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United States Department of the Interior  
National Park Service

AUG 4 1993

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Carpenter Homestead (Preferred)

other names/site number Osamequin Farm

2. Location

street & number 80 Walnut Street

N/A not for publication

city or town Seekonk/Rehoboth

N/A vicinity

state Massachusetts code MA county Bristol

code 005 zip code 02771/02769

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.)

Judith B. McDonough 7/29/93  
Signature of certifying official/Title Judith B. McDonough Date Executive Director  
Massachusetts Historical Commission, State Historic Preservation Officer  
State of 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

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action

Sav  
Beth L. Savage

9/17/93

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

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

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
4	1	buildings
11	3	sites
6	3	structures
		objects
21	7	Total

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

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC: Single Dwelling

AGRICULTURE/SUBSISTENCE: Agricultural Outbuilding

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: Multiple Dwelling;

Recreational Outbuilding

AGRICULTURE: Agricultural Outbuilding

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Colonial/New England Colonial, Georgian

Colonial Revival

No Style

**Materials**  
(Enter categories from instructions)

foundation Stone, Concrete

walls Wood, Clapboard, Shingle

roof Asphalt

other

**Narrative Description**

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

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MassachusettsSection number 7 Page 1**7. DESCRIPTION**

The Carpenter Homestead property, also known as Osamequin Farm, is an approximately 166-acre farm on the north side of Walnut Street, a narrow, mostly unpaved, "ancient and unaccepted way," in the northeast section of Seekonk, Bristol County, Massachusetts. It includes a contributing four-building complex of a farmhouse and three outbuildings, plus one noncontributing house sited west of the complex. Contributing structures associated with the agricultural history of the property are two wells, two stone-lined springs, stone walls, and a stone dam. There are three noncontributing structures: a tennis court north of the building complex, a power line easement at the eastern edge of the property, and an incinerator at the northeast corner of the house. The buildings and structures are surrounded by a rural, agricultural setting of gardens, lawns, meadows, pastures, hay fields, woodlands, fresh water wetlands, streams, and ponds, which are crisscrossed by the stone walls and dirt cart paths. The property is in excellent condition and is still farmed. The boundaries describe a total of 166 acres in the towns of Seekonk (113 acres) and Rehoboth (53 acres) that have comprised the major portion of the Carpenter Homestead farm since 1825, and with minor exceptions, since 1763.

The building complex is the core of the farm and is north of Walnut Street near the southwest corner of the property. The main house (ca. 1720 et seq.), the centerpiece of the property, is set back approximately 80 feet from Walnut Street and faces south to the road. The house is a 2 1/2-story, gable-on-hip-roof, shingled structure with a slight second-story overhang, a massive central chimney, and rear and side service ells. Historic photographs document a series of changes to the facade in the 19th century, and the house was substantially renovated in 1939-1940. The renovations incorporated the restoration of elements shown in historic views, carefully selected or designed reused and interpretive elements characteristic of early 20th-century Colonial Revival aesthetic, and functional updating. Today the house, now used as a rental property, reflects its early 18th-century origin and the 20th-century period restoration.

The three wood-frame, shingled outbuildings are located north and east of the house. The oldest section of the steep-gable-roof, shingled barn (ca. 1720 et seq.) is the central section, constructed in two phases; lateral additions were made to the

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east and west ends in the 18th, 19th, and early 20th centuries. The 18th-century, gambrel-roof, shingled corncrib retains the important qualities of its original appearance, despite the ca. 1940 greenhouse attached to the west side and 20th-century window in the north end. Of value primarily for its architecture and supporting role in the farm complex, it was moved a short distance from its original to its present location about 1940. The new location retains a close physical relationship with the other buildings. A small recreational skating house (early 20th-century, former roadside stand moved here in 1940s) with an integral porch is situated north of the house overlooking a pond. The modest skating house is slightly separated from the main complex. Its importance began with its relocation to this site and is derived from its association with the 1939/1940 restoration of the property.

The farm retains many structural and landscape features reflecting its rural and agricultural past. Walnut Street runs west-east between Prospect Street (approximately 300' to the west), Seekonk, and Salisbury Street, Rehoboth. East of the Carpenter Homestead it is unpaved and access is restricted. Dry-laid stone walls loosely outline the area around the building complex on the north, west, and south and define present and former fields in the acreage to the north, west, and east. One section of the wall that parallels Walnut Street bridges a stream and has remnants of a possible control gate. Immediately to the south, an earth-and-stone dam carries Walnut Street over the stream, creating a pond on the south side of the road. The two stone-lined wells are located within the basement of the house and inside the southern end of the barn. The two stone-lined springs are located adjacent to the stream west of the house and in a wooded area in the eastern portion of the property.

Landscaping around the building complex dates mostly from the 1940s period of restoration and includes mature white pine trees, a stone wall-enclosed flower garden, low terracing, shrubs, and gravel drives leading to the main house and outbuildings. Water and wetland features include extensive wetlands and a stream near the center of the property that drain west into the larger stream and fresh meadow near the western edge. This stream flows northward into the headwater of the Runnins River. In addition, there are four manmade ponds. The landscape is gently rolling and comprises alternating woodlands and open fields in which hay and Christmas trees are grown.

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The early construction sequence of the house is not clearly understood. On the basis of architectural and historical information, it is thought to have been originally constructed about 1720. Interpretations derived from physical framing evidence revealed during the 1939-1940 restoration indicate that it may have begun as a one- or two-story structure (the east section) with the chimney near the west end and a rear leanto. This structure was later expanded to the west with an enlarged chimney, and the rear was raised to two stories.

The earliest known view of the house is a sketch made from memory about 1790 by William Blanding, a Rehoboth resident who drew many houses in the town. At that time, Seekonk was part of Rehoboth. The sketch shows the south (front) and west elevations of a rectangular house with a hip-on-gable roof, a center chimney, and a symmetrically arranged five-bay facade. The center entrance has a flat-top entablature and is flanked by pilasters. There are three evenly spaced windows on each level of the west elevation and a single window in each gable peak. The drawing is captioned with Blanding's comments, "Mr. Asael Carpenter. This house I used to pass, often, while in College and I know of one only like it, and that is Col Thos. Carpenters, which it resembles in some respects and have not seen it in more than 40 years." A note added by Blanding's niece states that he revisited the house on 17 August 1848 and found that "the general outline appeared the same as forty years since." In essence, the sketch shows the main block of the house as it appears today, although the windows of the south elevation are drawn as evenly spaced rather than in the present grouped arrangement. (Note: Col. Thomas Carpenter House, Bay State Road, Rehoboth, Massachusetts; listed in the National Register as part of the Rehoboth Multiple Resource Area, 1984.)

A late 19th-century sketch and photograph of the south and east elevations corroborate the earlier sketch, but show alterations to the main entrance and clearly show twelve-over-twelve double-hung sash windows, as well as providing information about outbuildings and setting. These views reveal that the center entrance had been replaced with a window, flanked by two narrow entrances butted up to the grouped first-floor windows. The overhang between the first and second floors is visible, and a gable-roof bulkhead leading to the cellar is located at the south end of the east elevation. The outbuildings illustrated include

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a one-story, side-entrance, gable-roof barn directly north of the house and a gambrel-roof corncrib, with a window in the east end peak, behind the barn. To the east of the house are an end-entrance, gable-roof barn and a gable-roof, open carriage shed. The area in front of the house is enclosed on the west, south, and east by a stone wall that acts as a retaining wall. Three stone steps in the south wall opposite the center of the house lead to a grassed area planted with trees and shrubs. The drive, east of the house, passes through a gate near the southeast corner of the house.

By 1905, a photograph shows the house facade altered again in a Victorian manner. On the first floor, the two entrances and the windows are replaced by a central entry and two flanking polygonal bay windows under an open hip-roof porch. On the second floor, a pair of butted windows is located above the entrance. All windows appear to have been replaced with six-over-six double-hung sash. Additions to the rear of the house consist of a one-story ell at the west end and a two-story ell at the east end.

The house retained this appearance, along with the complement of outbuildings and approximately 150 acres, until the property was sold by the Carpenter family in 1939. The new owners, Mr. and Mrs. Beede, whose daughter now owns the house, initiated a period of substantial restoration in 1939-1940. Blue-line drawings by the restoration architect, Edwin Emory Cull of Providence, and a small collection of photographs in the possession of the owner help document the changes that occurred. The restoration effort included the installation of modern heating, plumbing, and electrical systems, and a thorough, but sensitive restoration in the manner of the best period Colonial Revival restorations to return the house to its colonial appearance and enhance its historic architectural qualities while accommodating modern living and comfort needs. Restoration included the introduction of old paneling, window glass, and nails from other period buildings, as well as reuse of elements from the house itself. New architectural features and floor plan revisions were designed primarily by the architect, although some elements, including the front (south) and east entrances and a wall cupboard on the second floor, were designed and fabricated by the owner, Mr. Beede.

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The primary distinguishing architectural characteristics of the farmhouse at the Carpenter Homestead are the spare rectangular main wood-frame main block (41 feet long and 24 1/2 feet wide), constructed ca. 1720, with a symmetrical front facade and an encircling 2-inch-wide second-story overhang. The main block rises from a drylaid fieldstone foundation to a prominent gable-on-hip roof topped with a broad brick central chimney. The naturally weathered grey shingled walls extend from just above ground level to the roof line. The roof is sheathed in asphalt shingles and the chimney terminates in a brick stringcourse and two parallel rows of four chimney pots, for each of the eight flues. Narrow cornerboards, cornice, watertable, and a stringcourse at the overhang outline the building's principal form. The windows, which are typically six-over-six double-hung sash with plain surrounds (exceptions are discussed below), and are framed directly into the overhang and the roof line. All trim is painted white. A series of one- and two-story additions are attached to the north side, near the east end, and extend eastward and northward. A complex of 19th- and 20th-century, 1- and 2-story service ell extensions project from the rear northeast corner of the main block.

The facade (south) is three bays wide with a regular arrangement of openings: a wide center entrance flanked by two sets of grouped windows on the first story and three grouped window openings on the second story. The center entrance has fluted pilasters and a flat molded entablature set into the stringcourse. The double leaf door has raised panels, cross bracing, and transoms. It is surmounted by a butted pair of windows. This center bay is flanked on each floor by closely spaced, paired windows. Only the outer groups of windows on the second floor are original. The butted set was installed in the late 19th century, and the entrance and first floor windows were built in 1939-1940 to restore the building to its ca. 1790 appearance. The windows are trimmed with wood shutters painted dark green, a feature which appears in several of the historic views of the house.

The remaining elevations are each treated differently and, with the exception of the west elevation, are not symmetrical, reflecting the original plan and modifications during the program of the 1939-1940 restoration. At that time, the east ell was expanded and the west rear ell was relocated and attached to the

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east rear ell. A long, narrow shed addition was also constructed against the east ell in the 1960s.

The west elevation is three bays wide and has four evenly placed windows, with two on each floor. A single window in the exposed gable peak lights the attic, and two horizontal three-light windows light the basement. There appear to have been no changes during the 1939-1940 restoration, although one window on each floor may have been removed prior to the late 19th century, as documented in the historic views.

The east elevation consists of the main block and a group of ell extensions. The three-bay main block elevation is almost fully exposed and has (south to north) a window and entrance in the outer bays of the first floor and a single window and one set of paired windows on the second floor. The entrance installed in 1939-1940 has plain pilasters and a molded entablature with a pulvinated frieze. Like the west side, there is a single attic gable window. Three small casement basement windows remodelled in 1939-1940 are grouped in the southern two bays and are recessed partially below ground level. Other changes during the 1939-1940 restoration included the removal of a fourth basement window and two windows on the first floor, which were replaced with the present entrance.

The north elevation has received the most changes throughout the history of the house, reflecting various phases of its development. The western two-third section of the main block is exposed and contains eight-light casement windows and french doors installed in 1939-1940 following the removal and relocation of a 1 1/2-story, gabled ell. On the first floor, two separated sets of double leaf french doors lead into the living room and two adjoining sets of double leaf french doors lead into the main hall. The second floor has a butted band of four double casement windows lighting the master dressing room. The french doors open onto a flagstone terrace, also dating from 1939-1940.

The ell extension complex is comprised of four sections. Attached to the east corner of the north elevation is a 2 1/2-story hip-roof ell with a gable-on-hip east end. The western half (one bay on the south and two bays on the north) was constructed at this location in the late 19th century and rests on a brick foundation. The 10-foot, one-bay, eastern half is a 1939-1940 addition. The cellar bulkhead was moved from the south side of the old addition, the chimney was relocated, and old

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window sash from this ell and the smaller ell discussed below were reused. A bay window with french doors were added to the west end of the older part, overlooking the north terrace. The third section is a small, 1 3/4-story gabled service ell, originally built in the 19th century at the west end of the north elevation of the main house and moved to the north side of the newly enlarged east ell in the 1939-1940 restoration. It has four windows on the north gable end, and the first floor of the east side has been cut in to form an entrance porch. The fourth section is a long, 1-story, shed roof extension with small, single-pane casement and twelve-over-twelve windows that was built in the 1960s. A small hip-roof dormer is located at the top of the roof slope. The ell sections built or moved in 1939-1940 rest on poured concrete foundations. All the ells are sheathed in weathered wood shingles with white trim, and roofs are covered in asphalt shingles.

House - Present Appearance, Interior

The interior plan of the main block is a slightly modified five-room, center-chimney arrangement. During the 1939-1940 restoration, floor boards were lifted and refastened and, in some cases, matching wide pine boards from a house in Middleborough were installed. Five-panel doors on the first floor and four-panel doors on the second floor with thumb latches are the most common types and appear to be original to the house. Window trim consists of simple moulded surrounds. Those on the side elevations and the second floor front outer bays are likely original; the remainder are restorations.

Like the exterior, the interior of the house has been recorded in historic views. They include an undated (late 19th- or early 20th-century) photograph of the north hall fireplace. It shows a smaller firebox, cast iron cover, and simple plate molding above, with wallpaper covering the wall. The 1939-1940 restoration photographs show work in progress. Copies of drawings, etchings, a gouache, and a watercolor done by two notable local artists, Ellsworth and William Woodward, dating from between 1889 and about 1900, are in the possession of the current owner. The most accurate appears to be a drawing/etching (ca. 1889) of the basement fireplace, showing it as it appears today. A gouache (1889) thought to be of the north hall fireplace and a watercolor (ca. 1889) thought to be of the first floor southwest room (now library) differ from present appearances. It is not known whether the discrepancies are due to artistic license, poor

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recollection, or the fact that they actually illustrate another house.

The basement is of particular interest, as it contains perhaps the oldest feature of the house. The southeast side of the chimney is comprised of a large fieldstone fireplace (56 inches high, 66 inches wide, and 32 inches deep) with a massive curved stone lintel, an iron crane, and a 10-foot-long fieldstone hearth. It occupies the southeast portion of the fieldstone base of the central brick chimney. The upper half of the right (north) angled side is brick, which continues to the north around the bake oven. A well with a cylindrical brick walled top is located in the southeast corner of the cellar. This area has brick paving, early beaded wood paneling brought in from another historic building, and exposed beams. The trim elements are a product of 20th-century restorations. The exposed framing reveals a massive chimney girt running from the east plate to intersect with the masonry at the upper right (north) corner of the firebox. A second perpendicular beam, parallel to and spaced approximately 2 feet from the firebox intersects the first beam. Floor joists in the southeast corner area defined by these beams run east-west and are spaced 22 inches on center. The remaining sections of the basement are unfinished, but the entire floor is brick. First-floor joists north of the chimney have been replaced with dimension lumber, probably in 1939-1940.

On the first floor, the main entrance hall on the south side has a sweeping curved staircase with quarter turns at the bottom and top, set against the chimney. It most likely dates from the period of late-19th-century Victorian alterations, although the turned balusters and posts are noted as "new" on the 1939-1940 restoration drawings. At the east corner on the south exterior wall, there is a post that is adjacent to one in the room to the east. There is no post in the west corner of the hall. This arrangement is one of the few currently visible framing evidences that suggests sequential phases of construction.

The living room runs the full length of the west side of the house. Removal of the wall that originally created two rooms took place in the 19th century. The simple Federal mantel, installed about 1800, has flat pilasters, a wide plain frieze flanked by fluting, and a molded and eared cornice. The room has a simple molded chairrail and window trim, and beaded mopboard, along with beaded, encased posts at each of the four corners. Double doors enter the rear hall and two sets of french doors

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exit to the north terrace. Both were added in 1939-1940.

The small southeast room, used as a library, has the earliest intact fireplace wall treatment on the first floor of the house. It has raised beveled paneling with cupboards above the fireplace opening and on the side, capped with a simple molded cornice. The firebox facing and the hearth are grey marble, probably added in the late 19th-century. Bookshelves added during the restoration line the south and east exterior walls. Posts are located in all but the northwest corner against the chimney.

The great hall occupies the north-central and north-east portion of the first floor, extending from the living room to the side entrance. Its west end contains the brick fireplace (42 inches high and 60 inches wide) and bake oven (left of the fireplace), with a brownstone hearth, all set in a paneled recess. The opposite wall has three sets of french doors leading to the terrace. The 6-inch ceiling beams are exposed, and the room is sheathed with 12-inch-wide, raised, beveled and beaded pine paneling. Some of the paneling is thought to be original, and some was removed from a house in Ipswich and installed here in 1939-1940. In the east half of the room, the north wall is broken up by a low-arch vestibule to the dining room and by a staircase, both of which are actually located within the footprint of the ell. The staircase, a straight run with quarter turns and landings at the bottom and top (1939-1940), has delicate turned balusters and posts. A small, wood-paneled bathroom is located off the lower landing, also in the ell.

The first floor of the ell contains, in the oldest section, the fairly simple dining room, trimmed with a dentilated chairrail and crown molding. Its features, which date from 1939-1940, include a bay window with french doors at the west end. The newer sections are divided into the kitchen, pantry, and maids' service spaces. The stairway leading to the basement is under the rear staircase and is entered in a low arched vestibule between the dining room and the great hall.

On the second floor of the main block, the southeast and southwest rooms, used as bedrooms, preserve many original features. The typical original doors have four panels, raised on one side, wrought iron L hinges, and Norfolk thumb latches.

The southeast room has a simple wood-panel mantel surround comprised of an overmantel cupboard with twelve-light, doors and

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a side cupboard. In the late 19th century, the firebox facing and hearth were sheathed in grey marble. In the southwest room, the simple fireplace is angled in the northeast corner, with a paneled overmantel. To the right (south) is a recessed cupboard with a carved shell-motif top, built by Mr. Beede. Raised paneling covers the area between the cupboard and the hall door. A slight shift in the alignment of the interior wall adjacent to the front hall door indicates that modification may have occurred in this area.

The remaining sections of the second floor exhibit further changes made in 1939-1940. The northwest room is a bathroom, as is the area east of the chimney. The area directly north of the chimney contains the master dressing room, with a recess indicating the probable location of a former fireplace, although the firebox is removed or covered over. The northeast corner of the main block is taken up by the rear hall, and like the first floor is open to the rear stair and extends into the ell section. Little remains of original finishes in these rooms, but framing posts are visible in several locations. The attic is reached by enclosed stairs from the hall which run against the chimney.

The ell extensions are laid out with rooms set on both sides of a narrow center hall corridor that angles back through the ells. The rooms have plain finishes.

The attic of the main block is unfinished, revealing the parged brick chimney and the intricate timber framing of the hip-on-gable roof. The attic space extends into that of the 2 1/2-story ell, where the 1939-1940 addition is clearly apparent.

**Outbuildings**

The timber frame, wood shingled, gable-roof barn located east of the house is oriented west-east and was constructed in at least five distinct sections. The central section is the oldest and is thought to be contemporary with the first construction phase of the house, ca. 1720. It is a three-bay, side opening, center aisle English barn with no basement. Measuring approximately 30 feet long and 24 feet wide, it rests on a low drylaid fieldstone foundation and has a steeply pitched gable roof constructed of pegged rafters, ridge pole, purlins, and vertical board sheathing. Dimensions and pitch suggest that it may have originally been thatched. Its central-bay threshing floor is entered via a full-height, double-slider door opening on the

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south side (enlarged from original) and a smaller double-slider opening of original scale, but with later doors, on the north side. The west bay contains the enclosed livestock stalls with hay mow above, and the east bay is open to the roof, as it most likely was originally, for storage of loose hay.

At the rear (north), under the west section is a low manure pit, accessed through a break in the foundation. The three western bents which define the structure have two-story, shouldered posts, cross bracing at the plate line, and originally had two sets of collar tie beams in the roof framing. The upper set was removed in the late 19th century to allow movement of the hay hoist, but the ridge pole remains. New tie beams have been added in the 20th century for reinforcement.

The east wall of the easternmost bent was apparently rebuilt when the east addition was added (see below). On each side, a new post was installed and the original shouldered posts were reused as plates in the east bay of the original structure. The west wall of the structure below the roof plate, with vertical planking and hand-riven shingles, still exists and is visible in the extension to the west.

The second phase of construction occurred ca. 1760, when the original barn was enlarged with a three-bay structure of approximately the same dimensions to the east. It follows the same south wall and roof lines, but is extended to the rear (north) by a leanto. The framing in this section is similar, but the post shoulders are gently, rather than sharply, angled. As in the earlier section, the roof has been reinforced with sleepers following the removal of collar beams. The leanto was either included in the original construction or added soon afterwards. The space in this section is now completely open and is used to store hay and farm equipment. The entrance is in the center bay on the south side, through double-slider doors with a transom above. In the northwest angle created by the original structure and the leanto is a small, shed-roof privy constructed in the late 19th century. It is accessible only from outside the barn on the north side.

The third major period of construction took place in the late 19th century, with a three-bay, west extension to the original structure. Again the general footprint, size, and roof line of the original barn were repeated. The addition is noticeable as a slight break in the roof slope on the south side and as a slight

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projection on the north side. The framing is of more uniform dimension, sawn lumber, and the structural system relies on the massive, braced, tie beams at the cornice line, leaving the upper roof area open for the hay hoist. There are three six-over-six windows in the west end and a central door, now with an overhead garage door, in the south central bay. This section rests in a fieldstone foundation and has a small one-story open shed extension on the west side.

The shingled east section of the barn was standing in 1939-1940 and was constructed in several phases from the early to late 19th century. Framing is both post-and-beam and dimensional sawn lumber. The low-pitch gable roof appears to have been rebuilt, perhaps in the late 19th century. The west section is currently a single open space. The eastern section contains a horse stall towards the rear and a drylaid stone-lined well, approximately 20 feet deep, in the northeast corner of the building. In the mid-to late 20th century, changes included a concrete pad foundation, and both sliding glass doors and an overhead garage door on the south side. Its footprint extends north-south from the south wall line of the older sections to the north wall line of the leanto.

Located a short distance northeast of the house, the corncrib is a small, rectangular building with a steep gambrel roof and splayed side walls, which appears to have been built in the 18th century. As shown in early views, it was originally located north of the house with its roof ridge oriented east-west. During the 1939-1940 restoration, it was moved approximately 50 feet to the northeast and was turned 90 degrees. A small greenhouse, now partially dismantled, was constructed on the west side. Resting on a low concrete pad foundation, the heavy timber framing is sheathed in weathered wood, hand-split shingles, possibly reused from another dismantled structure. The main entrance is through a door on the south side, and six-over-six window sash at either end light the second level. Minor alterations include a door cut into the greenhouse, a large window on the north side overlooking the pond, and an exterior, narrow, brick chimney on the north side. Although it has been moved a short distance from its original location, the corncrib remains a contributing building for its early architecture and construction and due to the somewhat lesser role it plays in the complex relative to the house and barn.

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The small, 1-story, 1-bay deep, horizontal-flushboard-sheathed skating house building is sited north of the house on the west side of the pond. It has a gable roof, large windows flanking a central door, and a porch, integral with the roof slope, across the east front. It was originally constructed as a roadside stand at another location in town (exact site not known) and had hinged wood coverings for the unglazed display openings. About 1940, it was moved here and minor modifications were made, including the addition of glazed sash to the display openings. It was used as a shelter for summer swimming and winter skating activities. It achieves significance only for its role in the history of the Carpenter Homestead and the property restoration of 1949-1940, and is therefore considered to be a contributing building.

Structures

There are two interior, drylaid stone wells on the property, both located within buildings. The one located in the basement of the house most likely dates from the 18th century, and the one inside the east end of the barn most likely dates from the 19th century. An exterior well-like structure near the northeast corner of the house, topped with a circular, drylaid stone wall, is actually an incinerator, dating from after 1939-1940.

The property also contains two stone lined springs that date from the 18th or 19th century. Both are low semi-circular dry-laid stone structures approximately three feet across, from which water emerges from the ground and flows west. One is located approximately 150 feet almost due west from the house on the edge of the fresh meadow and flows into the major stream. The other is in woodland east of the hay fields, in the east-central part of the farm. It creates a smaller stream that flows west for approximately 2,000 feet to join the major stream.

The southwest corner of the nominated property is marked by a dam under Walnut Street where the stream crosses, and a small pond is created on the south side. The low, dry-laid stone and earthen dam is thought to have been constructed in the 18th century and was used to control water flow for field irrigation into the 20th century. It is approximately 40 feet wide and 100 feet long and is excellently maintained.

The 18th and 19th century stone walls on the farm are important land use features. They surround the buildings on the south,

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west, and north and outline fields and former fields that are now in woodland in other parts of the property. The walls immediately north of the house and along Walnut Street are particularly fine. They are approximately two feet wide and three feet tall, constructed of mostly tabular stones. Walls in more peripheral parts of the property tend to be lower and less crisp in appearance; they have probably not been as well maintained. The wall that runs in front of the house serves as a retaining wall for the front lawn and has a set of three stone steps in line with the front entrance.

Setting

The evocative historical qualities of the house are greatly enhanced by its restful, secluded rural and agricultural setting. The house is surrounded by open lawns dotted with mature pine and deciduous trees on the south (front) and north (rear). Immediately west of the house, between the house and the cart path, a landscaped woodland knoll holds the remnants of a 1940s terraced garden. East of the house, a circulation pattern of dirt drives forms the driveway, parking area, and connectors to the corncrib and barn. A low walled perennial garden and a small vegetable garden and fruit tree orchard are located east of the house. The perennial garden, and probably the knoll as well, were designed by a locally well-known Providence landscape designer, Lydia Jastram, after the 1939-1940 restoration of the house.

The agricultural landscape contains five major open areas, four hay fields and the fresh meadow of the major stream, that are interspersed with woodlands and dotted with wetlands. The soils are generally heavy and poorly drained. Much of the land is classified as wetland or is otherwise unsuitable for construction. Historically, these conditions required constant maintenance of drainage features, primarily the streams and more recently the ponds, and for the last one hundred years have restricted crop cultivation primarily to hay.

West of the house, beyond the knoll and cart path, is the wide fresh meadow of the major stream that flows to the Runnins River. West of the stream, at the northeast corner of the intersection of Walnut Street and Prospect Street, there is a large hay field. It contains the noncontributing house at its south end. North of the house, the north lawn stretches out from the terrace to stone walls on the west and north, and a fence on the east. In the

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woodland area beyond the north wall, there is a tennis court and the skating house on the east edge overlooking the north-south, oval pond created in 1939/1940. This woodland extends to the north property boundary and once contained numerous cedar trees, of which some still stand. Behind (north of) the corncrib and barn, the open quality of the north lawn continues as a field rimming the south and east sides of the pond. North and east of the lawn and field, the land contains a large woodland tract which extends into the town of Rehoboth. Three large, open expanses of hay fields are north and east of the barn. This woodland/hay field area contains three ponds created within the last ten years to drain the fields. The ponds provide excellent habitat for a variety of birds and other wildlife.

The land on the south side of Walnut Street, which is not historically associated with the Carpenter Homestead, is characterized by a similar open and wooded landscape and is currently under the same ownership as the Carpenter Homestead. It contains a 1-story 1960s house, screened by vegetation, that is occupied by the owners.

Noncontributing Elements

One building, three structures, and three sites do not contribute to the history and significance of the Carpenter Homestead, although in no case do they severely detract from the important visual and physical qualities of the property. The house is a 2 1/2-story, woodframe house constructed ca. 1985 in the hay field at the corner of Walnut and Prospect Streets. It has neocolonial design elements and was built to house the farmer in charge of running the farm.

The tennis court north of the house is screened by woodland and is barely visible. The high tension wire powerline in the wooded eastern section of the property is not visible from the house or the hay fields east of the house. The incinerator is located at the northeast corner of the house. There are also three manmade ponds from ca. 1980/1990

Archaeological Description

While no prehistoric sites are currently recorded on the Carpenter Homestead, locational characteristics of the property and known sites elsewhere along the Runnins River drainage indicate sites may be present. Two sites are recorded in the

(continued)

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance

ca. 1720-1940

Significant Dates

ca. 1720

1939-1940

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Edwin Emory Cull (1939-1940)

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Massachusetts Historical Commission

Present Owner

Carpenter Homestead  
Name of Property

Bristol County, MA  
County and State

## 10. Geographical Data

Acreege of Property approximately 166 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

1 

19	309340	4635310
Zone	Easting	Northing

3 

19	308760	4635350
Zone	Easting	Northing

2 

19	309250	4635300
Zone	Easting	Northing

4 

19	308310	4635140
Zone	Easting	Northing

See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

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

## 11. Form Prepared By

Virginia H. Adams, Senior Architectural Historian/Archaeologist, PAL  
name/title with Betsy Friedberg, National Register Director, MHC

organization Massachusetts Historical Commission date July, 1993

street & number 80 Boylston Street telephone (617) 727-8470

city or town Boston state MA zip code 02116

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

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

### Property Owner

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

name Anne B. Jencks

street & number 83 Walnut Street telephone \_\_\_\_\_

city or town Seekonk state MA zip code 02771

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

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

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general area (within one mile). The physical characteristics of the property include level to moderately sloping terraces and knolls in close proximity to several springs, streams and wetland which indicate favorable locational criteria for Native subsistence and settlement activities. Major drainage in the area is through two streams, two springs and wetland which flow northward to the headwaters of the Runnins River which then generally flows south to the Barrington River and Narragansett Bay. Several prehistoric sites have been recorded throughout that drainage. Given the above information, the size of the homestead (166 acres) and limited development, a high potential exists for recovering prehistoric resources.

There is also a high potential for the recovery of significant historic period resources on the Carpenter Homestead. Structural remains from outbuildings indicated by foundations shown in historic views of the property may survive as well as structural remains from portions of the house which have been removed and/or relocated. Structural remains may survive from the original site of the 18th century corn crib originally located north of the house, the 1 1/2 story gabled ell which was removed and relocated, the cellar bulkhead which were removed from the south side of the old addition and a chimney which was also relocated. Occupational related features (trash pits, privies, wells) and sheet refuse also likely survive related to 18th through 20th century residential and agricultural use of the homestead.

(end)

**8. STATEMENT OF SIGNIFICANCE**

The Carpenter Homestead, which is centered on one of the oldest and best preserved houses in Seekonk, possesses multiple areas of significance. The house, built ca. 1720, is notable architecturally as an early example of Colonial domestic architecture augmented by a relatively unusual roof form, for its organic development in the 19th and early 20th centuries, and for the excellent quality of the 1939-1940 Colonial Revival period restorations. Additionally, it has an unusual complement of 18th century agricultural outbuildings, also carefully restored in 1939-1940. The buildings are set in an excellently preserved rural agricultural setting that retains several early site features including interior wells, springs, 18th and 19th century stone walls, an 18th century stone dam, and the overprint of earlier land use divisions. Historically, the property derives

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it primary significance from its more than 200-year association with the Carpenter family, a notable local family. Individuals of succeeding generations who owned and occupied the property in the 18th and 19th centuries had an enduring and central role in the maintenance of official town records and the development of the community. In the areas of art and architecture, the house is important as the best known and documented restoration project by a well-known local restoration architect, Edwin Emory Cull, in the early 20th century. Also of note is the association with two members of the Carpenter family who were influential artists in art education and the Arts and Crafts movement at the end of the 19th century, William and Ellsworth Woodward. The Carpenter Homestead thus retains integrity of location, design, setting, materials, workmanship, feeling, and association and satisfies Criteria A and C, as well as Criteria Consideration B, of the National Register of Historic Places at the local level.

The Land

The town of Seekonk is a suburban community on the Massachusetts/Rhode Island border initially settled by Europeans beginning about 1643. Homesteading spread out from the village center in Old Rehoboth, at present-day Newman's Corner, East Providence, Rhode Island. Walker Street, located several miles east of the village node, was part of early network of local roads and may have originally been a Native American trail. It is likely that the Carpenter Homestead lands were part of an initial grant. Seekonk incorporated as a separate town out of Rehoboth in 1812, and lost half its territory and most of its industry when East Providence was created out of the west side of town in 1862. Seekonk remained primarily agricultural into the 20th century, when electric trolley lines and then the automobile supported trends towards suburbanization which continue today. The Carpenter Homestead lands have been farmed nearly continuously for over 200 years.

Carpenter Family

Between ca. 1720 and 1939, the Carpenter Homestead property was passed down through five successive generations of the Carpenter family, whose members were among the earliest and most prominent settlers in Rehoboth. The history of the Carpenter Homestead is traced back to the first quarter century of renewed settlement following cessation of regional conflicts between the European settlers and the local Native American Wampanoag Indians in 1676.

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From the founding of the town until well into the 19th century, members of this branch of the Carpenter family served the community in many capacities, as record keepers, land surveyors, and elected representatives.

The branches of the Carpenter family in the Rehoboth and Seekonk area are descended from William Carpenter [1] (1605-1659), who was born in England and came on the ship Beris to the colonies, where he was admitted as a freeman of Weymouth on May 13, 1640. About 1643, he joined with a group of 58 Weymouth men to establish a new settlement at Rehoboth and ranked tenth in the division of lands. His house was built at the town center, known as "The Ring of the Town". Carpenter was apparently educated, and town recordkeeping initiated under his tenure as the first proprietor's clerk from 1643 until his death. In his will, he bequeathed his biblical, Latin, Hebrew, and Greek texts to his son William Carpenter [2], along with a horse, a quantity of cotton wool, and five pounds in sugar or wampum. The latter item reflects the economic system based primarily on exchange of goods and services rather than currency during this early period, as well as the importance of trade with the Native Americans. The home lot and house were left to William's [1] wife Abigail and son Samuel. William [2] (1631-1703) had already received land on which he had built a house, approximately one-half mile east of "The Ring".

William Carpenter [2] married Priscilla Bennett in 1651 and continued his father's role as town clerk, after a brief hiatus, from 1668 until his death. He also served as a deputy to the general court at Plymouth. Upon his death, a son, Daniel Carpenter [1] (1669-?) carried on as clerk until 1730. No will or probate inventory has been found for Daniel [1].

The Carpenter Homestead is thought to have been constructed about 1720 by Daniel Carpenter [2] (1695-1763), a son of Daniel Carpenter [1]. The barn also dates from this period. According to the Carpenter genealogy, Daniel [2] continued the family's role as important local citizens, holding during his lifetime nearly all the important offices in the town, as well as being a Captain and a Colonel in the militia. His will, dated 1763, indicates that he was a relatively prosperous farmer and that he had extensive land holdings in Rehoboth, plus other farms and coastal marsh lands in the region and at Fort Dummer. His dwelling house and 150 acres of land, along with other lands, wearing apparel, farm equipment, surveying equipment, and

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livestock, were left to his son Asahel Carpenter. To his wife Susanna, he set aside the west end of the house, as divided by the middle of chimney in the back room, and the northwest bedroom, along with doorway, lower well, and yard privileges. She also received a fenced garden east of the house and one-third of the orchard west of the house, as well as furniture, a cow, foodstuffs, and firewood. The will thus provides the earliest description of at least a portion of the house and its environs. It also contains the first known mention of the "long dam" (so called), which seems to refer to the dam over Walnut Street.

Asahel Carpenter (1731-1809) was remembered as a wealthy, socially prominent, honest, and industrious farmer. He served as the county surveyor and may have constructed the corncrib. Upon his death, the homestead passed to his son Wooster Carpenter, reserving the west chamber and the south and northwest bedrooms above, along with customary privileges, for his wife and several unmarried daughters. Specifically mentioned are the several doors and staircases leading to "their places," the cellar and cellar kitchen and well, the back kitchen and ovens, and the garret. Wooster also received membership rights to the Providence Library and a china clock in exchange for paying the salary of the minister of the Rehoboth first precinct Congregationalist Society, until such time as the town provided salary through taxation. Asahel also owned a grant in Royalston, which went to his son Miles Carpenter, and lands in Ohio and Savoy, Massachusetts.

Wooster Carpenter (1777-1858) was also a farmer who served in several town office capacities in the decades following the creation of the town of Seekonk in 1812. In addition, he represented Seekonk in the Massachusetts Legislature from 1829 to 1831.

The style of the Federal period west room (now living room) chimney mantel suggests it was installed either by Asahel or Wooster Carpenter. Another recorded change to the house may also have occurred in this period, although the exact date is unknown. The reconfiguring of the front of the house and replacement of the single central entries with a window flanked by two entries (shown in historic views) probably reflected the fact that several generations were residing in the house. Asahel's will also suggests there may have been a separate entrance and staircase for the west portion of the house. If so, this might explain the reason for the subsequent restructuring of the front

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staircase in the late 19th century, as well as the presence of a fireplace reported to have been found in the south wall of the chimney halfway down the stairs during early-20th century restoration work. In any case, the changes to the house are an important record of the use of domestic space linked to the familial structure and way of life of a fairly prosperous farming family in the 19th century.

In 1858, at Wooster Carpenter's death, the homestead passed to Wooster's son Horatio Carpenter (1833-?), who was the Seekonk Representative to the General Assembly in 1891. At the end of the 19th century, the property passed from Horatio to his son, Horatio Miles Carpenter (1865-?). It was most likely under ownership of Horatio Miles Carpenter that the front of the house was remodelled with a central doorway, flanking bay windows, and a front porch, and that the rear northeast wing was added.

The nature of the agricultural activities undertaken by the Carpenters can be inferred from primary documents, secondary sources, and close reading of the physical landscape. They were probably fairly consistent throughout the 18th and 19th centuries. Despite changes to the buildings and their immediate environs in the second quarter of the 20th century, the property continues to reflect this legacy into the 20th century of more than 200 years of continuous farming by one family. By the early 19th century, and probably much earlier, as documented in an early 19th century map, lands south of the house and west of the house along the stream were cleared and lands north and east were partially maintained as woodlands. This basic pattern of land use is still apparent today. Like many New England families, the Carpenters' farm production was varied and most likely geared primarily for family consumption. The generally poorly drained and rocky land was, however, relatively unsuited for extensive field crop agriculture. Family investments in western settlements were partly an insurance for providing land and livelihood for future generations.

Livestock included oxen and horses for transportation, hauling, tilling, and harvesting. Sheep provided wool for clothing and mutton for the table. Milk cows and cattle provided milk and beef. Fruit was grown in the orchard west of the house, and gardens were located nearby. Indian corn and hay were likely the two major crops grown in the fields surrounding the house. Meadows along the streams were used both for grazing animals and growing hay, and the stream flow controlled seasonally for

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flooding and draining. Extensive woodlands provided raw material for construction and firewood for heating and cooking. The presence of the surface water stream, manmade ponds, and marshes were also a necessary and valuable resource. As was common practice, the buildings formed a tight group of structures that functioned to shelter people and animals and provided facilities for the storage of farm produce and for processing.

About 1930, the property passed from Horatio Miles to one of his sons, George Carpenter (1893-?). George Carpenter was primarily a real estate and insurance agent who operated the family farm as a gentleman farmer with the assistance of other family members living nearby. He married Grace Balch, but as they had no children, the tradition of multiple generations of Carpenter families residing in the house came to a close. The oldest living nephew of George Carpenter, Francis Carpenter (born 1908), recalls some of the activities surrounding the farm, although he never lived there. Farming activities focused on growing hay, much of which was sold to Rumford Chemical Works in East Providence for its horses. In return, horse manure was supplied to fertilize the fields. Hay was also sold to local fruit and vegetable truck farmers for use as mulch, particularly for strawberries, a speciality of the expanding Portuguese population in the area. Wood for firewood and lumber was also harvested from the woodlands by hired choppers. A few livestock were kept, including a handful of cattle and four or five work horses for mowing and carting hay. A regular schedule of hand digging of the natural stream, known as the "big ditch" and the "little ditch," helped keep the stream bed clear and maintain the fertility of the primary hayfield northwest of the house.

Although by this time the Carpenters had receded from central involvement with town affairs, their continuous legacy in town and regional history was marked by the fact that the original deed from King Philip to the proprietors of Rehoboth in 1640, along with many town records, remained in the Carpenter Homestead for nearly 200 years. The King Philip deed was given by George Carpenter to the John Carter Brown Library at Brown University, and other records were later dispersed to the Carpenter Museum in Rehoboth and elsewhere.

William Woodward and Ellsworth Woodward

In the late 19th century, the house was drawn and painted by two local artists of Carpenter descent who made notable contributions

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to art education and the development of the American Arts and Crafts movement in the early 20th century. Wooster Carpenter's second child, Mary Carpenter (born 1823), married Erastus Woodward, a farmer whose family gave its name to Woodward Street, one-quarter mile north of Walnut Street. Their children included William Woodward (1859-1939) and Ellsworth Woodward (1861-1939), both of whom were born in this house and attended the Rhode Island School of Design. For most of their professional careers, beginning about 1884, they were associated with Tulane University and the Newcomb Pottery, considered one of the five most important early-20th century art potteries in the United States. William taught painting and drawing at Tulane and helped found the architecture school. Ellsworth was instrumental in the creation of the art school and served as its first director from 1887 to 1930, as well as teaching. With the assistance of the Decorative Art League for Women, the two brothers were largely responsible for the development and national recognition of the Newcomb Pottery. Newcomb Pottery was awarded a bronze medal at the 1900 Pan American Exposition, a gold medal at the Knoxville World's Fair in 1913, and a silver medal at the San Francisco World's Fair in 1915.

William and Ellsworth Woodward's drawings and paintings of the interior of their grandparents' house were done between 1889 and about 1900. While they are most well known for their accomplishments in the south, the brothers provided valuable visual records of the Carpenter Homestead at the end of the 19th century.

Beedes and Edwin Emory Cull

On April 20, 1939, for the first time in over 200 years, the property was sold and passed out of Carpenter family ownership when it was purchased by Virginia S. Beede, wife of Robert S. Beede, of Providence, from George H. and Grace B. Carpenter. The deed of transfer describes the property as lying on the north side of Walnut Street and the east side of Prospect Street, partly in Seekonk and partly in Rehoboth, and comprising, with minor exceptions predating 1825, the same premises devised in the third clause of the will of Daniel Carpenter to his son Asahel Carpenter, March 1, 1763.

The early 20th century history of the property and the ownership transfer reflect the shift away from agriculture to suburbanization at that time, when Seekonk was developing as a

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desireable residential community for the nearby urban areas of Providence, Rhode Island and Attleboro. Many old farms were bought and renovated as country homes during this period. This phase of the Carpenter Homestead history has importance in the quality of design and craftsmanship brought to the renovation project by the new owners and their selected architect, Edwin Emory Cull of Providence, an architect noted locally as an authority on the restoration of colonial structures.

Edwin Emory Cull (1891-1956) was a native of Providence and was educated in Providence public schools, the Rhode Island School of Design, and at Cornell University School of Architecture. After serving in the Air Service Branch of the U.S. Army in World War I, he returned to Providence and established an independent architectural practice in 1920. He subsequently formed a partnership as Cull & Robinson about 1940. After Cull's retirement in 1952, the firm became known as Cull, Robinson & Greene, and now as Robinson, Greene & Beretta. Prominent in Rhode Island architectural circles for many years, Cull was elected to several positions, including president in 1941 and 1942, of the Rhode Island Chapter of the American Institute of Architects. Cull was most well known for his expertise in early colonial construction and architecture, a passion he shared with his more well-known contemporaries, Norman Morrison Isham of Providence and William Sumner Appleton of Boston, among others. Isham, 24 years senior to Cull and both a practicing architect and an instructor in architecture at Brown University and the Rhode Island School of Design, undertook some of the earliest serious attempts to study 17th century architecture through detailed examination and measured drawings of buildings. In the 1920s and 1930s, Cull accompanied Isham on field visits and assisted on several of Isham's numerous restoration projects.

Cull's work has not been catalogued and his personal papers and drawings no longer exist, but his commissions are known to have included new designs and restoration of houses in Providence and Little Compton, farm groups for private estates, and dairy barn groups, administrative, and hospital buildings at the Rhode Island State College and the Hospital for Mental Diseases. His rural summer house designs in Little Compton, completed for prominent Providence residents, are distinguished by picturesque and organic, rambling shingled forms and his work in Providence by more formal Colonial Revival designs, but reflecting a similar deep sensitivity for early buildings. Many have been listed in the National Register.

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The restoration work undertaken in 1939-1940 at the Carpenter Homestead by the Beedes and Cull, while extensive, epitomized the best restoration philosophies and detailed knowledge of Colonial period structure and finishes of the pre-World War II Colonial Revival era. This project is also the best documented Cull restoration project known, as the original blue-line prints and the contractor specifications have been retained by the owners. The restoration work has, therefore, achieved significance in its own right over the past 53 years due to the quality of the work done under the direction of a noteworthy local architect.

Architecture

The Carpenter Homestead farmhouse and agricultural outbuildings, along with the land features such as stone walls and the stone dam, are important as 18th and 19th century vernacular architecture and structures. The house is one of the earliest extant and best preserved houses in the town of Seekonk. It is important for its structural development, overall stylistic appearance, roof form, surviving selected interior finishes, and early stone chimney base with fireplace. The gable-on-hip roof type was rare in the Rehoboth-Seekonk area even at the end of the 18th century, and this is one of only two surviving examples. The restoration undertaken in 1939-1940 has achieved importance as an excellent example of the highest quality early 20th century restoration work, combining an archaeological approach to the examination and restoration of structural and design elements with the introduction of reused Colonial architectural trim and new features in the Colonial Revival aesthetic. The steeply gabled barn and the gambrel-roof corncrib are rare surviving 18th century variants in this area of these common building types.

Archaeological Significance

Since patterns of prehistoric settlement and subsistence in Seekonk are poorly understood, any surviving sites would be significant. The majority of our knowledge for prehistoric sites along the Runnins River drainage is from the estuarine zone to the south leaving the interior portions of town in areas like the Carpenter Homestead poorly documented. Prehistoric sites in this locale can provide important information on the relationship between sites on interior tributary streams along the headwaters of the drainage and larger sites found in the estuarine zone and on major ponds. Prehistoric sites in this area can also contribute data on the extent of interaction between prehistoric

(continued)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetCarpenter Homestead  
Seekonk/Rehoboth (Bristol County)  
MassachusettsSection number 8, 9 Page 10, 1

peoples living on neighboring drainages particularly the importance or influence from the Providence River/Narragansett Bay area versus the Taunton River/Mount Hope Bay locales. During the historic period the Runnins River/Barrington River area was near the border between the Narragansett and Wampanong Native American groups. These political boundaries and related patterns of influence may extend back into the prehistoric period.

Historic archaeological remains described above have the potential to provide detailed information on the physical growth of the farm as well as past domestic and agricultural landuse during more than 200 years of continuous occupation by the Carpenter Family from the 18th through 20th centuries. Analysis of structural remains related to the house and related artifact patterns can help define the early construction sequence for the house which is not clearly understood. This type of analysis can also help to define a more precise construction data for the house, thought to have been constructed about 1720. Archaeological testing can also help determine whether or not a separate entrance and staircase existed for the western portion of the house as indicated in Ashel Carpenter's will. Careful study of the internal characteristics of foundation remains and occupational related features and the relationships among them could greatly enhance our understanding of the property's history. Other research areas which might be addressed by these sources include but are not limited to initial settlement and farm establishment, changes in domestic and agricultural practices over time (tradition versus innovation), and how family structure of inhabitants at different points in time effected use of the property.

(end)

**9. Major Bibliographical References**

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(continued)

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

**Carpenter Homestead  
Seekonk/Rehoboth (Bristol County)  
Massachusetts**

Section number 9 Page 2

Cull, Edwin Emory. Alterations and Additions to Residence for Mr. and Mrs. Robert J. Beede located in Seekonk, Massachusetts. Unpublished set of blueline drawings, June 1939, revised August 1939.

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Interview with Natalie Cull Joslin, daughter of Edwin Emory Cull, Seekonk, August 1991.

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(end)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetCarpenter Homestead  
Seekonk/Rehoboth (Bristol County)  
MassachusettsSection number 10 Page 1**10. GEOGRAPHICAL DATA**UTM References (continued)

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6	19	308270	4635100
7	19	308260	4695110
-8	19	308110	4635090
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-15	19	308720	4635920
-16	19	309480	4635860

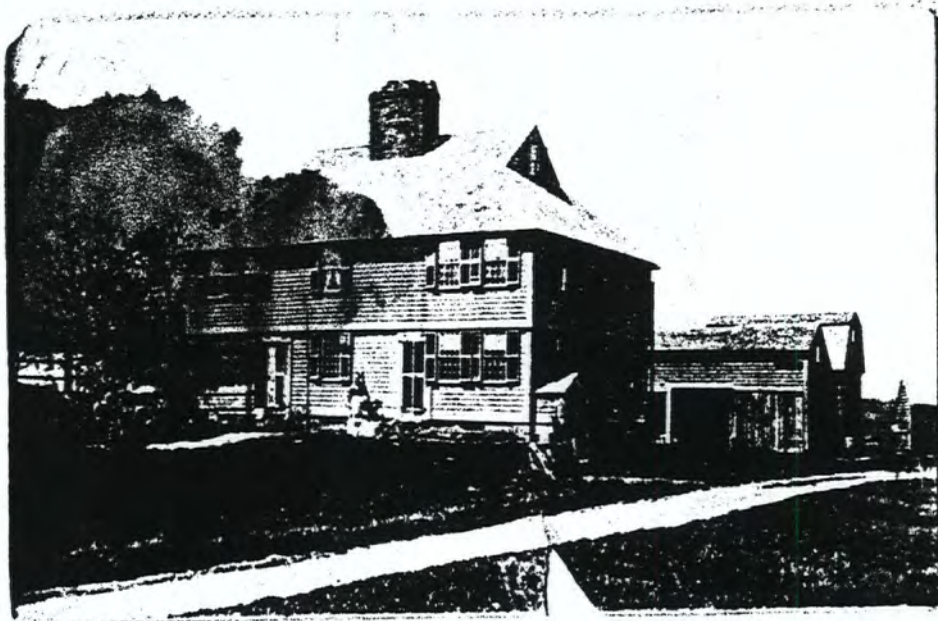
Verbal Boundary Description

The boundary of the Carpenter Homestead is shown on the accompanying maps. It corresponds to the present Seekonk Assessor's Plat 22, Lots 36, 11, 37, and 35 and also includes a 40-foot square section of Walnut Street encompassing the dam. In Rehoboth, it corresponds to Rehoboth Assessor's Parcel No. 37-11.

Boundary Justification

The boundary of the Carpenter Homestead was selected to include all the contiguous lands within the towns of Seekonk and Rehoboth historically associated with Carpenter Homestead since 1825, and with minor exceptions, since 1763. It includes the house, agricultural and other outbuildings, associated structural features, and surrounding agricultural, woodlands, and wetlands, that have been continuously farmed since the 18th century. The row of house lots at the extreme eastern edge of the property along Salisbury Street, Rehoboth, were laid out and sold off by the Carpenter family in the early 20th century.

**(end)**



CARPENTER HOMESTEAD, SEEKONK, MA, LATE 19TH CENTURY



CARPENTER HOMESTEAD, SEEKONK, MA EARLY 20TH CENTURY

138

CARPENTER HOMESTEAD  
SEEKONK, MA

BLANDING SKETCH



CIRCA 1790

Mr Asael Carpenter

This house I used to pass, often, while in College, I know of one only like it, and that is Col. Tho. Carpenters, which it resembles in some respects. have not seen it in more than 60 years.

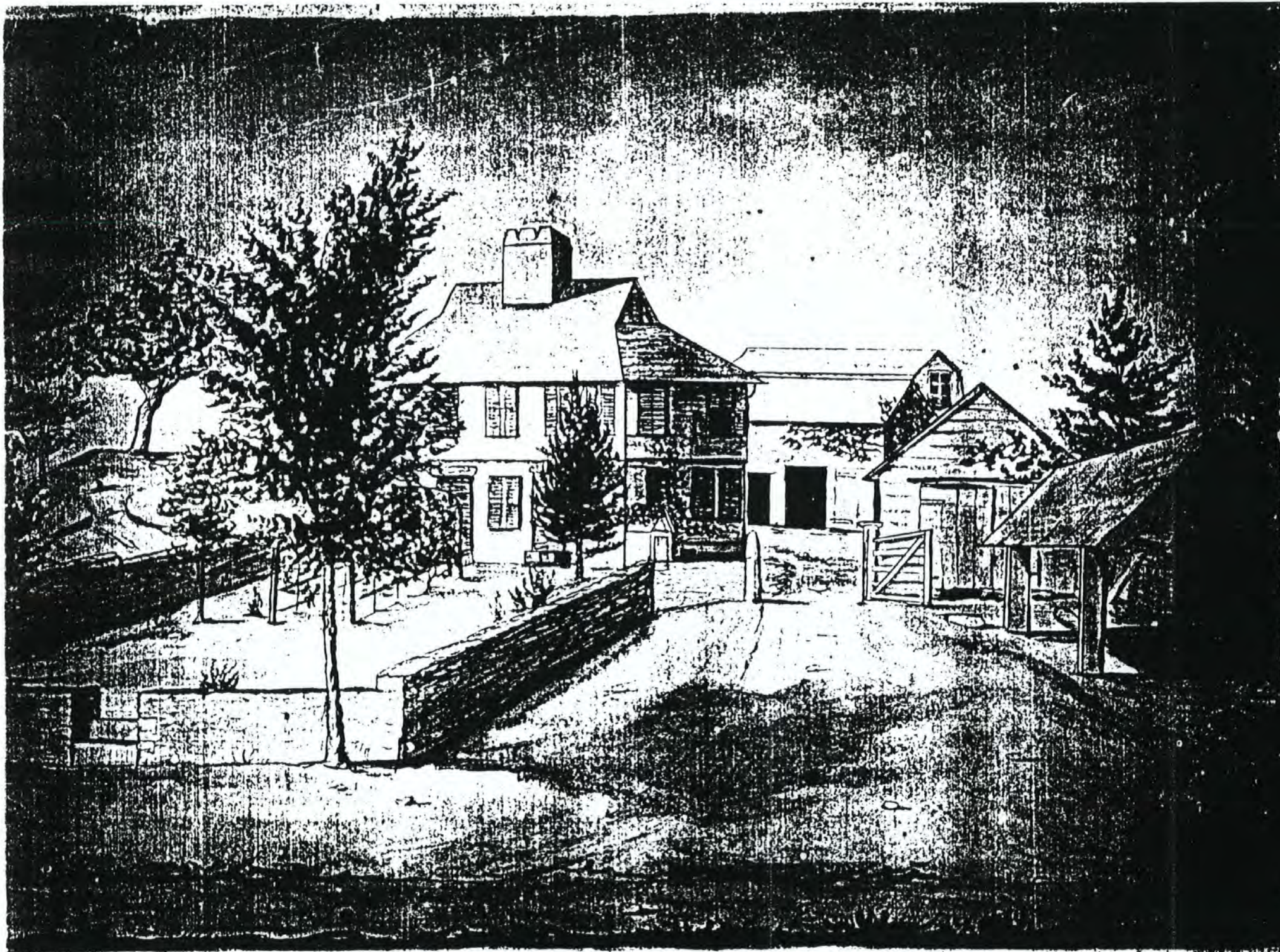
After Uncle sketched this from recollection in one of his diaries with a brush he passed by this house, the general outline appeared the same as forty years since.

It is now occupied by Capt. Wooster Carpenter the son of Mr Asael Carpenter - this view was on the 17th August 1848.

1441

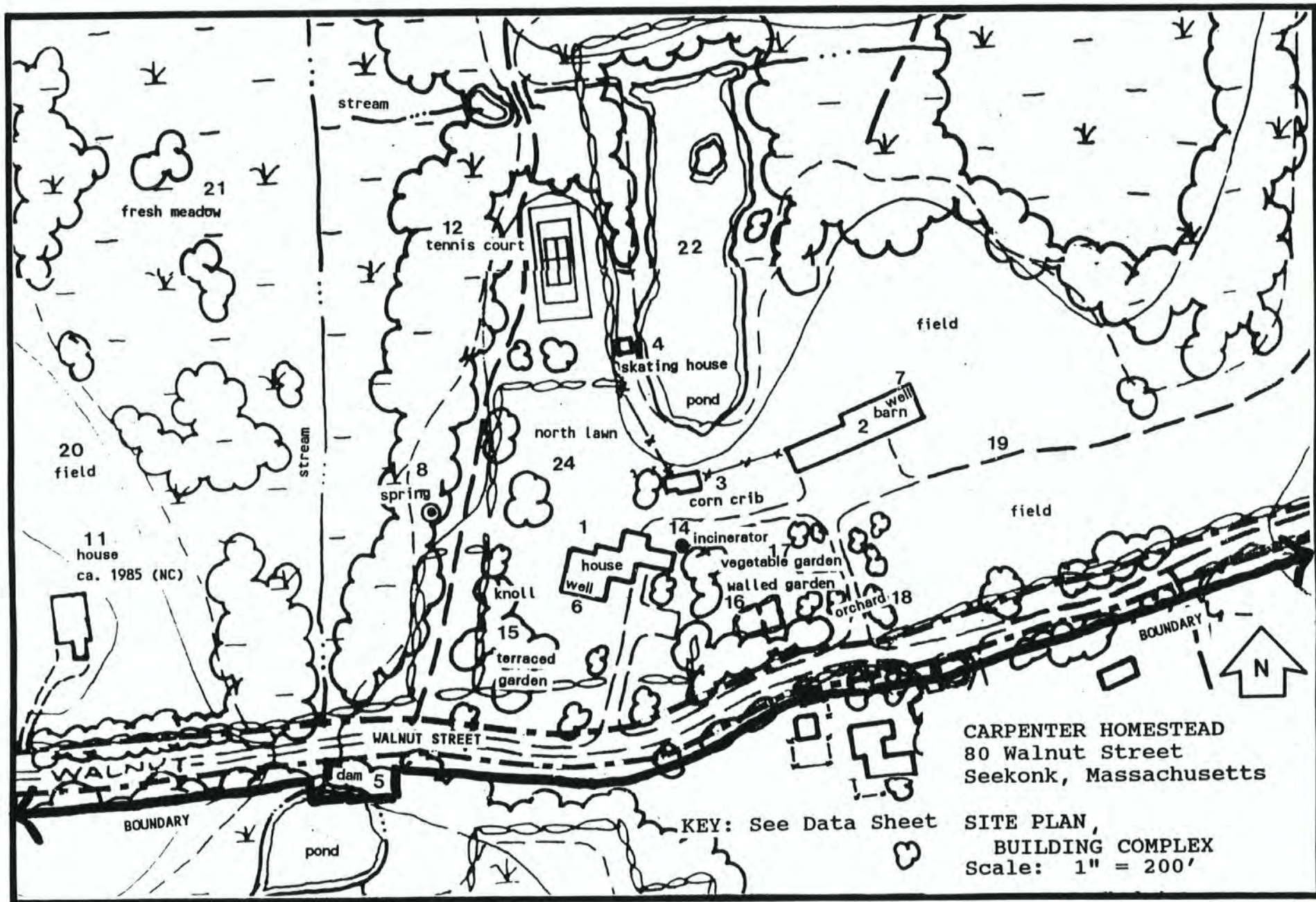


John Lindsay on the Hill.



CARPENTER HOMESTEAD,

LATE 19TH CENTURY



CARPENTER HOMESTEAD  
 80 Walnut Street  
 Seekonk, Massachusetts

KEY: See Data Sheet

SITE PLAN,  
 BUILDING COMPLEX  
 Scale: 1" = 200'

**CARPENTER HOMESTEAD**  
**80 WALNUT STREET, SEEKONK, MA**  
**DATA SHEET**

MAP#	HISTORIC NAME	LOCATION	DATE OF CONSTRUCTION	STYLE	STATUS	RESOURCE
1	Carpenter House	north of Walnut St., in southwest corner of property	ca. 1720 et seq.	Colonial Colonial Rev.	C	B
2	Barn	northeast of house	ca. 1720 et seq.	Vernacular	C	B
3	Corncrib/Greenhouse	50 feet northeast of house	18th century/ca. 1940	Vernacular	C	B
4	Skating House	north of house, on west edge of pond	early 20th century; moved here ca. 1940	Vernacular	C	B
5	Stone Dam	Walnut St.	18th century		C	St
6	Well	in basement of house	18th century		C	St
7	Well	inside barn at southern end	19th century		C	St
8	Stone Lined Spring	150 feet west of house, at edge of fresh meadow	18th or 19th century		C	St
9	Stone Lined Spring	wooded area east of hayfields	18th or 19th century		C	St
10	Stone Walls	throughout property	18th and 19th century		C	St
11	House	Southern end of hayfield at northeast corner of intersection of Walnut and Prospect Streets	1985	Neocolonial	NC	B
12	Tennis Court	north of house in woodland area	1940s		NC	St
13	Electric Power Line	wooded eastern section of property			NC	St
14	Incinerator	northeast corner of house	after 1939-1940		NC	St

**CARPENTER HOMESTEAD  
80 WALNUT STREET, SEEKONK, MA  
DATA SHEET**

MAP#	HISTORIC NAME	LOCATION	DATE OF CONSTRUCTION	STYLE	STATUS	RESOURCE
15	Terraced Garden	On knoll west of farmhouse	early 1940s	Colonial Rev	C	Si
16	Walled Garden	walled garden east of farm- house	1940s		C	Si
17	Vegetable Garden	east of farmhouse	early 20th century		C	Si
18	Fruit Tree Orchard	east of farmhouse	early 20th century		C	Si
19	(3) Hayfields	(3) north and east of barn	18th/19th century		C(3)	Si
20	Hayfield	northeast corner of intersection of Walnut and Prospect Streets	18th/19th century		C	Si
21	Fresh Meadow	west and northwest of house	18th/19th century	C		Si
22	Manmade Pond	north of house/barn complex	ca. 1940	C		Si
23	(3) Manmade Ponds	woodland/hayfield area north and east of barn	ca. 1980/1990	NC(3)		Si
24	North Lawn	north of house	ca. 1940	C		Si

Total Resources: 21 Contributing; 7 Noncontributing

4 Contributing Buildings	1 Noncontributing Building
11 Contributing Sites	3 Noncontributing Sites
6 Contributing Structures	3 Noncontributing Structures

\*\* Please refer to maps for more specific locational information

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 93000903

Date Listed: 09/17/93

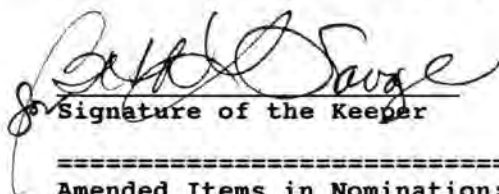
Carpenter Homestead  
Property Name

Bristol  
County

MA  
State

N/A  
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
Signature of the Keeper

9-17-93  
Date of Action

=====

Amended Items in Nomination:

3. Classification: Category

District is the appropriate category for this property. Criteria exception B is unnecessary because it does not apply to the district as a whole.

This information was confirmed with MASHPO staff by telephone.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Carpenter Homestead

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Bristol

DATE RECEIVED: 8/04/93      DATE OF PENDING LIST: 8/17/93  
DATE OF 16TH DAY: 9/02/93      DATE OF 45TH DAY: 9/18/93  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 93000902

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: Y    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    9/17/93 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A+C  
REVIEWER Javage  
DISCIPLINE Architectural History  
DATE 9/17/93

DOCUMENTATION see attached comments Y  N  see attached SLR  Y  N

---

CLASSIFICATION

count       resource type

---

STATE/FEDERAL AGENCY CERTIFICATION

---

FUNCTION

historic       current

---

DESCRIPTION

architectural classification  
 materials  
 descriptive text

---

SIGNIFICANCE

Period      Areas of Significance--Check and justify below

Specific dates      Builder/Architect  
Statement of Significance (in one paragraph)

summary paragraph  
 completeness  
 clarity  
 applicable criteria  
 justification of areas checked  
 relating significance to the resource  
 context  
 relationship of integrity to significance  
 justification of exception  
 other

---

BIBLIOGRAPHY

---

GEOGRAPHICAL DATA

acreage       verbal boundary description  
 UTM's       boundary justification

---

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps     USGS maps     photographs     presentation

---

OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_



Carpenter Homestead  
80 Walnut Street  
Seekonk, MA

View North of South Front

V.H. Adams 12/91  
The Public Archaeology Laboratory Inc.  
387 Lonsdale Avenue  
Pawtucket, RI 02860



Carpenter Homestead  
80 Walnut Street  
Seekonk, MA

View Northwest of South Front and east side

V.H. Adams 12/01  
The Public Archaeology Laboratory, Inc.  
387 Lonsdale Avenue  
Pawtucket, RI 02860

Photo 2 of 11



Carpenter Homestead  
80 Walnut St.  
Seekonk, MA

View South of North rear

V. H. Adams 12/91  
The Public Archaeology Laboratory, Inc.  
387 Lonsdale Ave.  
Pawtucket, RI 02860



Carpenter Homestead  
80 Walnut Street  
Seekonk, MA

West parlor, view southeast

V.H. Adams 12/91  
The Public Archaeology Laboratory, Inc.  
387 Lonsdale Ave.  
Pawtucket, RI 02860



Carpenter Homestead  
80 Walnut Street  
Seekonk, MA

Southeast room (Library) view northwest

V.H. Adams 12/91  
The Public Archaeology Laboratory, Inc.  
387 Lonsdale Avenue  
Pawtucket, RI 02860



Carpenter Homestead  
80 walnut street  
Seekonk, MA

Basement, view southwest

V.H. Adams 12/91  
The public Archaeology Laboratory, Inc.  
387 Lonsdale Avenue  
Pawtucket, RI 02860



Carpenter Homestead  
80 Walnut Street  
Seekonk, MA

Barn, View north of South Front

V.H. Adams 12/91  
The public Archaeology Laboratory, Inc.  
387 Lonsdale Ave.  
Pawtucket, RI 02860



Carpenter Homestead  
80 Walnut Street  
Seekonk, MA

Barn, view Southeast of  
north rear and west side.

V. H. Adams 12/91  
The Public Archaeology Laboratory, Inc.  
387 Lonsdale Ave.  
Pawtucket, RI 02860



1 Red Cedar  
Interior

1 Red Cedar  
Interior

5/11/14

Carpenter Homestead  
80 Walnut Street  
Seekonk MA

Barn, interior view north  
of Framing, ca. 1720 section

V.H. Adams 12/91  
The Public Archaeology Laboratory, Inc.  
387 Lonsdale Ave.  
Pawtucket, RI 02860



Carpenter Homestead  
80 Walnut Street  
Seekonk, MA

Cornerub, View northwest  
OF South Front and east side

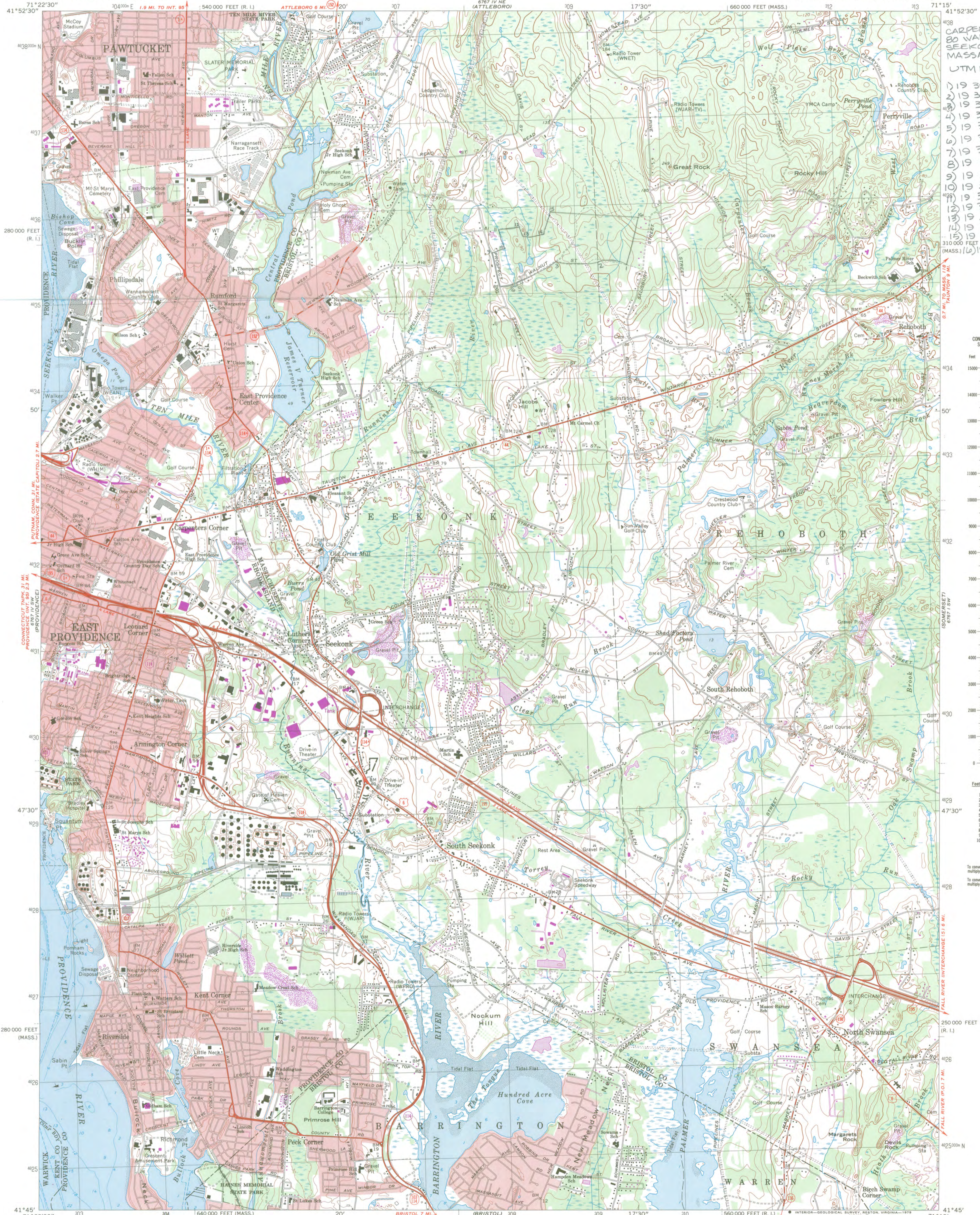
U. H. Adams 12/a,  
The Public Archaeology Laboratory, Inc.  
387 Consdale Ave.  
Pawtucket, RI 02860



Carpenter Homestead  
80 Walnut Street  
Seekonk, MA

"Longdam" view north,  
Walnut St.

U.H. Adams 12/91  
The public Archaeology Laboratory, Inc.  
387 Constate Ave.  
Pawtucket, RI 02860



CARPENTER HOMESTEAD  
80 WALNUT AVENUE  
SEEKONK / REHOBOTH  
MASSACHUSETTS

UTM REFERENCES

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11)	19	308110	4635730
12)	19	308350	4635780
13)	19	308380	4635650
14)	19	308640	4635660
15)	19	308720	4635920
16)	19	309480	4635860

CONVERSION SCALES



Feet	Meters
1	3048
2	6096
3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

To convert feet to meters multiply by 3048  
To convert meters to feet multiply by 3.2808

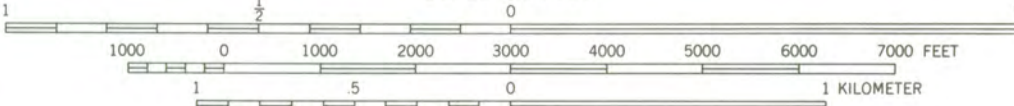
Mapped, edited, and published by the Geological Survey  
Revised in cooperation with Massachusetts Department  
of Public Works

Control by USGS, USC&GS, and Massachusetts Geodetic Survey

Topography by planetable surveys 1935 and 1939  
Revised from aerial photographs taken 1969. Field checked 1971  
Selected hydrographic data taken from USC&GS Charts 278 and  
352 (1970). This information is not intended for navigational purposes

Polycyclic projection. 1927 North American datum  
10,000-foot grids based on Massachusetts coordinate system,  
mainland zone, and Rhode Island coordinate system  
1000-meter Universal Transverse Mercator grid,  
zone 19

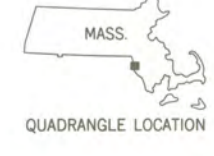
Red tint indicates areas in which only landmark buildings are shown  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOW WATER  
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 4.5 FEET

ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route



EAST PROVIDENCE, R. I. - MASS.  
N4145-W7115/7.5

Revisions shown in purple compiled in cooperation with State of Massachusetts agencies from aerial photographs taken 1977 and other source data. This information not field checked. Map edited 1979

PHOTOREPRODUCED 1979  
AMS 6787 IV SE-SERIES V814

FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

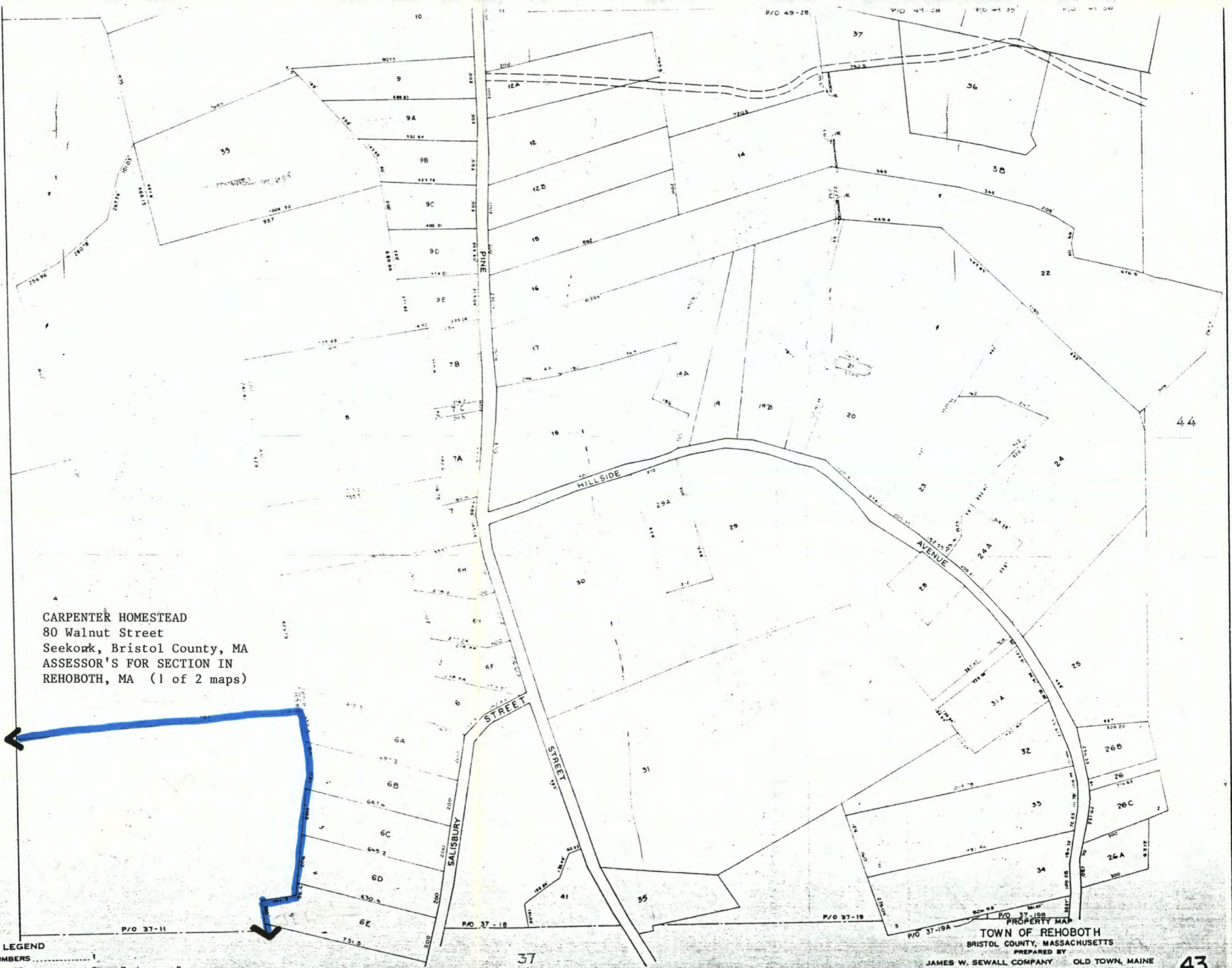
SEEKONK

CARPENTER HOMESTEAD  
80 Walnut Street  
Seekonk, Bristol County, MA  
ASSESSOR'S FOR SECTION IN  
REHOBOTH, MA (1 of 2 maps)

LEGEND

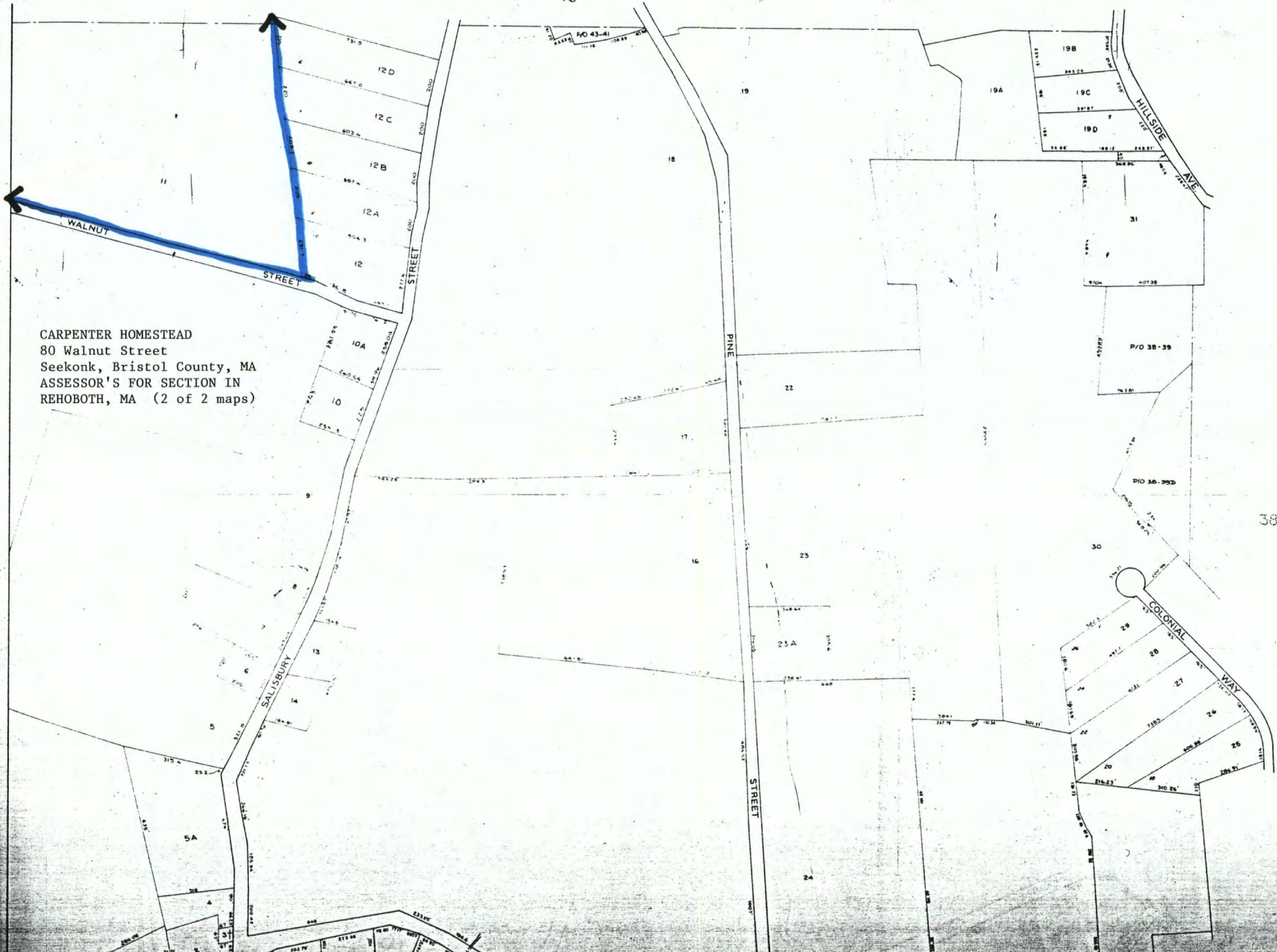
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ADJACENT MAPS ..... 2  
MATCH LINE ..... 3

For Assessment Purposes  
Not to be used for Conveyances



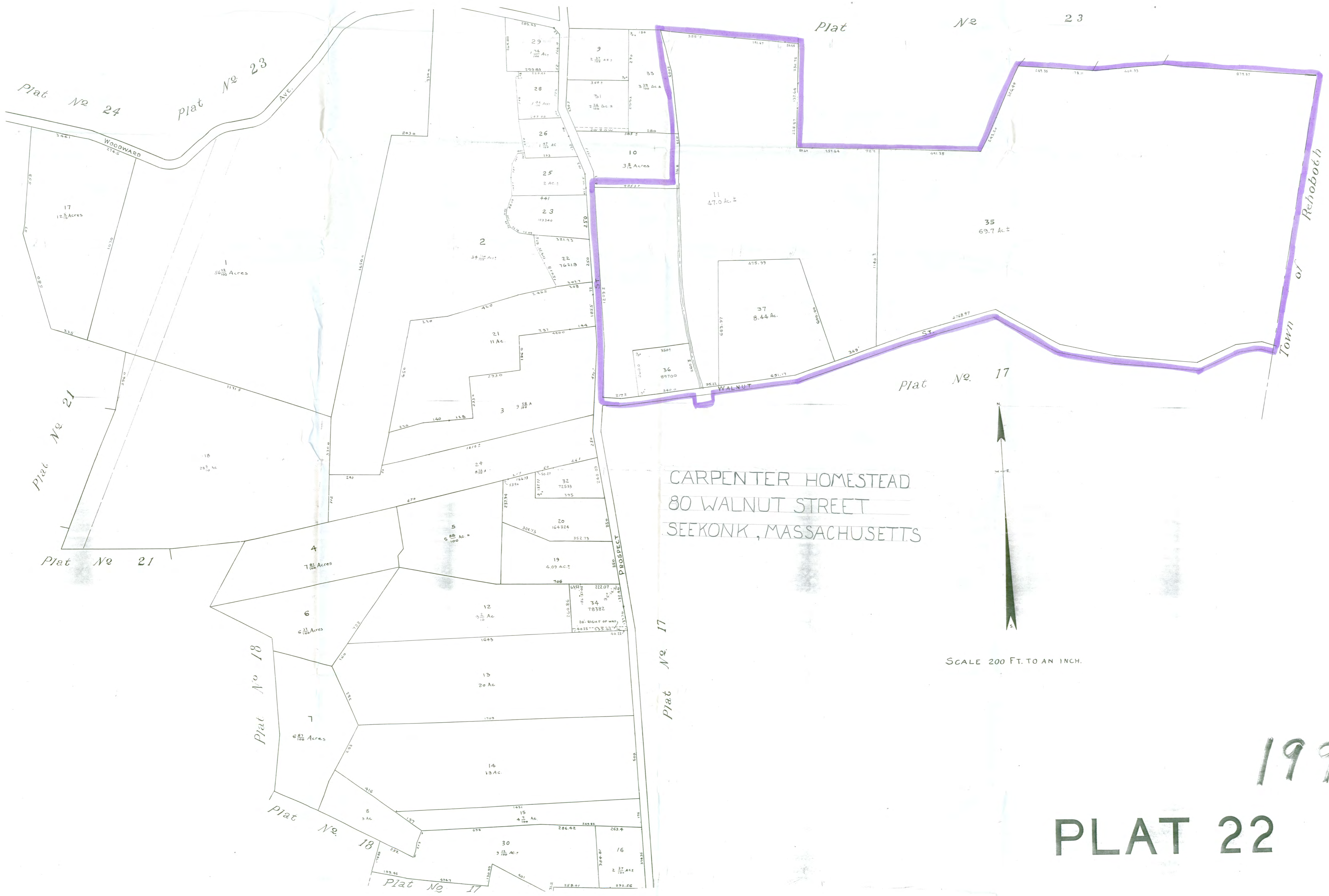
PROPERTY MAP  
TOWN OF REHOBOTH  
BRISTOL COUNTY, MASSACHUSETTS  
PREPARED BY  
JAMES W. SEWALL COMPANY OLD TOWN, MAINE  
SCALE 1 INCH = 200 FEET

REVISED: JUNE 23, 1980 MAY 23, 1985  
APRIL 30, 1987



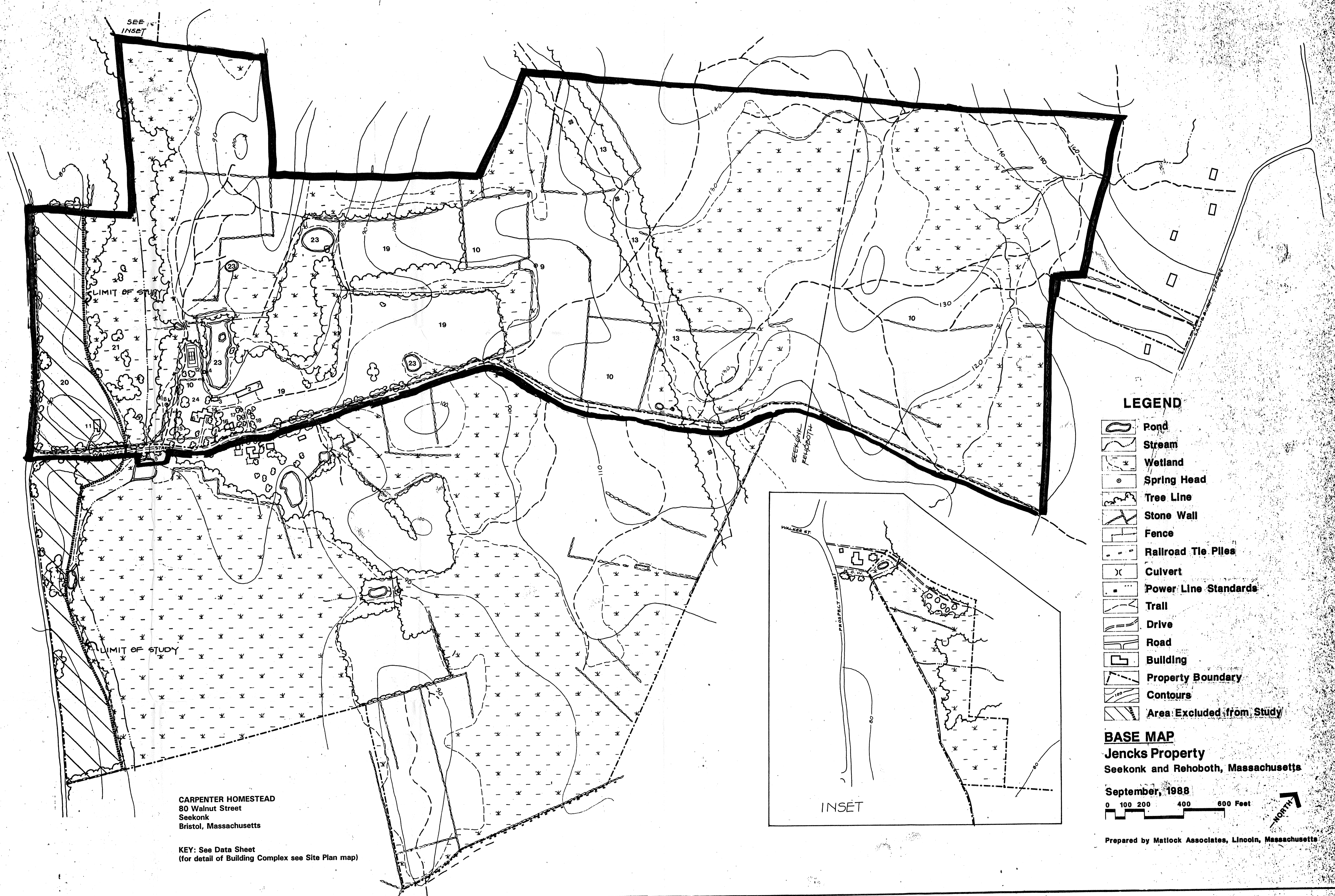
CARPENTER HOMESTEAD  
 80 Walnut Street  
 Seekonk, Bristol County, MA  
 ASSESSOR'S FOR SECTION IN  
 REHOBOTH, MA (2 of 2 maps)

SEEKONK



199


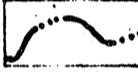

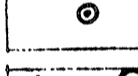
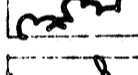

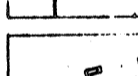
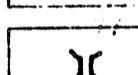
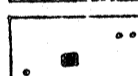
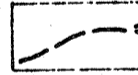
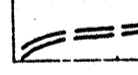
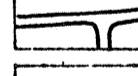
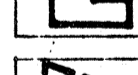
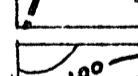
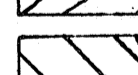


PLAT 22



CARPENTER HOMESTEAD  
 80 Walnut Street  
 Seekonk  
 Bristol, Massachusetts

KEY: See Data Sheet  
 (for detail of Building Complex see Site Plan map)

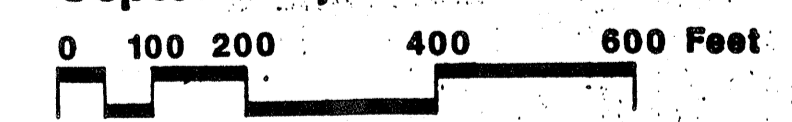
**LEGEND**

-  Pond
-  Stream
-  Wetland
-  Spring Head
-  Tree Line
-  Stone Wall
-  Fence
-  Railroad Tie Piles
-  Culvert
-  Power Line Standards
-  Trail
-  Drive
-  Road
-  Building
-  Property Boundary
-  Contours
-  Area Excluded from Study

**BASE MAP**

Jencks Property  
 Seekonk and Rehoboth, Massachusetts

September, 1988



Prepared by Matlock Associates, Lincoln, Massachusetts



July 26, 1993

RECEIVED

AUG 04 1993

Carol Shull  
National Register of Historic Places  
Department of the Interior  
National Park Service  
P.O. Box 37127  
Washington, DC 20013-7127

RE: Carpenter Homestead, 80 Walnut Street, Seekonk & Rehoboth  
(Bristol County), Massachusetts, 02771/02769

Dear Ms. Shull:

Enclosed please find the following nomination form:

Carpenter Homestead, 80 Walnut Street, Seekonk & Rehoboth  
(Bristol County), Massachusetts, 02771/02769.

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owner was notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment.

Sincerely,

*Betsy Friedberg*

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

enclosure

cc: Anne B. Jencks  
Virginia Adams, The Public Archaeology Laboratory, Inc.  
Daniel Horton, Chairman, Seekonk Historical Commission  
Chairperson, Rehoboth Historical Commission  
David Young Jr., Chairman, Seekonk Board of Selectmen  
Raymond C. McKearney, Chairman, Rehoboth Board of Selectmen  
Seekonk Public Library

Massachusetts Historical Commission, Judith B. McDonough, *Executive Director, State Historic Preservation Officer*  
80 Boylston Street, Boston, Massachusetts 02116-4802 (617) 727-8470 Fax: (617) 727-5128 TDD: 1-800-392-6090

Office of the Secretary of State, Michael J. Connolly, *Secretary*