north elevation when the north porch was enclosed. The door opens into the new kitchen, which is approximately 6½-feet-wide by 16-feet-long. Two windows (one on the north wall and one on the east wall) provide light for this room

¹² The only evidence of this newer siding is a thin vertical line where the old and the new siding butt up against each other. The original fascia board below the main gable end of the side wing is also placed somewhat differently above the enclosed porch.

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and the easternmost of the original elevation's north-facing window openings is also still intact, an opening that is used as a pass-through from the new into the old kitchen.

The remainder of the space created when the north porch was enclosed is used as a 6-foot-wide by 6-foot-long pantry room. The entrance to this room is via two doors placed on the pantry's south and east walls. The south door opens into the old kitchen. It is located where the second (left) window opening of the original north elevation once was. The east door of the pantry opens into the new kitchen, but originally was an exterior door that opened onto the now enclosed porch. The north wall of the pantry is pierced by a single window opening and the west wall is entirely covered by shallow painted wooden shelves once used to store milk and pickle crocks and other kitchen implements. The upper right portion of these shelves is covered by black walnut doors. Other items found in this room that have long been associated with the Coumbe family include many kitchen implements, a pottery butter churn and a dry sink that was later converted to a wet sink by the addition of a hand pump connected to one of two basement cisterns.

As can be seen from the above description, both of the original north elevation's window openings were reused when the north porch was enclosed and this elevation's centrally placed door opening is also intact as well, it being the means by which one passes from the new kitchen into the room that is now known as the old kitchen. The old kitchen is 14-foot-wide by 22-foot-long room and it is now used as a family room, but it originally functioned as the house's kitchen, dining room and daytime living room and it occupied the whole of the enclosed portion of the side wing in the days before the north porch was enclosed. Six window openings and four door openings (including the two modified window openings and the exterior door opening on the north wall) pierce the walls of this room. Both the south and the north walls each have a single centrally placed door opening that is flanked by a pair of window openings while the east wall contains two window openings that once flanked a fireplace (later replaced by a woodstove) that has since been removed.¹³ The west wall has two interior door openings that are positioned opposite the two window openings on the east wall. Both of these doors provide access to the main wing, the left-hand door opening into the front parlor and the right-hand door into the stairhall. Like the rest of the house's original rooms, all the interior window and door frames in the old kitchen are framed with a plain casing of black walnut. The same wood is used to make all of the interior doors, some of which have two panels and some four. The bottom portions of this room's north, south, and west walls are also covered in wainscoting fashioned from black walnut planks (there are no baseboards in this room) and these planks are crowned with a simple strip of black walnut molding. The remainder of the wall surface is covered with a modern flower-

¹³ Insulation work being done under the floor of this wing in the summer of 1989 revealed that there is a 4-foot-long by 4-foot-wide stone foundation located under the place where the original kitchen fireplace once stood.

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patterned wallpaper whose predominant color is gold and the juncture of the walls and the ceiling is then covered with a simple narrow black walnut crown molding. Several fine pieces of furniture in this room have long associations with the Coumbe family. The most notable pieces include a walnut drop-leaf table brought from England by the Coumbe family in 1828, a pre-1863 wooden highchair whose chairback shows signs of wear from having been pushed along the floor by John Coumbe's children when they were learning to walk, the family's original four-leaf dining table, and a fine walnut combination bureau and bookcase that was built for this room in 1863 by a local cabinetmaker named James "English" Jones.

The left-hand door opening in the west wall of the old kitchen leads into the front parlor, which takes up the full width of the south front of the main wing. This 20-foot-long by 15-foot-wide room was the "best" room of the house and it is exceptional for the integrity of the decorative elements it contains. Four windows and four doors pierce the walls of this space. The south wall has a single centrally placed exterior door opening that is flanked by a pair of window openings, the west wall has two window openings, the north wall has a single interior door opening, and the east wall has two door openings, one an interior door and one an exterior door. In deference to the more formal status of this room the plain door and window casings that enframe these openings were themselves entrained with additional strips of molding. Otherwise, the trim is identical to that found in the other rooms in this wing, which, in addition to door and window trim, consists of plain 8-inch-tall black walnut baseboards and quarter-round shoe moldings that encircle the base of the walls (no crown moldings are used in this wing).

All of the trim in the front parlor, with the exception of the black walnut doors, has been painted to complement the wallpaper, which is one of this room's most outstanding features. This paper was designed to be hung in three parts. Most of the wall surface is covered by wallpaper, which is then surmounted by a broad frieze band. The ceiling is then covered in a paper that is complimentary in design to the first two sections but simpler. The wallpaper has an ivory ground that is decorated with a repeated, gold-colored, lyre-shaped motif that is depicted as emerging from a leaf-like spray of foliage. The same pattern is then repeated in the frieze band portion but it is outlined more boldly and its ground consists of both ivory and light blue-green areas. The ceiling paper also has an ivory ground but it is much simpler and consists of a net-like interlacing of square patterns formed out of leaf forms that are simplifications of the leaf forms used in the other two sections. All three papers were hung in 1888 and evidence suggests that this is the only paper that has ever hung in this room. Numerous pictures and photographs related to the Coumbe family are positioned on these walls as well, including portrait photos of John and Sarah Coumbe and several scenic views drawn by their daughters when in attendance at St. Mary's Institute in Prairie Du Chein.

The floor of the parlor is covered by ingrain carpeting that was purchased by the Coumbes in Milwaukee in 1867. This carpeting is laid in strips and it features a

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dense, repeated floral pattern that has gold-colored flowers surrounded by scarlet leaves. Light from the windows in the room is filtered through heavy lace curtains that date from the same year as the carpeting. The parlor also contains some of the most important furniture in the house. Especially noteworthy is the fine spinet piano that is centered on the north wall of the room. This piano has a rosewood case that rests on massive, heavily carved cabriole legs and it was manufactured by the Newton Company of New York and purchased by the Coumbes in Milwaukee in 1867 with the proceeds from the sale of a flatboat load of Coumbe's cattle.¹⁴ On the same trip the Coumbes also purchased the fine suite of Louis XV style-influenced furniture that this room contains. This suite consists of four side chairs, two armchairs, and a sofa, all of whose frames are stained a dark walnut color. A single ornate glass and brass kerosene lamp decorated with crystal pendants also hangs from the ceiling above this suite. The parlor is also the only room in the house that still contains its ornate original cast iron woodstove.¹⁵ The intact survival of all the elements listed above has resulted in the preservation of a room whose appearance is almost exactly as it was in 1888.

The single door opening placed at the west end of the parlor's north wall leads into the adjacent master bedroom of the house, which occupies the northwest corner of the first story of the main wing. This room measures approximately 8-foot-wide by 14-foot-deep and it too is notable for its almost perfect state of preservation. This room is lit by two windows placed on the west and the north walls and three interior doors also open into the room. The first of these doors opens into the front parlor. The second door is placed at the south end of the east wall and leads into a modern era (ca. 1930-1950) bathroom. The third door is placed just to the left of the second door and opens into the rear entrance hall. All of these openings are framed with simple painted black walnut casings and the walls are encircled with the simple baseboard described previously. The same wallpaper that was used in the front parlor (minus the ceiling portion) decorates the walls in the bedroom as well. The floor of this room is covered in a green-colored ingrain carpet that was also purchased in 1867. Like the front parlor carpet, the one in the bedroom is laid in strips and it features central motifs surrounded by leaf-shape patterns that are designed in such a way as to form repeated squares. This room also contains an excellent bed and dresser suite that dates from the later 1800s. The dresser is notable for the fine quality of the burl veneer which faces its two full-width drawers and these drawers are then topped with a three-part piece of marble. The

¹⁴ This piano was once well known in the area for being the first piano ever imported into Richland County. Original bills of sale for this and other pieces in the house are to be found in John Coumbe's account books, which are kept in the Coumbe Family Archives at Tipplesaukee.

¹⁵ Originally, all of the other rooms in the house were heated with woodstoves as well. When central heating was introduced to the house in the early 1950s all but the parlor stove were disconnected and these stoves are still kept in storage in other buildings on the farm.

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most prominent feature of the dresser, however, is its tall mirrored back, which is crowned by an elaborately carved upper rail. The design of this upper rail is then repeated in the equally tall headboard that graces the bed. Another outstanding feature of this room is the built-in floor-to-ceiling closet that occupies the southwest corner of the room. This closet is one of several that were placed in the rooms in this wing when the house was built in 1863 and its casing, four doors and its interior shelving are all made entirely out of black walnut.¹⁶

The remaining rooms on this story consist of the rear entrance hall, which is located just to the east of the bedroom, and the stairhall, which is located just to the south of the rear entrance hall. The room known as the rear entrance hall is approximately 8-feet-wide by 12-feet-deep. Light is admitted to it through the window lights placed in the rear entrance door and through the transom light placed above this door, which is located on the north-facing exterior wall of the main wing. The bases of the walls within the hall are encircled by the usual baseboards. Walls are covered over with a modern wallpaper that is very similar to that used in the old kitchen, having a gold-colored ground decorated with a dense pattern of small individual white flowers. This room is sparsely furnished and its most distinctive feature is another rail-height built-in closet fashioned out of black walnut that is placed along the west wall in the room's northwest corner. Another object of significance in this room is a roughly constructed walnut woodbox placed against the south wall. This box was made in 1850 by Loremar Palmer, the brother of Sarah Coumbe, and it was one of the furnishings of the earlier log house that was moved up to the present house when it was built. Besides the rear entrance door there are also two interior doors in this room as well. The first is located on the west wall to the left of the closet and opens into the bedroom, the second is placed on the south wall and it opens into the stairhall.

The first story portion of this stairhall space is approximately 3-feet-wide by 8-feet-long and it amounts to little more than a corridor leading to the first flight of steps, which are located at the west end of the hall.¹⁷ Three interior doors open into this space. The first door is located on the north wall of the stairhall and opens into the entrance hall, the second is located on the east wall and opens into the old kitchen, and the third is located on the south wall opposite the first and it leads to a flight of stairs that descend to the basement. The open stairway at the west end of the stairhall begins its ascent with a flight of three steps that end at a small landing. From this landing a second flight of twelve steps reverses direction and ascends to the second story hall. Each step is composed of varnished pine treads over painted risers. The tightness of the space into which both flights had to fit made it impossible to use either handrails or balustrades.

¹⁶ This closet and all the others like it still retain their original brass hardware.

¹⁷ The first story bathroom is located in the space immediately to the west of the west wall of the stairhall.

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Both the first and the second story walls of the stairhall are now covered in a twentieth-century wallpaper that has repeated sprays of white flowers placed on a pale green ground and the bases of the walls on both stories are encircled with painted black walnut baseboards. The second story hall is much larger than the first story hall. This space spans the width of the second story of the main wing and it measures approximately 7-feet-wide by 20-feet-long and it is lit by a single window opening placed on the west wall. The stairwell opening is placed against the north wall of the hall and is encircled with a plain balustrade composed of simple rectilinear plan balusters topped with an equally simple chamfered handrail made of unpainted walnut. Normally, this hall contains a number of pieces of furniture as well, but much of the wall space is now temporarily given over to the many document boxes that contain the combined archives of the Coumbe family.

Four interior doors open into the second story stairhall. The first door is located at the east end of the south wall and it opens into the main bedroom on this story. A second and shorter 5-foot-tall batten door that is made of three wide walnut planks is located on the east wall and it opens into the attic space above the side wing. The third and fourth doors are located at opposite ends of the north wall and they open into the other two bedrooms on this story. The main bedroom is the largest room on the second story. It measures approximately 10-feet-wide by 20-feet-long and spans the south end of this story. Three windows (two on the south wall and one on the west wall) admit light into this room and a single interior door in the room's north wall opens into the stairhall. The walls themselves are now covered with a twentieth century wallpaper decorated with vertical strips of vines that alternate with wider strips of flowers laid on a grid-like pattern. The ground color of this paper is cream and the result is a room that is notably airy and sunfilled. The northwest corner of this bedroom contains the largest of the floor-to-ceiling closets that are found in two of the second story bedrooms. Unlike the first story closets, however, those on the second story are much simpler in design and are rougher in construction, both the walls and doors being made out of wooden battens laid over a wooden framework. These closets were painted and outfitted with the simplest metal hardware, all of which is still intact.¹⁰ Two beds with bead and reel head and footboards are placed on the north wall of this room and another very fine Victorian era dresser with burlled veneer drawers, a marble top, and an elaborately carved mirror is placed on the south wall opposite them. Two other pieces of furniture here are also worthy of note. The first is a large spinning wheel that was in the Coumbe family before the first cabin was built. The second piece is a simple walnut cradle that was used by all seven of the children of John and Sarah Coumbe. It was made by Sarah Coumbe's brother, Loremar Palmer, in 1850 following the birth of her first child, Thomas E. Coumbe, in the same year.

¹⁰ The presence of earlier wallpaper on hard-to-reach portions of the walls within these closets suggests that they were built some years after the house itself was constructed.

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A second bedroom is located in the northwest corner of this story. It is rectilinear in plan and measures 10-feet-wide by 11-feet-deep. This room is lit by two windows, one on the west wall and one on the north wall. A single door opens into the room from the stairhall. Like the first bedroom, this one also contains a large built-in closet constructed out of painted battens. This one, however, is located in the southwest corner of the room and unlike the first one, is also crowned with a simple cornice as well. The walls are covered in a modern floral wallpaper that replaces an earlier paper (a small portion of which can still be seen inside the closet) and the most notable piece of furniture in this room is the bed, which has a bead and reel headboard and footboard.

The third bedroom takes up the northeast corner of this story and it too is rectilinear in plan and measures 10-feet-wide by 11-feet-deep. A single window in the north wall provides light for this room and a single door opens into it from the stairhall. Otherwise, this room is nearly identical to the second bedroom and it too has floral print wallpaper and a bead and reel bed. This was the "boys" bedroom when John Coumbe's children were young and it was later periodically occupied by resident farmhands.

All five of the generations of the Coumbe family that have been associated with the fine house have been meticulous in their maintenance of it and they have also done little to alter it. As a result, the house today still looks remarkably the way it did when it was built by John and Sarah Coumbe 129 years ago.

Map No. 2 Outdoor Privy

Contributing

1863

This small 5-foot-wide by 7-foot-long rectilinear plan three-seat privy building was built in the same year as the house (Map No. 1) and in the same style as well. It is located approximately 60 feet northwest of the northwest corner of the main wing of the house and has a fieldstone foundation that has been surfaced with concrete. The clapboard-covered walls that rest on this foundation are also made from basswood like those on the house and are enframed by corner boards and by frieze boards placed just below the overhanging eaves of the roof. These walls are wood frame construction and the building is sheltered by a side-gabled roof whose ridgeline runs north-south. The two-piece fascia board that edges the roof is unusual in being cut in such a way as to create a repeated pattern of rectilinear-shaped holes along its lower edge. The roof itself is notable for being the only one on the farm that still retains its original wood shingles.¹⁹ These shingles are moss-covered and deteriorated, but they still serve to keep the interior of the building dry.

¹⁹ The decision to retain the original roof was made when the use of this building was discontinued, it being felt that some remnant of the farm's original roofs should survive in order to illustrate their original appearance.

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The west-facing rear elevation of this building contains no openings. Both the north and south-facing side elevations are identical to each other and each has a single small rectilinear window opening placed just below the gable end of the roof. The principal elevation faces east. It is symmetrical in design and has a single rectilinear-shaped door opening placed in its center. This door is made of vertical boards and opens into the simple interior, which has a board floor and a bench-like double seat across the rear. Like the house and Tippesaukee's other oldest buildings, the privy is in exceptional and almost totally original condition today.

Map No. 3 Smokehouse

Contributing

1863

This building is another of the exceptionally intact outbuildings that John Coumbe built in 1863. It was originally used as a smokehouse for the curing of meat and it consists of a one-story rectilinear plan frame building that measures 13-feet-wide by 15-feet-long. The smokehouse is located approximately 30 feet north of the rear entrance door of the side wing of the house and was, like the privy described above, designed in the same general style as the house. A modern concrete slab foundation that replaced much, but not all of the original fieldstone foundation now underlies the building. The white-painted, clapboard-covered walls that rest on this foundation are fashioned from basswood like those on the house and these clapboards are also enframed by corner boards and by frieze boards placed just below the slightly overhanging eaves of the roof. These walls are then supported by a wood frame and the building is sheltered by a front-gabled asphalt shingle-covered roof whose ridgeline runs north-south.

The principal elevation of the smokehouse faces south. It is symmetrical in design and has a single rectilinear-shaped door opening placed in its center. Both the east and west-facing side elevations are identical to each other. Each has a single small rectilinear window opening placed in its center that contains a six-over-six-light double hung window. These windows are also enframed with the same simple casings used on the house and both are crowned by simple drip caps as well. The remaining north-facing rear elevation of the smokehouse contains no openings.

The entrance door to the smokehouse is made of vertical boards and it opens into the building's simple, utilitarian interior. The board floor is fashioned from wood salvaged from the log cabin Coumbe built in 1840 (this floor was relaid after the concrete slab was poured). Evidence of this building's original use can still be seen in the charred internal framing of the building and in the placement of a number of hooks arranged along the perimeter of the top plate. Today, however, the smokehouse is used for storage and it contains several of the original wood stoves from the house and a wealth of early farm implements associated with Tippesaukee. Again, like the rest of Tippesaukee's oldest buildings, the smokehouse is in exceptional and almost totally original condition today.

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Map No. 4 Modern Dairy Barn Non-Contributing 1956²⁰

Tippesaukee is still a successful working dairy farm today and a number of newer buildings have been added to the original farm buildings over the years to insure this success. This group of buildings (Map Nos. 4-10) is located to the north and east of the first three buildings and access to these and to the first group is via a long curved driveway that comes up the hill from STH 60. The most prominent of the newer group of buildings is this large modern astylistic utilitarian form building of a type known in the CRMP as the Wisconsin Dairy Barn. This barn is located approximately 300 feet ENE of the house (Map No. 1) and it is rectilinear in plan and measures approximately 30-feet-wide by 70-feet-long. The first story walls of this two story building are built out of concrete block and these walls rest on a concrete foundation slab. The bulk of the building, however, consists of a second story hay loft that is completely covered by a large arched roof. This roof is covered in corrugated metal, its ridgeline runs north-south and it has two shed-roofed dormers that are sided in vertical boards and placed in the center of its west-facing slope.

The two principal facades of this barn face north and south and they are essentially identical in design. Each of these facades has a large entrance door placed in the center of its first floor and there are small window openings filled with glass block placed on either side of each door. The remaining part of these facades is then given over to the arch-shaped gable end of the roof. Each of these gable ends is sided in vertical wooden boards and both have a pair of small openings placed near the apex of their gables. The side elevations of the barn face east and west. The first story of each elevation is eight-bays-wide, each bay containing a single small square-shaped nine-light window. The walls that these window openings pierce are made out of concrete block. There is also, however, a broad band of vertical board siding that runs the length of each elevation placed between the window heads and the eaves of the roof. The windows in these bays then provide light for the interior of the barn. The Wisconsin Dairy Barn typically has a broad center aisle that runs the length of the barn, which in this case is flanked by 36 stanchions and two calf pens. Steel posts are arrayed down the length of this aisle and support the massive compound wooden floor joists of the hay loft above.

This entire barn is currently in very good condition considering the heavy daily use it sustains.

Map No. 4A Modern Concrete Silo Non-Contributing 1956

This tall, circular plan silo measures approximately 10 feet in diameter and it was constructed at the same time as the dairy barn described above. The silo follows

²⁰ The date of construction for this and for the other modern farm buildings at Tippesaukee are all to be found in papers pertinent to their construction contained in the Coumbe Family Archives.

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modern practice in being made out of interlocking concrete staves that rest on a reinforced concrete foundation and it is crowned by a dome-shaped metal roof. This structure is attached to the east elevation of the dairy barn (Map No. 4) via a concrete block one-story silo room that occupies the fourth bay from the left end and it is still in very good original condition and in regular use.

Map No. 5 Modern Hog Barn Non-Contributing 1959

This astylistic utilitarian form frame construction building was built in 1959 to replace a much earlier and somewhat smaller frame construction hog barn that originally stood about 40 feet to the south. The present building is located approximately 70 feet north of the north end of the new dairy barn (Map No. 4) and it is rectilinear in plan, one-story in height, and measures approximately 20-feet-wide by 35-feet-long. This barn rests on a concrete pad foundation and its walls consist of a lower portion made out of poured concrete surmounted by a framed upper portion that is sided in horizontally laid boards. These walls are sheltered by a gable roof whose ridgeline runs east-west and whose slopes are covered with rolled asphalt shingles.

The principal facade of the barn faces east out into the farmyard and it is symmetrical in design and three bays wide. The center bay contains a large pair of side-hinged barn doors that open into the interior of the barn. Two four-light windows flank this door. The west-facing elevation of the barn is identical to the east facing one and it too features a single large door opening in its center flanked by a pair of windows. The longer north and south-facing side elevations of the barn are also both identical in design and they are each six bays wide. The concrete lower portion of each of these bays features a small rectilinear opening that is placed at ground level. Each of these openings is covered by a top-hinged wooden door that gives the hogs access to the outside. Above each of these openings, in the frame portion of the wall, there is also a window opening that contains a four-light wood frame hopper window. The entire building is still in good condition today.

Map No. 6 Modern Corn Crib Non-Contributing 1961

This modern frame construction astylistic utilitarian form building is located approximately twenty-feet east of the northeast corner of the hog barn and it is rectilinear in plan and measures approximately 20-feet-wide by 40-feet-long. This one-story building rests on a concrete pad foundation and its walls consist largely of horizontally laid laths that are attached to the underlying wood framework. The space that is left between each course of lath allows the building to ventilate itself. The building is further vented by a series of four metal ventilators that are placed along the apex of the corrugated metal-covered gable roof. The ridgeline of this roof runs north-south and its slopes are covered with sheets of corrugated steel.

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The principal facade of this building faces south out into the farmyard. It is symmetrical in design and three bays wide. The two end bays contain single regular-sized batten doors placed at either side of the pair of large sliding barn doors in the center bay. The north-facing elevation of the building is identical to the south-facing one and it too features a single large door opening in its center flanked by a pair of batten doors. The longer east and west-facing side elevations of the barn are also both identical in design, being completely devoid of openings of any kind. The entire building is still in use as a corn crib today and it is also in good condition.

Map No. 7 Modern Machine Shed Non-Contributing 1965

This large modern astylistic utilitarian form building is the newest of Tippesaukee's farm buildings and it is located approximately 100 feet east of the dairy barn (Map No. 4). A one-story building, it is rectilinear in plan and it measures approximately 20-feet-wide by 60-feet-long. In common with many modern agricultural buildings, this one is sided with steel sheets that have the appearance of vertical wooden boards and this siding is attached to tall wooden poles that support the walls and the roof. These large poles are each anchored in concrete footings and the ceiling trusses they support are simple prefabricated scissor trusses. These trusses then support a simple gable roof having slopes covered with sheets of corrugated steel and a ridge line that runs north-south.

The principal facade of this building faces west out into the farmyard and it is asymmetrical in design and its only feature consists of a single large sliding barn door located just to the right of the center of the facade. This opening provides the only means of entering the dirt-floored interior of the shed since the rest of the building's elevations are devoid of either openings or other architectural features of any kind. The building is currently used to house farm machinery and to store hay and it is in very good condition.

Map No. 8 Threshing Barn/Dairy Barn Contributing 1861

This very well preserved astylistic utilitarian form timber frame barn was constructed by John Coumbe in 1861, two years before he built his new house. The barn is located about 350 feet east of the house (Map No. 1) and thirty feet south of the machine shed (Map No. 7) and its north-facing elevation forms the south edge of the farmyard. Like the newer dairy barn, this one is also rectilinear in plan and two stories in height, and it is also close to the same size, being approximately 26-feet-wide by 60-feet-long. The massive timber frame that supports the vertically placed board siding that sheathes the exterior walls of the barn has sill plates that rest on shallow foundation walls made of blocks of cut stone. The floor of the interior of the barn is then raised from 6 to 12 inches above ground level on these blocks (depending on the slight slope of the site). This floor consists of wide wood boards that appear to be old, well worn replacements for the

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original floor.²¹ The exterior walls are terminated by the overhanging eaves of the simple gable roof that shelters the building. This roof, whose ridgeline runs east-west, is now covered in corrugated steel sheets. Its most distinctive features are the hanging gables at the ends of the roof ridge.²² These elements once sheltered the original hay forks of the barn and two separate rectilinear openings covered with bottom-hinged doors are still placed just below these hanging gables in the apex of the gable ends of both the east and the west-facing side elevations of the barn. These two openings are each flanked by two small rectilinear one-light windows that help admit light to the second story of the barn. Five identical windows are placed asymmetrically across the width of the first story of the west elevation. Light enters the first story of the east elevation through two narrow four-over-four-light double hung windows centered on that elevation.

The two principal facades of this barn face north towards the farmyard and south towards the river and, unlike the more regular fenestration patterns found on modern dairy barns such as the one already described, these facades are notable for the irregular, asymmetrically arranged placing of the various door and window openings that penetrate them. The two principal openings on the south-facing facade are both covered by pairs of sliding barn doors each placed a short distance away from the two ends of the facade. The left-hand (west) of these two openings is smaller than the right-hand opening and is closely flanked on both sides by two six-over-six-light double hung windows. Another identical window is placed in the approximate center of the facade. Two more are placed to the right of the right-hand door opening. On the north-facing facade the two principal openings are also covered by sliding barn doors. These openings are placed adjacent to each other near the center of the facade, the left-hand opening being located almost directly opposite the right-hand opening on the south facade. Two four-over-four-light double hung windows are placed to the left of the left-hand opening. Two more are placed more closely together just to the right of the right-hand door opening. A large single door opening that is covered with a batten door is placed to the right of these windows. A window of the same type is placed to the right of this door. The north facade is also different from the south facade in having openings in its second story level as well. There is a rectilinear opening of oblong shape near the left end of the facade that is used to bring hay up to this level. A second opening in

²¹ A memoir kept at Tippesaukee and written by William Garwood Coumbe (a son of John Coumbe) mentions that when he was a boy in the 1860s grain was threshed on the original wood floor in this barn. This activity probably took place in the right-hand (east) bay of the barn's first floor since this bay extends across the width of the barn. It has broad sliding barn doors placed across both its north and south ends that face each other.

²² Recent wind damage has necessitated that the original wood shake roof and later roofs be removed and replaced. This was done last year using a modern product recommended by the State Historic Preservation Office that closely approximates the appearance of the original wood roof.

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the middle of the facade appears to serve the same purpose. Two small single light rectilinear windows are placed between these windows and help to illuminate the second story interior.

It is difficult to state with certainty what the original layout of this barn was like. The retention of the massive original 10" x 10" hand-hewn timber posts, plates and joists (all held together entirely with wooden pegs) makes the original external framing of the barn comprehensible but the presence of later wood framing elements within the first story that were used to partition off different spaces as the usage of the barn changed makes the location of the original inner partitions harder to determine. Essentially, though, the first story appears to originally have been divided into three full-width bays, several of which were later subdivided into smaller animal holding pens that are sided with wide horizontally laid laths. Despite this uncertainty as to the precise original layout of the first story, the barn's interior contributes to this excellent example of what is fast becoming a rare Wisconsin building type. This importance is also enhanced by the fine condition of the barn, a circumstance that is all the more remarkable considering that the barn has been in continuous use since 1861.

Map No. 9 Early Corn Crib Contributing Pre-1888

This small rectilinear plan one-story building is located about 30-feet to the west of the old dairy barn and it measures approximately 14-feet-wide by 21-feet-long. The exact date of construction of this building could not be ascertained from available documents but the presence of massive hand-hewn timber-framed wooden sill plates and a badly deteriorated wood shingle roof suggests that at least some portions of this building may be as old as the old dairy barn (Map No. 8). The lowest third of the exterior walls of the east and west-facing side elevations are sided in horizontal laths while the upper two-thirds are sided in clapboards. The same general scheme is also followed on the north and south-facing facades, excepting that these walls consist of laths carried up to the rail at the tops of the barn doors with clapboard above. The wood framework that supports these walls is milled and this framework also supports the simple gable roof, which has a ridgeline that now runs north-south.²² The south and west-facing walls and their timber sill plates now rest on older blocks of cut stone, but the slight fall of land through the site has necessitated the placing of short concrete block piers under the sill plates beneath the east and north-facing walls.

²² An aerial photo of Tipplesaukee taken in the 1940s revealed that this building was then located just slightly to the east of its present position and it was turned 90° so that its gable ends faced east and west instead of the present north-south. It is not known when the building was moved to its present location.

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Both the side elevations of this building are devoid of openings. The two principal facades face south and north and they are both one bay wide; each bay has a single large door opening that is enclosed with a pair of sliding barn doors. The interior of the barn is entered through these doors and it now consists of a single full length center aisle that is flanked on either side by cribs that have side walls formed out of horizontal laths. This building is still in use today, but it is now in only fair condition.

Map No. 10 Tenant's House Non-Contributing 1955

This small Colonial Revival style-inspired front gable form house was built in 1955 to accommodate the resident tenant farmer and his family. It replaced an earlier house that was located on approximately the same site. The site is located approximately 100-feet south of the old corn crib building (Map No. 9). The house is one-story in height, rectilinear in plan, and it measures 30-feet-wide by 34-feet-long. A wood frame rests on the concrete block foundation walls that enclose the basement story. The clapboard walls of the house are surmounted by a shallow pitched gable roof. Shallow eaves edge the asphalt shingle-covered slopes of this roof and the ridge line runs north-south.

The north-facing elevation of the house is four bays wide and asymmetrical in design. Its most prominent feature is the gable-roofed side entrance vestibule that is placed just to the left of the center of the elevation. This vestibule has an off-center entrance door. A four-light fixed window is placed just to the left of the door. A fixed six-light window is placed on the west-facing wall of the vestibule. There are two six-over-six-light double hung windows in the two bays to the right of the vestibule. Both of these windows are flanked with louvered wooden shutters. The same windows are also used on the east and west-facing side elevations of the house as well. The west-facing elevation is three bays wide and it consists of two outer bays that each contain a single window, both of which flank a center bay that has a pair of windows. The east-facing facade is the principal elevation of the house and it is similar to the west elevation except for a centrally placed entrance door opening in the middle. Also, the north bay of this facade contains a single window that is part of a triple window corner group, the other two windows being placed just around the corner in the left-hand bay of the north-facing elevation.

The interior of the house is bisected longitudinally. The entrance vestibule opens into the living room, which occupies much of the east side of the building, and the kitchen is placed directly behind it. The west side of the building then contains three bedrooms and a bathroom. All the original blueprints of this house are still extant and they show that the plans for this building were developed as Plan C-249 by the Small House Planning Bureau of St. Cloud, Minnesota. As with the other buildings within the complex, this house has also been very well maintained and it is excellent condition today.

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Map No. 11 Commemorative Boulder and Plaque Non-Contributing 1938

This stone boulder bears a metal tablet that commemorates John Coumbe's role as the pioneer settler of Richland County. The boulder was placed in its present location in 1938, during the centennial celebration of the county and its tablet reads:

Tippesaukee.

At this place on June 21, 1838, John Coumbe, of Devonshire, England, established his home and became the first white settler in Richland county, Wisconsin.

This location was chosen because it is believed to be the site of John Coumbe's first cabin on this property. Even so, this object's small scale and lack of significant ties to the site or to the Coumbe family make it a non-contributing resource within the complex.

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

1861-1888

Significant Dates

1861²⁴

1863²⁵

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Leffler, Henry/Builder²⁶

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

Significance

The John Coumbe Farmstead is being nominated to the National Register of Historic Places (NRHP) under National Register (NR) criterion C as a complex of local significance. Research designed to assess the complex's potential for nomination was undertaken using the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the resources within the complex by utilizing the Gabled Ell subsection and the Agricultural Outbuildings section of the Architectural Styles study unit of the CRMP. The results of this research is detailed below and demonstrates that the John Coumbe Farmstead is of at least local significance under NR criterion C as a unusually complete and intact grouping of related vernacular form resources whose history as a working farm spans virtually the entire history of farming in Wisconsin from its beginnings in the 1830s up to the present day. This farm was first settled in 1838 by John Coumbe, an immigrant from England who was the first settler of Richland County and whose farm was the first farm and the first place of settlement in the county. All the early buildings within the complex were built by Coumbe in the early 1860s and the farm is presently owned and operated by members of the fourth and fifth generations of the Coumbe family, making it both one of Wisconsin's oldest continuously operated farms and one of the oldest in terms of continuous ownership by the same family as well. These early buildings include a farmhouse, privy, smokehouse, and threshing/dairy barn (Map Nos. 1, 2, 3, and 8) and they are all notable for being excellent early examples of their resource types.

²⁴ The date of construction of the old threshing/dairy barn (Map No. 8). This date is mentioned in several early documents and in the memoirs of several of the children of John and Sarah Coumbe kept in the family archives at Tippesaukee.

²⁵ The date of construction of the house, privy and smokehouse (Map Nos. 1, 2, 3). Sources are the same as those given above.

²⁶ Republican Observer. Richland Center, Wisconsin, June 23, 1938, pgs. 1, 4. This information is also contained in early Coumbe family documents at Tippesaukee.

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Of equal importance to the farmstead is the unusually high degree of integrity that characterizes the resources associated with John Coumbe. This integrity is the legacy of the thoughtful and conservative maintenance that has been expended on these buildings and on their contents by succeeding generations of the Coumbe family and this high level of care has resulted in buildings that today have almost totally intact exteriors and unusually well-preserved interiors. The most impressive of these buildings is the very fine gabled ell vernacular form house (Map No. 1) that is the centerpiece of this farmstead and that John Coumbe built in 1863 to replace the earlier log house he built on this site in 1840. The interior of this house is especially significant because it still contains most of the original furniture and the other decorative elements assembled by John Coumbe and his wife, Sarah, before and after 1863. Other buildings within the complex associated with John Coumbe include several of the outbuildings that Coumbe had constructed along with the house. The intact survival of these buildings, along with many of Coumbe's farm implements, tools, and other items related to the working of the farm enables the complex to portray not only the domestic life of the farm but its economic life as well. These physical resources are augmented by the extensive Coumbe family archives. This wealth of documentation is kept at the farm and it contains large numbers of documents relevant to the farmstead's resources and to the life of John Coumbe and his descendents. When combined, these resources create a very complete portrait of nineteenth century Wisconsin farm life and the district that contains these resources constitutes an entity that is now virtually a living museum dedicated to this important part of Wisconsin's heritage.

Historic Context

Even in his own lifetime the story of John Coumbe's arrival in and subsequent settlement of Richland County was frequently recounted as an archetypal example of the accomplishments of the pioneering generation that first settled the region. John Coumbe (1808-1882) was born to Thomas Coumbe (1777-1867)²⁷ and Christiane Ballamy Coumbe (1782-1869)²⁸ in Devonshire, England on March 25, 1808.²⁹ In 1828 the family emigrated to the United States, settling in Gambier, Ohio.

Not feeling satisfied in Ohio he (John Coumbe) pushed further west and arrived in Galena, Illinois in the fall of 1835. The next spring he set out for the mines in Wisconsin, where he remained until the summer of 1838 when in company with two young men, John LaRue and Frank Hubbard, crossed the Wisconsin River in an Indian canoe and landed where Port Andrew (Wisconsin) now stands. They immediately went

²⁷ Coumbe Family Archives.

²⁸ Ibid.

²⁹ Republican Observer. Richland Center, Wisconsin, May 18, 1882, pg. 8. Obituary of John Coumbe.

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to work and built a cabin, which stood about two rods east of the stone bridge in that village. They christened it "Trip Knock."³⁰

More specific details of this first settlement in what was to become Richland County were later recounted in papers and articles written by John Coumbe's children and descendents, papers that either drew on information passed on by Coumbe himself or that was found in accounts kept in the Coumbe family archives.

They (Coumbe, La Rue and Hubbard) pushed through the forest to the northward and westward, and just as they climbed over the crest of the hill, where the old Coumbe homestead was later built and still stands, [the 1863 house that is the subject of this nomination] they discovered the tepees of a large Indian village spread out below them in a clearing that sloped down to the river. ... Scattered about the clearing were the Indian corn fields, composed of hills of corn planted at irregular distances apart and without regard to rows. When the corn came through the ground the dirt was scratched or raked about it, making a hill. ... These corn hills may still (1922) be seen about the farm in considerable numbers.

The three young adventurers were greatly surprised to find Indians present in such numbers, having supposed that they had been permanently removed to the west of the Mississippi River as a result of the Black Hawk War. In 1837 the Winnebago had ceded to the government all the lands east of the Mississippi, and had agreed to move west of the Father of Waters. The compact had not been carried out. Due to the fact that Richland and other adjacent counties afforded such choice hunting grounds, the natives were loath to leave their old haunts.³¹

Finding Indians present in such numbers deterred Coumbe and his party from making a permanent settlement and they returned to Galena after staying only a few months. In June of 1840, however, having heard that the Indians had been removed from the area, Coumbe once again set out from Galena with the intention of establishing a permanent homestead. Taking with him two yoke of oxen and a wagon loaded with household goods Coumbe blazed a trail to the tiny trading settlement of Muscoda, Wisconsin, located on the south bank of the Wisconsin River about ten miles east of

³⁰ Republican Observer. Richland Center, Wisconsin, May 18, 1882, pg. 8. The first cabin Coumbe and his fellow travelers constructed was a small, crude one-room building that was located near the northerly Port Andrew end of the present Blue River bridge that carries CTHs X and T across the Wisconsin River at this point. This cabin was destroyed by Indians in 1840.

³¹ Coumbe, Camille. "John Coumbe, The First White Settler in Richland County." The Wisconsin Magazine of History, The State Historical Society of Wisconsin, Madison, Wisconsin, Vol. VI, 1922-1923, pgs. 435-436. Camille Coumbe Kirkpatrick (1894-1977) was the granddaughter of John Coumbe, the daughter of his son, Dr. Warner R. Coumbe, and she was the mother of Ms. Mary Kirkpatrick Moffat, the current owner of Tipplesaukee.

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his destination. After experiencing considerable difficulty in getting his belongings and team across the river Coumbe finally managed to reestablish himself in the cabin he had built at his original site on the north bank of the river in what is now Richland County. He then set about clearing the land for farming and for the raising of cattle.

One day several months later Coumbe returned from working in his fields to find that the Indians, who were still present in the area, had set fire to his cabin, burning it to the ground. He built a second cabin about a half mile to the west close to the site of the present farm house. After this cabin too was burned Coumbe applied to the territorial military for protection.

[Coumbe] requested that the Indians be driven out of the country. The commandant sent a detachment of soldiers under the command of a lieutenant. Upon hearing that the Indians were encamped in force west, near Knapp's Creek, the officer lost his nerve and declared his intentions to give up the expedition and return to the settlements. The soldiers were eager to make a forward movement, and when they found that their officer lacked courage, by unanimous acclaim they chose John Coumbe to lead them. From this incident resulted the name by which he was ever afterwards known -- Captain Coumbe.³²

Under Coumbe's leadership the soldiers succeeded in ejecting the Indians from the area and with this threat removed, Coumbe once again set about the clearing and developing of his land. He also built his third cabin, which was located at the bottom of the hill directly below the site of the present farmhouse. This two-room cabin was rectilinear in plan and was constructed out of rough logs that were hewn on the site, as were the wide puncheon floors inside. "Coumbe built a sort of rude counter across one end of the house, behind which he kept his supplies. At one [the other, or eastern] end was an immense fireplace where logs eight-feet long might be burned. There were some pegs driven into the wall to the left of the fireplace."³³ A wattled chimney mass constructed of sticks and mortar that rested on a fieldstone base was then built on the east end of the building and the resulting bachelor cabin remained unchanged until Coumbe's marriage. This was the first house erected in the town of Richwood and it was also the first permanent dwelling in Richland County.³⁴

Coumbe was soon joined by others. One of the first to follow was his brother Edward Coumbe, who settled on Sand Prairie, one-half-mile west of his older brother. Another early settler was Capt. Thomas Andrew (1823-80), who settled on the southwest corner of Sec. 35 in 1841, immediately to the east of John Coumbe's land. Andrews was born in Quincy, Illinois and had been engaged in mining in Mineral Point

³² Coumbe, Camille. op. cit., pg. 439.

³³ Ibid.

³⁴ Butterfield, C.W. op. cit., pg. 1218.

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before moving to his riverfront land. Once there, he erected a small store on his land. He also set about becoming a river pilot and afterwards purchased the boat "Wisconsin," which was followed by the "Zouave" and the "Minnehaha", all of which he operated on the Wisconsin and Mississippi Rivers. On June 4, 1848 Andrews married Charlotta Coumbe (1819-18?), a sister of John Coumbe, and around 1850 he succeeded in having the area post office moved to his store from its previous location in Sand Prairie.

In 1850 Andrews laid out four blocks of village lots on his land and called the place Port Andrews.

On the 14th of November, 1854, the plat was enlarged by what was known as the Andrews & Miller addition, which contained fourteen blocks ... In 1856 Port Andrews had grown to be a flourishing, wide-awake village, with several stores, shops, groceries, saloons, schools, churches, etc.: but the railroad was built on the south side of the river, steamboats ceased plying the river, and the place gradually ran down, until in 1884 the place had almost become a thing of the past, containing only two stores, a blacksmith shop, shoe shop, high school, and church.³⁵

During this same period John Coumbe was establishing his own lasting presence in Richland County. With his farming and cattle raising activities increasing steadily and with more settlers moving into the surrounding area he decided to marry and chose as his wife Sarah Palmer (1827-1905), the daughter of Thomas Palmer, another Richland County pioneer. They were married in 1849 and in the same year Coumbe expanded his cabin by adding another square plan room to its west end. The following year their first child, Thomas Edward Coumbe (1850-1868), was born. He was the first of seven children, four of whom were born and raised in the cabin. John Coumbe continued to prosper during the 1850s and he became involved in a number of pioneering local enterprises, one of which was the purchase of the first sawmill in the township, which had been erected on nearby Byrd's Creek by Adam Byrd in 1845. Coumbe owned the mill for several years before selling to Coleman & Carver, who erected a new mill before financial difficulties compelled them to sell the mill back to Coumbe. Coumbe continued to run the mill until 1865, when he sold it to David Dewey, who replaced the original water powered equipment with a steam mill.

Coumbe's ownership of this mill proved fortuitous when he decided to build a new barn on his farm in 1861 and a new home and outbuildings 1863. These decisions were motivated by the needs of the farm and by the needs of Coumbe's growing family, but they also reflected Coumbe's pride in what he had accomplished since hewing his farm out of the wilderness. The result was the construction of the resources that are the subject of this nomination. The wood for the buildings was cut from trees

³⁵ Butterfield, C.W. op. cit., pgs. 1220-1221.

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growing on or near the Tippesaukee farm and they were sawn into lumber at Coumbe's Byrd Creek mill. The construction of the house (and in all likelihood the other outbuildings) was entrusted to master carpenter Henry Leffler, who also built the fine interior woodwork as well, and the plaster was laid by David Byrd. Some of the furnishings were brought up from the old cabin. Others, such as the walnut bookcase that is now in the family room, were built by a local cabinetmaker, James "English" Jones, who resided in Port Andrew.³⁰

Coumbe's new white-painted house, perched high above the river on its hilltop site, came close to being a "mansion" by the standards of that day, and this status was enhanced by the life-style that the Coumbe family enjoyed, thanks to John Coumbe's industry and intelligence. By this date, Coumbe's success as a farmer had increased to the point where he was able to expand his landholdings north and west of his original acreage and for a time he also owned the large island known as Coumbe Island that is located directly below Tippesaukee. This large, flat island, was used by Coumbe to graze cattle and these cattle provided part of the income that furnished the new house. In 1867, Coumbe traded a boat load of his cattle for the furniture set that is now in the front parlor of the house and in the same year he also purchased a rosewood piano in Milwaukee that is also now in the front parlor and was the first piano brought into Richland County.

Three more children were born to John and Sarah Coumbe after their new home was built and they, like their four older siblings, all attended local schools before going on to various regional colleges afterwards. This emphasis on education was unusual in that time and place as was the expenditure of a significant amount of money on a luxury like a piano and both are perhaps indicative of the somewhat atypical interests and values that John and Sarah Coumbe shared.

Coumbe also found time to fill several county offices over the years but his principal interest continued to be the management of his farms. Even in his later years his family remembered him going out daily to supervise his several farms while riding a fine bay horse and wearing a white shirt, vest, and white linen pants. Still, as he grew older it is probable that he found at least some time to rest and enjoy what he had created and it does not require much imagination to see him sitting on his veranda and reflecting on the beauty of the place, which was described as follows in the first history of Richland County.

Here [at Tippesaukee] the river bottom expands into a beautiful plain, two miles or more in width, and a house on it commands a fine picturesque view of the broad river, studded with its green islands, and the broad valley stretching far away into the blue and misty distance, enclosed, as it were, within the walls or the

³⁰ Butterfield, C.W. op. cit., pg. 1219. Also, records in the Coumbe Family Archives at Tippesaukee.

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stately bluffs that frown down in stately magnificence upon the beholder. All these, no doubt, charmed the early settler and made him feel that he was in an earthly Eden.³⁷

John Coumbe died on May 2, 1882, bequeathing over 300 acres of farmland to his wife and family, and he was buried in the small cemetery known as the Coumbe Family Cemetery, which is still extant and is located just to the west of the complex in the southwest quarter of Section 35. This land was donated by Coumbe in 1850 and, like so many other things associated with Coumbe in this part of Richland County, this was the first cemetery in the county. When his death was reported in the local papers, the writer had the following comment:

The Captain was a man of indomitable energy, courage, and perseverance. When he made up his mind to anything you might consider it done. He was one of the few men who have acquired great wealth by honest toil and fair dealing. He may be truly called the father of Richland County. He was at one time called "Egypt," because all men thereabouts went to him to buy corn."³⁸

After Coumbe died, his wife, Sarah, continued to live at Tipplesaukee until her own death on June 14, 1905. Upon her death the property known as the home farm (Tipplesaukee) was bequeathed in equal undivided shares to her five surviving children. The eldest of these, Mary Francis Powers (1853-1930), married Ransom F. Powers and lived at Tipplesaukee after the death of her mother. Also surviving were John Robert Coumbe (1855-1941), a banker who started the Blue River State Bank in Blue River, Wisconsin in 1906; Sarah Sophia Coumbe (1858-1916), who also lived in Blue River; William Garwood Coumbe (1861-1951), who was by turns a manufacturer of furniture and office fittings in Kansas City, Missouri (The Coumbe Cabinet Co.) and a real estate dealer and construction company owner in Florida; and Dr. Warner R. Coumbe (1864-1947), a physician who practiced first in Blue River and later in Richland Center, Wisconsin.³⁹

Ownership of Tipplesaukee stayed in the family after the death of John and Sarah Coumbe and several of their children lived at the farm in the years afterwards. Mary Francis Powers lived there until her death in 1930 and she was succeeded by William G. Coumbe, who returned from Florida after her death and took up a bachelor existence. It was William too, who was in residence when the Centennial Celebration of the founding of Richland County took place at Tipplesaukee on June 19, 1938. Tipplesaukee was chosen as the site of this celebration because of the general recognition within Richland County that John Coumbe's settling of the area marked the beginning of the county's modern history and 1838, the year of this event, thus became the date from which the centennial of the county's founding was measured.

³⁷ Butterfield, C.W. op. cit., pg. 770.

³⁸ The Republican Observer. Richland Center. May 18, 1882, pg. 8.

³⁹ Gregory, John M. (Ed.). Southwestern Wisconsin: A History of Old Crawford County. S.J. Clarke Publishing Co., Chicago, 1932, Vol. 4, pgs. 613-614.

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The celebration commemorating the centennial of the county thus became a celebration commemorating the achievements of John Coumbe. A full day of events was held at Coumbe's old farm and speakers at the event included E.G. Doudna, a native of Richland County and the Secretary of the State Board of Normal Regents; W.A. Ganfield, the President of Carroll College; and the Hon. Joseph Schaefer, the Secretary of the Wisconsin State Historical Society, who was also responsible for dedicating a memorial plaque that was affixed to a large boulder that was placed on the site of Coumbe's original (the third) log cabin.⁴⁰ This event was a great success and more than 5000 people came and toured the house, which William Coumbe and his surviving brothers John Robert Coumbe and Dr. Warner R. Coumbe opened to the public for that day as a living museum dedicated to the life of their parents.⁴¹

William G. Coumbe continued to live at Tippesaukee after the celebration and devoted his remaining years to the preservation of the farm and its contents and to organizing the family records. In both activities he was aided by his niece, Camilla Coumbe Kirkpatrick (1894-1977), who had been born on the farm and was the daughter of Dr. Warren R. Coumbe.⁴² It was also Mrs. Kirkpatrick who bought the farm when it was put up for sale in 1950, in order to provide funds for the care of William Coumbe, who by then was the last surviving child of John and Sarah Coumbe. Under the ownership of Mrs. Kirkpatrick and her husband, John Kirkpatrick (1896-1988), Tippesaukee then became a summer and a weekend alternative to their main residence in Richland Center; a circumstance that helped preserve the integrity of the resources within the district by giving them a continuing role in the life of the family, while, at the same time, limiting the amount of use they received.

Following the death of John Kirkpatrick in 1988, Tippesaukee passed to his daughter, Mary Kirkpatrick Moffat, and her children, and it remains in their hands today.⁴³

Architecture

Each of the contributing resources within the John Coumbe Farmstead (the farmhouse, smokehouse, privy and threshing/dairy barn: Map Nos. 1, 2, 3, and 8) is of importance in itself for being an excellent and remarkably intact example of its particular resource type. Of these, the most important resource is the gabled ell form house (Map No. 1) built by John Coumbe in 1863. The Gabled Ell subsection of the Vernacular Forms portion of the Architectural Styles study unit of the CRMP

⁴⁰ Republican Observer. Richland Center, June 16, 1938, pg. 1. This boulder is still extant and is located near Hwy 60 below the existing house. The log cabin had long since been demolished by the date of the centennial celebration.

⁴¹ Richland Democrat. Richland Center, June 24, 1938, pgs. 1 & 8.

⁴² The Richland Observer. Richland Center, Nov. 10, 1977, pg. 8. Obituary of Camilla Coumbe Kirkpatrick.

⁴³ ibid. Oct. 8, 1988, pg. 8. Obituary of John Kirkpatrick.

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John Coumbe Farmstead, Town of Richwood, Richland County, Wisconsin
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states that the temporal boundaries of Wisconsin examples of this form span the years between 1860 and 1910 and notes that the form "is one of the most ubiquitous of the mid- to late-nineteenth century vernacular house types."⁴⁴ This places the Coumbe house close to the beginning of the period during which such houses occur in Wisconsin and it also places it within a group of buildings that are clearly of significance within the state because they are one of its most commonly found nineteenth century residential resource types, especially in rural areas. In addition, the Coumbe house is also an excellent early representative of the "T" plan variant of the form mentioned in the CRMP. Coumbe had this house built in 1863 from lumber sawn at his own mill and the design is simple in conception and execution even though the materials used (all interior woodwork is black walnut, for example) appear to have been the best that was readily attainable in the vicinity. Some parts of the design of the Coumbe house, such as the existence of clapboard siding and a less tall one-story longitudinal wing placed parallel to the road attached to a taller (two-stories, in this instance) front-gabled wing, are typical of the most commonly found examples of this form. Other, more specific design elements cited in the CRMP that the Coumbe house exhibits, such as doors placed on either or both walls of the porches, regular window openings, shed-roofed porches built at the ells created by the junctions of the two wings, and decorative elements that are limited in this case to the turned posts that support the porch roofs, are also found in whole or in part on many examples of the form.⁴⁵ What is not typical, however, is to find all these elements and a virtually completely original interior existing in such an intact state of preservation in so early an example.

It is the extraordinary integrity and the excellent condition of the Coumbe house that raises it above other extant examples of the form, both in its immediate vicinity and, it is believed, within the state of Wisconsin as a whole. Unfortunately, the kind of survey work that would be necessary to properly establish the potentially statewide significance of the Coumbe farmstead lies outside the scope of this nomination. However, while a reconnaissance survey of the area surrounding Tippesaukee undertaken for this nomination and a check of materials generated by previous reconnaissance surveys that the Historic Preservation Division has undertaken in Richland County turned up many other examples of the gabled ell form in this area, none exhibited the same degree of integrity. Such surveys, are, of course, by their very nature unable to identify the possible survival of intact historic interiors such as that at Tippesaukee. It is believed, however, that surviving original interiors in gabled ell houses of the same date are extremely rare in Wisconsin and it is further believed that the level of documentation that exists for both the house and contents at Tippesaukee makes this resource all but unique in Wisconsin.

⁴⁴ Wyatt, Barbara (Ed.). Cultural Resource Management in Wisconsin. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin. 1986. Vol. 2, 3-5 (Architecture).

⁴⁵ Ibid.

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CONTINUATION SHEET

John Coumbe Farmstead, Town of Richwood, Richland County, Wisconsin
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In addition, the intact state and the early date of John Coumbe's house helps to establish the connection between the gabled ell form and its Colonial and Greek Revival antecedents more apparent. Features found on the Coumbe house such as six-over-six-light double hung windows, louvered shutters, six-panel doors and clapboard siding enframed by corner boards, water tables, and rake boards are typical of these older styles as well. Also, the proportions of the Coumbe house's somewhat larger-than-average size wings, particularly of its front-facing or "upright" wing, are closely allied to the proportions found on earlier houses, both in Wisconsin and in other states that were settled before Wisconsin.

It is not known what role Coumbe's carpenter, Henry Lettler, who was of German descent, played in the design of his house. It is possible, however, that Coumbe was in fact influenced by the architecture he saw around him in the vicinity of his former home in Gambier, Ohio, a community located in the section of Ohio that was originally a part of the U.S. Military District created by Congress in The Act of 1796, to provide land for veterans of the Revolutionary War. This district is located not far from that part of Ohio known as the Western Reserve, and is known for its wealth of homes designed in the Greek Revival and Colonial-influenced styles. If Ohio was indeed Coumbe's source of inspiration, then the house he built in Wisconsin can be seen as a direct descendent of these earlier buildings and of these earlier styles. The house is still in use in the summer months as a home for Ms. Moffat and her children.

The three other buildings within the district that are associated with John Coumbe are all Astylistic Utilitarian form vernacular buildings corresponding to types identified in the Agricultural Outbuildings section of the Architectural Styles Study Unit of the CRMP. Each of these buildings exhibits the usual characteristics of their type as identified in that section and each is still in excellent original condition today. The privy (Map No. 2) is a small wood frame, gable-roofed building located near the house and the smokehouse (Map No. 3) is a somewhat larger but still small, wood frame, gable-roofed building located just behind the house. Both were built at the same time as the adjacent house and both were clearly intended to harmonize with it by utilizing the same basswood clapboard siding, multi-pane windows, and framing elements in their design. These buildings are both in excellent original condition and are now used for storage.

The third building in this group is the timber-framed threshing barn/dairy barn that was built in 1861 several hundred feet east of the house and its dependencies. It is believed that this building was originally intended to serve more than one purpose but its form corresponds to that of the threshing barn as described in the Agricultural Outbuildings subsection. It exhibits the timber framing covered with vertical board siding, the medium size, the general lack of windows and the gable roof that are all characteristics of the type and it also features a large full-width wagon way at the east end of the building.⁴⁶ The timbers of this building

⁴⁶ Wyatt, Barbara (Ed.). op. cit., Vol. 2, 5-3 (Architecture).

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John Coumbe Farmstead, Town of Richwood, Richland County, Wisconsin
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were all hand-hewn from logs by Ebenezer Osborne, who was a descendent of a family of New England shipbuilders. Reminiscences left in the family archives by William G. Coumbe also describe how, as a boy in the 1860s and 1870s, he would drive horses and oxen around on the threshing floor of this area in order to tramp out the seeds from the wheat.*' This barn is still in use today as part of the farm operations.

The intact survival of this quartet of buildings erected by John Coumbe in the early 1860s and their excellent original condition is believed to be sufficient in itself to warrant the placing of these resources on the National Register of Historic Places. As the Commercial Vernacular subsection of the Architectural Styles study unit of the CRMP states: "The most significant vernacular ... examples will be those with the highest integrity."** Since it would be difficult for resources of this vintage to have a higher degree of integrity than those at Tippesaukee, applying this standard to them would seem to be a virtual guarantee of their significance.

The survival of the original interior of the house and of its contents, however, along with many of the personal belongings associated with the earliest generations of the Coumbe family plus the existence of the extensive Coumbe family archives at Tippesaukee, which provides documentation for most of its resources, is believed to justify nominating these resources at a higher level of significance. No comparable set of resources from this period is known to exist in Wisconsin in such a completely original state and it is believed that survival in their totality of the resources at Tippesaukee offers a possibly unique opportunity for the study of these resource types and of the period during which they were created.

The period of significance of the district spans the years from 1861, when the threshing barn was built, to 1888, when Sarah Coumbe had the existing wallpaper placed on the walls of the front parlor of the house, completing its historic interior decoration.

Archeological Potential

There is good reason to believe that the John Coumbe Farmstead and the farm acreage surrounding it may contain considerable remains dating from both pre-settlement and post-settlement period Indian activity. More specifically, there is ample evidence that this site was associated with late Historic I Period Winnebago populations. Some of the evidence for this contention is based on the historical accounts of John Coumbe, who reported finding "a large village" of Winnebagos encamped near this site upon his first arrival in 1838. Coumbe's subsequent exploits, including his leadership of the bloodless military expulsion of another encampment located in the vicinity of Knapp's Creek (which is just to the west of the farmstead) in 1840 have already been cited in this nomination (see Continuation Sheet 8.3). There is no

*' Coumbe Family Archives.

** Wyatt, Barbara (Ed.). op.cit., Vol. 2, 3-10 (Architecture).

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reason to doubt the veracity of these accounts, which are also in accord with known facts regarding the general pattern of settlement of Winnebago population groups along the Wisconsin and Mississippi rivers and in the lead-mining regions of southwestern Wisconsin during this period.⁴⁹

Other, physical remains of what are presumably Winnebago settlements have been occasionally found both inside and outside the farmstead by members of different generations of the Coumbe family. Family histories recount that when the basement of the present farmhouse was being excavated in 1863, human skeletal remains were found in sufficient numbers to halt the excavation of the basement under the east wing of the house. Some of the bones that were found at this time are still in the possession of the family. Another account by William Garwood Coumbe in the family archives also notes that he once unearthed similar remains when performing a farm chore, remains that his mother made him return and rebury. Still another account describing John Coumbe's first journey to this site in 1838 notes the following:

They pushed through the forest to the northward and westward [from their first landing place to the east], and just as they climbed over the crest of the hill, where the old Coumbe homestead was later built [Map No. 1] and still stands, they discovered the tepees of a large Indian village spread out below them in a clearing that sloped down to the river. The smoke could be seen curling out of the tops of the tents, and the bones of animals used for food lay strewn over the ground. Scattered about the clearing were the Indian corn fields, composed of hills of corn planted at irregular distances apart and without regard to rows. When the corn came through the ground the dirt was scratched or raked about it, making a hill. ... Year after year corn was planted in the same hills. These corn hills may still [1922] be seen about the farm in considerable numbers.⁵⁰

The site described above is part of the farm's historic and current pasturage, which extends down from the house to STH 60. So far as can be ascertained from the present owner and from family records it appears that this portion of the farm has always been utilized as pasturage and has never been subject to cultivation, thereby maximizing the possibilities for successful excavations in this area. Thus, this site may be of importance because "Location, identifying and excavation of Winnebago sites representative of the yearly subsistence and settlement cycle ... in western Wisconsin" is specifically mentioned in the Survey Needs portion of the Winnebago section of the Historic Indians Study Unit of the CRMP and again in the Research Needs portion of the same section.

⁴⁹ Wyatt, Barbara (Ed.). op.cit., Vol. 1, 15-3 - 15-6 (Historic Indians).

⁵⁰ Coumbe, Camille. op.cit., pgs. 435-436.

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In addition, this area also contains the site of John Coumbe's now non-extant log cabin residence as well and the present owner reports that she has in her possession a bead bracelet that was found in this area and that numerous arrowheads have also been found throughout the farm.

Finally, two sites within the complex are recorded in the State of Wisconsin Archeological Site Inventory Report. The first of these sites (ASI Number 008236) is noted in a report by W.W. Gilman that was recorded in the April 25, 1925 issue of the Wisconsin Archeologist. In this report Gilman describes a camp site and burials west of the north end of the Blue River bridge. He also notes burials in sand along the river road. Both of these sites are located within the boundaries of the pasturage described above. The second site (ASI Number 008140) describes a village site - historic and prehistoric, that was reported in July 1961 and located just to the west of the first site. This site too is located within the parcel of farm land just south of the Coumbe farmstead.

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Major Bibliographical References Continued

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Boundary Description Continued

north-south running UTM grid line 96 (Zone 15) that is located approximately 850 feet north of the intersection of that line and the north curbline of the east-west running STH 60. The boundary then proceeds south along said grid line a distance of approximately 400 feet to point B, then west approximately 1000 feet to point C, then north approximately 400 feet to point D, then east approximately 1000 feet to the POB. The boundaries described above contain approximately 9.2 acres of land.

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Photo 1 of 20
Resource No. 1
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from E

Photo 2 of 20
Resource No. 1
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from SE

Photo 3 of 20
Resource No. 1
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from S

Photo 4 of 20
Resource No. 1
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from SSW

Photo 5 of 20
Resources Nos. 1, 2, 3
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from S

Photo 6 of 20
Resource No. 1 (Detail)
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from W

Photo 7 of 20
Resource No. 1
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from NW

Photo 8 of 20
Resource No. 1 (front parlor)
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from SW

Photo 9 of 20
Resource No. 2
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from SE

Photo 10 of 20
Resources Nos. 2 & 3
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from E

Photo 11 of 20
Resources Nos. 4, 5, 6, 7
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from SW

Photo 12 of 20
Resources Nos. 4, 7, 8
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from SW

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Photo 13 of 20
Resources No. 4 & 4A
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from E

Photo 14 of 20
Resource No. 5
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from S

Photo 15 of 20
Resources Nos. 5 & 6
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from SE

Photo 16 of 20
Resource No. 7
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from W

Photo 17 of 20
Resource No. 8
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from SE

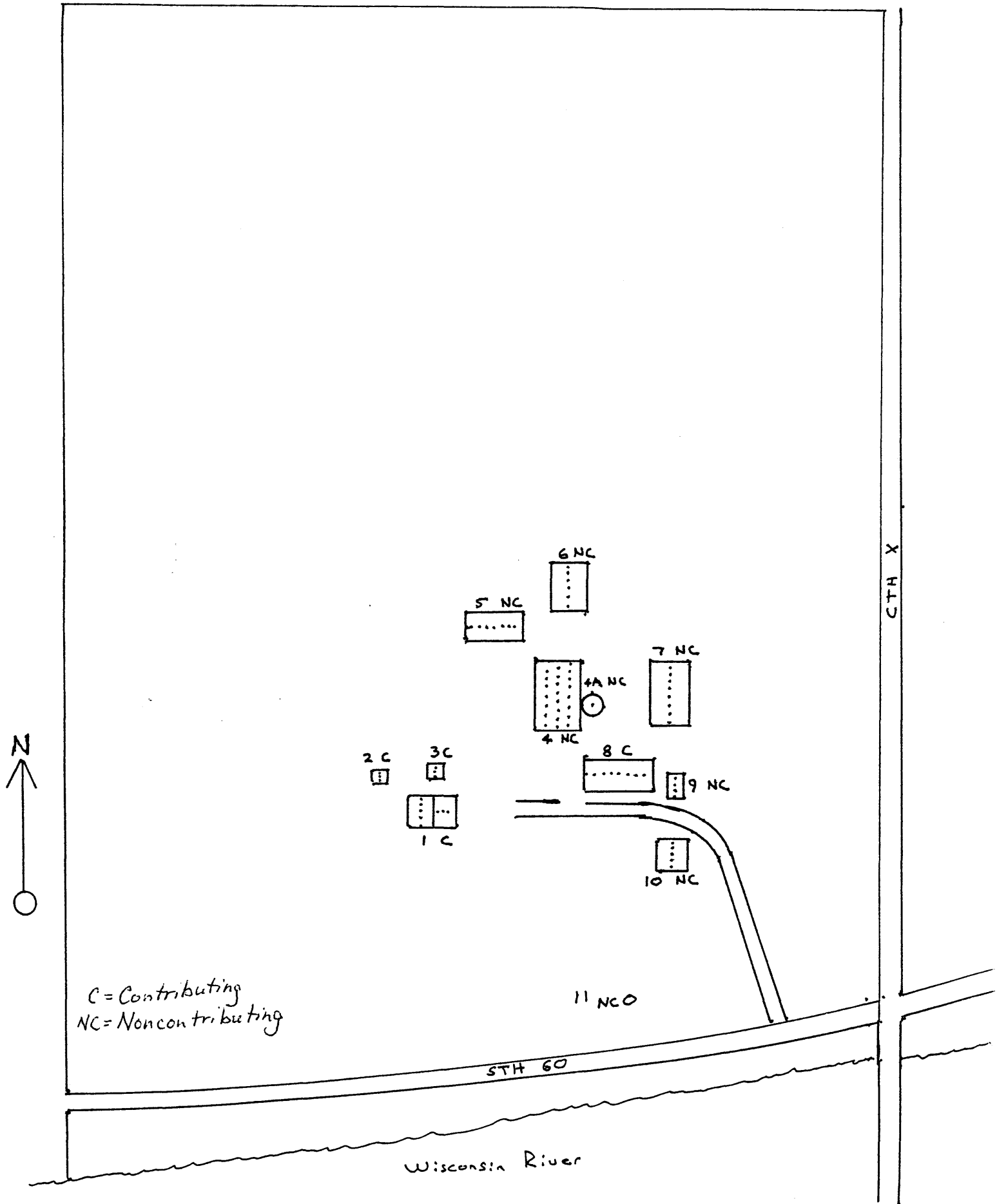
Photo 18 of 20
Resources Nos. 9 & 8
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from NNE

Photo 19 of 20
Resource No. 10
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from NW

Photo 20 of 20
Commemorative Plaque below Resource No. 1
Town of Richwood, Richland County, WI
Photo by T.F. Heggland, July, 1990
Neg. at WI Historical Society
View from S

John Coumbe Farmstead
Town of Richwood, Richland County, Wisconsin

Not-to-Scale
Boundary not shown on this map



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**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Coumbe, John, Farmstead Richland County WISCONSIN 92000827

ADDITIONAL DOCUMENTATION APPROVED

Guy M. Lepelley 12/14/95

NPS Form 10-900-a
(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 3/87)

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CONTINUATION SHEET**

Section 5 Page 2 John Coumbe Farmstead, Town of Richwood,
Richland County, Wisconsin

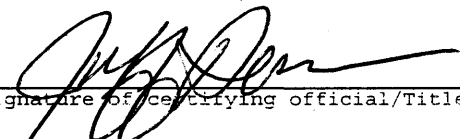
AMENDMENT

Two buildings, the modern hog barn and modern corn crib, and a commemorative boulder and plaque, are described within the 1992 nomination as noncontributing but these resources fall outside the defined boundaries of the site. Therefore, the correct count of noncontributing buildings should only be 3 and is 0 for noncontributing objects. The correct total of noncontributing resources is 4: 3 buildings (modern dairy barn, modern machine shed, and tenant's house) and 1 structure (modern concrete silo).

The sketch map submitted with the 1992 nomination also contains one error. The early corn crib ("9" on the map) is a contributing building but is marked as noncontributing ("NC"). A corrected sketch map is attached.

3. State/Federal Agency Certification

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


Signature of certifying official/Title
SHRO

7 NOV. 1995
Date

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

John Coumbe Farmstead
Town of Richwood, Richland County, Wisconsin

NOV 13 1995

Not-to-Scale

