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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name David S. Baker Estate

other names/site number Cedar Spring Farm

2. Location

street & number 51 and 67 Prospect Avenue not for publication

city or town North Kingstown vicinity

state Rhode Island code RI county Washington code 009 zip code 02852

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 at the following level(s) of significance:

national statewide local

Edward Banderson
Signature of certifying official

6/15/2011
Date

State Historic Preservation Officer
Title

RI Historical Preservation & Heritage Commission
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register
 see continuation sheet

determined eligible for the National Register
 see continuation sheet

determined not eligible for the
National Register

removed from the National Register

other (explain:)

for
Signature of the Keeper

Date of Action

Edson B. Beall 8-4-11

David S. Baker Estate
Name of Property
Document page number 2

North Kingstown
City/Town

Washington County, Rhode Island
County and State

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	
3	0	buildings
		district
		site
1		structure
		object
4	0	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 and/or subcategories from instructions)

DOMESTIC / single dwelling

Current Functions

(Enter categories and/or subcategories from instructions)

DOMESTIC / single dwelling

DOMESTIC / multiple dwelling

7. Description

Architectural Classification

(Enter categories and/or subcategories from instructions)

LATE VICTORIAN / Italianate

LATE VICTORIAN / Second Empire

Materials

(Enter categories and/or subcategories from instructions)

foundation: STONE & BRICK

walls: weatherboard

roof: ASPHALT, WOOD, SYNTHETICS

other:

Describe the current and (if known) historic physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.

Summary Paragraph

The David S. Baker Estate, Cedar Spring Farm, is located on the southern edge of the seaport village of Wickford. Separated from the village center by Wickford Cove, which it overlooks, the estate occupies the crest of a hill in a suburban neighborhood that still displays vestiges of a more rural past. The nominated resource consists of a pair of adjacent houses on the west side of Prospect Avenue: 51 Prospect, a villa with eclectic Italianate styling, built in 1883; and the more elaborate Second Empire mansion at 67 Prospect, built later in the

decade. Though the houses are now under separate ownership, their setting continues to reflect their historic relationship. They occupy landscaped grounds planted with specimen trees and bounded by a mortared fieldstone wall running along Prospect Avenue, with three openings flanked by stone piers for driveways and one for a walkway.

In the first half of the twentieth century, Cedar Spring Farm included extensive fields and agricultural outbuildings southward along Prospect Avenue with the gardens located immediately south of 67 Prospect. These lands were subdivided and developed residentially following the sale of the estate after Mrs. Baker's death in 1945, but some features such as stone walls and former farm buildings are still present.

Narrative Description

51 Prospect Avenue

The original Baker House occupies the northern half (1.37 acres) of the estate's original residential grounds. A gravel entry drive through the northernmost opening in the stone frontage wall runs up to the house across a sloping lawn planted with various ornamental trees and shrubs, including a Carolina silver bell, a golden chain tree, a Japanese weeping cherry tree, a weeping Japanese red maple tree, a Lebanon cedar tree, a dawn redwood tree, and a native horse chestnut tree. The lawn between the drive and the wall is planted with white pines and rhododendrons with a break for a front walk leading up to the house. The gravel drive runs to the middle opening in the wall; a service drive leads from the opening to the small barn behind the house. The rest of the grounds are primarily kept as lawn with occasional specimen trees. A grand specimen elm between the two houses was recently removed due to decay. At the property's westerly border, the former rail bed of the Newport and Wickford Railroad (1871-1925) runs between Wickford Cove and the foot of the slope leading up to the house.

The first Baker House is a one-and-a-half-story clapboarded frame cottage with a mansard roof and a veranda that wraps almost completely around the house. A nearly square building with a center hall plan, it is three bays wide with a center entrance on the front and four bays on the side on the main floor. On the upper floor, it features five gable-roofed dormers on the front and rear elevations and four on either side. The house has a foundation of rubblestone below grade and red brick above; the veranda rests on matching red brick piers. There are two internal brick chimneys centered on either side of the house. The lower slopes of the roof are covered with painted cedar shingles, the top with built-up bituminous material.

The house, which is an eclectic blend of the Italianate and Second Empire styles, features an ornate cornice with paneled soffits and fascia and paired slender console brackets with pendants. The veranda is trimmed with delicate scrollwork brackets on chamfered posts and a simple railing. Both the doorways and the window surrounds are trimmed with cornice moldings and corner block medallions in the form of incised shields. The front entry features a pair of paneled oak doors with large hammered glass panes, topped by a transom light that is filled by a ribbed glass pane that appears to be a later replacement. The windows flanking the front entry are full length and glazed with double French doors with two-pane glass transoms above. The other windows have two-over-two double-hung sash.

The interior is laid out in a symmetrical four-room center-hall plan with a single-run staircase in the hall. The staircase has a stout turned walnut newel post and handrail with turned balusters, two paired per tread. A wainscot of dark wood paneling under the chair rail was installed in the front hall in the mid-twentieth century. The doorways and windows throughout the house are trimmed with a broad plain beveled molding; the doors are paneled with two long panels above two short panels.

On the north side of the hall are front and rear parlors with back-to-back brick fireplaces sharing an internal chimney. The fireplaces have identical mantels consisting of a molded shelf with an incised backboard and elongated beaded consoles framing the segmentally arched firebox. An open doorway on the north side of the chimney connects the front parlor to the rear, which is furnished as a library with built-in bookcases.

On the south side the dining room is in front, backed by an enclosed butler's pantry with pass-through window into the kitchen to the rear. An original double-hinged swinging door leads into the utilitarian kitchen, which has been modified slightly by the installation of modern kitchen appliances.

At the back of the center hall there is a small vestibule that opens onto the rear porch.

The second floor has a similar center-hall four-room plan with small bathrooms at either end of the center hall. A single door provides passage between the front and rear bedrooms on both sides. The bedrooms are simply trimmed with flat beveled moldings on the doorways; the windows in the mansard roof have no casings.

The Barn is a two-story, frame building clad with vertical board siding, about thirty feet wide and twenty feet deep, with an asphalt-shingle gable roof with a center cross gable. The principal entrances are located on the eastern flank. Double-leaf board doors provide access to two adjacent bays for carriages or wagons, while the northern end of the barn contains four stalls. A board door in the center gable opens onto the hayloft. Modern materials have replaced original barn doors. However original two-over-two double-hung sash windows remain.

67 Prospect Avenue

The second Baker House occupies the southern half (1.49 acres) of the original residential grounds of Cedar Spring Farm. As with the neighboring house, the grounds are kept primarily as lawn with numerous species of local and imported specimen trees, including yellowwood, horse chestnut, white mulberry, western Norway and blue spruces, sugar maples, hawthorn, and magnolia. At the northwest corner of the house is a large circular fieldstone **wellhead** with a pair of stone posts supporting a crossbeam.

The house is a large two-and-a-half story clapboarded frame building with complex massing, distinguished by a three-and-a-half-story tower, front veranda and Second Empire styling. One of the largest houses in Wickford, it was referred to as the Big House by the Baker family.¹ In its current configuration, the front (east) elevation is three bays wide with the tower, containing the front doorway and vestibule, in the center. The north elevation is three bays deep and the south elevation is four bays deep. The rear wing is four bays deep and two bays wide; a two-story addition on the end originally housed sun porches that have since been enclosed.

The house achieved its form as the result of several building campaigns by the Bakers. The house as originally constructed sometime between 1885 and 1888 consisted of the two-and-a-half-story mansard-roofed section with an internal chimney, the three-and-a-half-story tower at one front corner and a front veranda. By 1895, the house had acquired the two-story wing with shallow hip roof and an internal chimney on the south flank. The veranda was continued across the widened east façade, terminating in a polygonal projection on its south end. The two-story hip-roofed wing with an external chimney had also been added at the rear. A small two-story, flat-roofed addition with a Colonial Revival portico and an end chimney was subsequently added on the west end of the south wing in the early twentieth century. Following the end of the Baker tenancy in 1945, the house was divided into apartments. Some rooms were subdivided, the front veranda was enclosed and an addition

¹ Anita W. Hinckley, *Wickford Memories* (Boston: Brandon Press, 1972).

made to the second story of the tower². In 2008-09, the house underwent a rehabilitation in which the veranda was reopened and the interior spaces were restored.³ The second-story addition to the tower was retained.

The house, tower and veranda are uniformly trimmed with deep bracketed cornices, and bracketed lintels cap the windows, which have two-over-two double-hung wooden sash. While the original veranda roof and cornice have survived, the original posts were removed in the 1940s. They have been replaced by square posts, with two sets of paired posts used under the projecting tower room. As with the neighboring Baker House, the front entry has a pair of paneled oak doors with glass panes, topped by a transom light. The former full-height window openings that flank the front entry have been reconstituted in conformance with the alterations made in the east elevation in the 1940s. The southern window opening now contains a single-leaf door leading into the south parlor; the northern opening contains French doors to the northeast parlor and features a new decorative panel above.

The north elevation has a rectangular bay projecting from the north parlor; above it is another double window. The south elevation features a tiny projecting porch with two extraordinarily elongated Tuscan columns supporting an open-railed balcony above. The first-floor entrance has a wide strap-hinged Dutch door flanked by eight-over-eight double-hung sash windows. The balcony's double door is a new replacement, with full-length glass panes in each leaf⁴.

The mansard roof has a wood-shingled lower slope with a single dormer on the east and three dormers on the west; they all feature a bracketed gable roof and two-over-two double-hung wood sash. The tower roof has an identical dormer on each of its four lower slopes. At the transition from the lower to the upper roof slope, there is a projecting bracketed cornice that breaks to follow the peaks of the dormers below it.

There is a basement under the main block of the house, but not the rear wing, with an external entry in the west elevation. The foundations consist of rubblestone walls below grade capped by brick walls above.

The interior of the house features a center-hall plan, and much elaborate trim in the Queen Anne mode. A single oversized door with a glass pane opens onto the wide main hall from the front vestibule. There is a handsome four-run oak staircase at the far end of the hall with beaded balusters, a molded handrail and paneled newel posts. In the center of the hall's south wall, a fireplace and a bench built into the staircase's lower landing form an inglenook. This fireplace has a wooden mantel with classical columns, an oval cartouche that projects from the center and terracotta lion heads in the corners of the brick surround.

Wide doorways trimmed in oak lead off the hall to the south and northwest parlors. They are hung with paneled oak double doors⁵. A similar doorway into the northeast parlor was removed. The front (northeast) parlor is now entered from the back (northwest) parlor. The windows and doorways in the first-floor parlors are finished with molded trim with bull's-eye corner blocks. These front and back parlors share an interior chimney for their back-to-back fireplaces. The fireplace in the front parlor is faced with cream colored tile with beige accents in two patterns: projecting rectangles with circles in the center, and acanthus leaf borders. The painted wood mantel has delicate classical styling, with tapered fluted balusters treated as columns. This room also features a large rectangular bay window trimmed with elaborate seven-ridge moldings.

² The original windows in the tower's second story were reused in the addition.

³ The recent restoration included the replacement of original lath and plaster. The previous owner had removed the plaster throughout the house while preserving the trim, walls and partitions.

⁴ The balcony doors replace the original doors which had been previously removed. Similarly, the porch railing is a later replacement for the missing original.

⁵ A surviving label on one of the pieces of doorway trim identifies it as the product of a Chattanooga, Tennessee firm.

The back parlor is slightly deeper than the front one and it has a rear doorway topped by a stained-glass transom with a daffodil design. Its fireplace has a poplar mantel with fluted pilasters supporting curved brackets with incised sunflowers, a frieze with one centered sunflower relief, and a brown tile surround. A built-in china closet alongside the chimney indicates its historic use as a dining room.

On the south side of the hall is a very large room, nineteen feet by twenty-eight feet, with its ceiling suspended from the roof framing by iron rods. A fireplace in the center of the north wall has an elaborately carved Queen Anne mantelpiece and a glazed red tile surround and hearth. The tile surround has larger corner tiles with relief profiles of a woman at one corner and a man at the other.

A pair of paneled pocket doors separates the south parlor from the thirteen-foot by fifteen-foot kitchen which is within the early twentieth century west addition. Several features give this room a Colonial Revival character. A very wide Dutch door opens onto the side porch; its top half is glazed with twenty small panes and its hardware includes three-foot-long iron strap hinges and an antique iron door latch. The windows have sixteen-pane single sashes that slide up into wall pockets. A large, exposed brick chimney breast with a mantel shelf formed by several corbeled courses occupies much of the west wall.

A single doorway at the west end of the main hall leads into the rear wing. This wing houses an enclosed back stairway, a bathroom and former kitchen space on the first floor and other service rooms above. It was extensively altered when the house was adapted for apartments, with little of the original fabric remaining on either floor except for some of the plainly molded door and window trim.

The second floor is laid out with two bedrooms on each side of the central hall and the tower rooms at the east end. Each bedroom contains a fireplace with a Queen Anne mantel, all without the elaborate tile and wooden ornamentation of the first floor mantels. The two southern bedrooms have corner fireplaces set back-to-back. The southeastern room has recently been remodeled for use as a bathroom. The westernmost room on the south side is reached through the southwest bedroom, for which it served as a dressing room, and now as a den. Its fireplace mantel has a Colonial Revival character, with extremely attenuated fluted Ionic columns.

At the east end of the hall, a wide doorway with transom window above and replacement French doors opens into the tower. A curved staircase leads to the third floor. It has a mahogany railing with a heavy turned newel post and tapering turned spindles, two per step. The room now extends beyond the stairway as a result of the 1940s remodeling; this additional area contains two small rooms lit on three sides by the original, relocated windows.

The tower stair provides access to the third floor which contains a central corridor with two rooms on either side, lit by dormer windows. A gable-roofed passageway at the west end of the corridor leads to the back stairway. As in the rear wing, the plaster in these rooms has not been restored yet, though their trim and partitions remain intact. One of the dormers on the south side has been remodeled with a flat roof and new sash.

A winding stair leads from the third floor to the top room in the tower, which features exposed framing and four small two-over-two double-hung windows that provide views in all four directions.

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.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning & Development

Period of Significance

1881-1945

Significant Dates

1883 - Bakers acquire first house and property

1891 - Bakers' second house completed

1906 - Death of David S. Baker Jr.

1945 - Death of Anita Candler Baker

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Period of Significance (justification)

The period of significance is defined by the Baker family's initial establishment of their Prospect Avenue estate in 1883 through the close of their tenure and active management, 1945.

Criteria Considerations (explanation, if necessary) N/A

Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The David Sherman Baker Estate, Cedar Spring Farm, is a significant representative of the architecture that characterized the North Kingstown village of Wickford's growth as a suburb and Narragansett Bay resort in the late nineteenth century following the establishment of the Newport and Wickford Railroad. Built for a prominent lawyer and political figure, the estate's two houses provide important local examples of typical suburban residential forms, executed in eclectic versions of the Italianate and Second Empire styles. The estate is eligible for listing in the National Register of Historic Places at the local level under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Architecture.

Narrative Statement of Significance (provide at least one paragraph for each area of significance)

The establishment of Cedar Spring Farm was a manifestation of a late nineteenth-century period of transition and growth in Wickford and its environs. This coastal village had its origins in the early eighteenth century, when it was laid out and platted by the Updike family for development as the principal port serving the Narragansett country of southern Rhode Island. Though it had only limited growth at first, its fleet expanded in the post-Revolutionary revival of maritime trade, bringing a period of prosperity and expansion. Between 1780 and 1830, the village experienced its most rapid growth, reaching a population of 650, adding more than fifty buildings and supporting many businesses and institutions, including two banks, three churches, an academy and the North Kingstown Town House.

This growth slowed dramatically in the period after 1830 as trade diminished and the port was bypassed by the new forms of transportation, the steamboat and the railroad. A small number of industries bolstered the sagging local economy to a degree and the village remained an important social, commercial and political center for the region. Apart from limited development infilling spaces within the existing village, Wickford was essentially static through the middle decades of the nineteenth century.

The fortunes of Wickford took a dramatic turn in 1871, when the Newport and Wickford Railroad and Steamship Company dramatically modified travel between New York and the burgeoning summer resort of Newport. The company built a spur from the Providence and Stonington Railroad (the main "shore line" route connecting New York, Providence and Boston) to a new steamboat landing at Wickford, where the company's vessels provided passage to Newport. The convenience of this new route for travelers made it a success. At the same time, Wickford gained new vitality as these connections strengthened its commerce and industry and made it newly attractive as both a tourist destination and as a residential suburb. Because the existing village was so compactly built up, interested developers looked to its periphery for the sites to establish summer hotels, boarding houses and other amenities to meet this new demand.

The farm of the late John R. Sherman, which lay just south of the new Wickford train station, was a prime location for development. In 1871, this moderately sized farm on the south side of Wickford Cove was platted with more than 200 house lots averaging 5,000 square feet in size, arranged in a rectilinear grid of new streets. The principal street was Prospect Avenue, which ran along the property's high ground and formed the principal north-south thoroughfare. The new subdivision experienced little development at first, with only a few houses built in the northeast corner near the train station. The remainder of the plat was still open land in 1883, when the recently married David S. Baker, Jr. and Anita Candler Baker bought three lots on the west side of Prospect Avenue and Anita's aunt, Susan W. Candler, bought the four adjoining lots as well. These two purchases marked the beginning of the Bakers' sixty-year residency on Prospect Avenue.

David Sherman Baker, Jr. (1852-1906) was a Wickford native, the son of David and Mary (Waite) Baker. David Sherman Baker, Sr. achieved prominence in the mid-nineteenth century as the captain of a packet boat service on Narragansett Bay, ferrying passengers, goods and mail between Wickford and Newport. Although David Jr. worked for his father on the packet boats in his youth, he did not settle on a nautical career. After completing the course of study at the East Greenwich Academy, he went on to Brown University, graduating in 1875.⁶

After graduation he studied law in the office of Providence attorney Samuel Curry, (where many leading Rhode Island lawyers trained) and he was admitted to the Rhode Island Bar in 1877. He went into private law practice, and also assumed the position of superintendent of North Kingstown public schools. In 1882, Baker married Anita Candler, the daughter of John Candler of Brookline, Massachusetts, a successful merchant who was then serving as a representative in the United States Congress. He ended his association with the North Kingstown schools in 1883, and devoted himself to law (he was admitted to practice in the U.S. Circuit and Supreme Courts) and his political career.

Baker achieved a prominent position in the state's Democratic Party, though at the time the Republican Party controlled state politics. He served in the Rhode Island House of Representatives from 1878 to 1880, and then in the Senate from 1882 to 1885. He was appointed the U.S. District Attorney for Rhode Island by President Grover Cleveland in his first administration (1885-1889). Following his tenure of federal service, he formed a law partnership with his younger brother, William C. Baker, in Providence. After this partnership ended in 1895 with William's election as mayor of Providence, David continued in association with Thomas McDonnell and Lewis Waterman.

In 1893 David Baker received the Democratic nomination for governor of Rhode Island. He won a slight plurality of the popular vote in the general election, but fell short of the majority then needed under Rhode Island law to win the election. State law specified that such elections be decided by a vote of the General Assembly convened in grand committee. However, the legislature was highly polarized, and the Republican-controlled Senate refused to meet with the Democratic House. In an adroit political maneuver, Baker's opponent, D. Russell Brown, exercised his right as the incumbent to retain the governor's seat until the next election. Baker won the Democratic nomination the following year as well, but lost decisively in the general election. With this, his career in elective politics came to an end, though he later held appointive positions on the state Board of Education, the commission for revising the State Constitution and the commission for building the new State House.⁷

The Bakers' development of their Prospect Avenue property began shortly after their purchase. The town tax book indicates that the Bakers completed the construction of the house at 51 Prospect Avenue in 1883. Susan Candler transferred her four lots to the Bakers in 1885, but no significant development took place on this adjoining property for several years. With his legal career requiring him to be in Providence much of the time, Baker kept a house in Providence, and the Wickford property seems to have served as a summer residence. The first evidence of changes to the latter is provided by a bird's-eye view of Wickford published in 1888, which showed a house with mansard roof and corner tower alongside the Bakers' first house on Prospect Avenue. However, the town tax books show no significant rise in the value of the Bakers' holdings until 1890 when their

⁶ This and the following biographical information on Baker is taken from his obituary in the *Proceedings of the Rhode Island Historical Society, 1906-1907* (Providence: Rhode Island Historical Society, 1909), pp. 49-50.

⁷ See Edward Field, *State of Rhode Island and Providence Plantations at the End of the Century: A History* (Boston & Syracuse: Mason Publishing Co., 1902) Vol. 1, p. 387.

\$4,000 assessment rose to \$6,000. The value increased to \$8,000 in 1891 and subsequently stayed there, indicating that their second house at 67 Prospect Avenue was essentially complete.⁸

There is no clear indication why the Bakers chose to build the "Big House," as they called it. It may have been to accommodate their growing family, which included three daughters and a son. With its spacious reception areas, it may also have been intended to provide a suitable setting for private and public social events, including those occasioned by Baker's political career. A surviving program describes such an event, the Fete Champetre, held to benefit a local orphanage in 1895.⁹

The houses share some similarities of style and form, including their mansard roofs, front verandas and clapboarded frame construction. They also exhibit in their architectural characters an eclectic treatment of prevalent styles. At 51 Prospect Avenue the mansard roof introduced with the Second Empire style is matched with a cornice featuring brackets and paneled fascia and soffits that more resemble Italianate models. At 67 Prospect Avenue, the Second Empire is countered by the south porch addition with its Colonial Revival character. In addition to their similarities, the houses also show contrasts, most notably in size and massing. The later house, with its greater mass and its dominating tower, presents a very different character from its neighbor, which is distinguished by its simple geometry and its more understated ornamentation. The interiors of the two houses differ as well. The earlier house is marked by the restraint of its finish with its flat architrave trim, narrow center hall and basic four-room plan. In contrast, the second house features a broad central hall with a welcoming inglenook, a large reception room and a wealth of rich Queen Anne joinery. The two houses, built for the same clients in relatively quick succession, provide an interesting perspective on the manner in which the architecture of the day was used to produce two different types of suburban house: the first a modest, cozy "starter" home, and the second a showplace for a successful lawyer with an ascendant political career.

The Bakers continued to expand their holdings in the Sherman Farm Plat as they acquired lots to the north and south, including an old farm house and barn owned by the Allen family. The land to the south they put back into agricultural use, giving their larger property the name of Cedar Spring Farm.

David Baker died after a brief illness in 1906. Anita Baker then sold the house in Providence and moved her family to Cedar Spring Farm. She assumed oversight of the farm, which was managed by a tenant farmer, establishing orchards and a herd of Holstein-Friesian cattle and making it a mainstay of the family's finances.

In 1931 Anita Baker sold off 51 Prospect Avenue, which was maintained as a single-family house on its present lot by a succession of owners up to the Suvari family, its present residents. Anita Baker continued to live at the Big House on Cedar Spring Farm until her death in 1945. The property was then sold, with 67 Prospect Avenue set off on its separate lot as it is today. Unlike the smaller house, the Big House was divided into apartments. In 2009 it was acquired by Dr. Theodore Walls and his late wife, Dr. Maria Babyonyshev, who undertook its restoration. The farmland to the south was subsequently subdivided and built up with single-family suburban houses, completing the process of development that was begun with Sherman Farm Plat of 1871.

⁸ North Kingstown Tax Books (Wickford, R.I: Coggeshall, Gardiner & Co.), 1888, 1889, 1890, 1891, 1902.

⁹ G. Timothy Cranston, "Baker Estate was the place to be for summer parties," *North East Independent*, October 29, 2009, p. A3.

David S. Baker Estate
Name of Property
Document page number 11

North Kingstown
City/Town

Washington County, Rhode Island
County and State

9. Major Bibliographical References

Previous documentation on file (NPS):

preliminary determination of individual listing
(36 CFR 67) has been requested
 previously listed in the National Register
 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 – Name: _____
 Other – Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Bibliography (Cite the books, articles, and other sources used in preparing this form)

Cranston, G. Timothy. "Baker Estate was the place to be for summer parties," *North East Independent*, October 29, 2009, p. A3.

Field, Edward, ed. *State of Rhode Island and Providence Plantations at the End of the Century: A History*. Boston & Syracuse: Mason Publishing Co., 1902. Vol. 1.

Hinckley, Anita W. *Wickford Memories*. Boston: Brandon Press, 1972.

———. "Wickford Tales." *American Heritage*. Vol. 16, no. 4., June 1965, p. 80.

North Kingstown Tax Books. Wickford, R.I: Coggeshall, Gardiner & Co. 1888, 1889, 1890, 1891, 1902.

Rhode Island Historical Society. *Proceedings of the Rhode Island Historical Society, 1906-1907*. Providence: Rhode Island Historical Society, 1909.

10. Geographical Data

Acreage of Property 3.25 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>19</u> Zone	<u>296550</u> Easting	<u>4604400</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description (describe the boundaries of the property)

The boundaries of the Cedar Spring Farm Historic District are coterminous with the bounds of Lots 198 and 204 in the North Kingstown Tax Assessor's Plat 92.

Boundary Justification (explain why the boundaries were selected)

These boundaries enclose the residential properties of the David S. Baker Estate, utilizing the bounds of the historic lot divisions, while excluding noncontributing features that abut the property.

11. Form Prepared By

name/title Richard E. Greenwood
organization R.I. Historical Preservation & Heritage Commission date April 10, 2011
street & number 150 Benefit Street telephone _____
city or town Providence state RI zip code 02903
e-mail _____

Additional Documentation

Submit the following items with the completed form:

- 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. Key all photographs to this map.
- Continuation Sheets (if necessary)
- Additional items: (check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: David S. Baker Estate

City or Town: North Kingstown

County: Washington **State:** Rhode Island

Photographer: Richard Greenwood, except as noted below.

Date Photographed: September 15, 2010, except as noted below

Description of Photographs and number:

1 of 16. View south along the entrance drive to 51 Prospect Avenue, 67 Prospect Avenue in the far background

2 of 16. View northerly of 51 Prospect Avenue from Prospect Avenue, barn in background

3 of 16. View northerly of 51 Prospect Avenue, showing front elevation.

4 of 16. April 6, 2010. View northerly, detail of veranda and cornice trim, 51 Prospect Avenue.

- 5 of 16. April 6, 2010. View southerly of barn, 51 Prospect Avenue.
- 6 of 16. Interior view of front hall showing front entrance and staircase, 51 Prospect Avenue.
- 7 of 16. Interior view of the dining room with front hall beyond, 51 Prospect Avenue.
- 8 of 16. Interior view, fireplace and mantle, front (northeast) parlor, 51 Prospect Avenue.
- 9 of 16. Virginia Hesse. April 6, 2011. View southerly of 67 Prospect Avenue.
- 10 of 16. Virginia Hesse. April 6, 2011. View northerly of 67 Prospect Avenue.
- 11 of 16. Interior view of front hall, showing inglenook and stairway, 67 Prospect Avenue.
- 12 of 16. Interior view, fireplace and mantle, front (northeast) parlor, 67 Prospect Avenue.
- 13 of 16. Interior view, fireplace and mantle, south parlor, 67 Prospect Avenue.
- 14 of 16. Interior view, side entrance and fireplace, southwest room, 67 Prospect Avenue.
- 15 of 16. Interior view of second floor hall and entrance to tower room, 67 Prospect Avenue.
- 16 of 16. Interior view of tower staircase, second floor, 67 Prospect Avenue.

Property Owner (complete this item at the request of the SHPO or FPO)

name _____

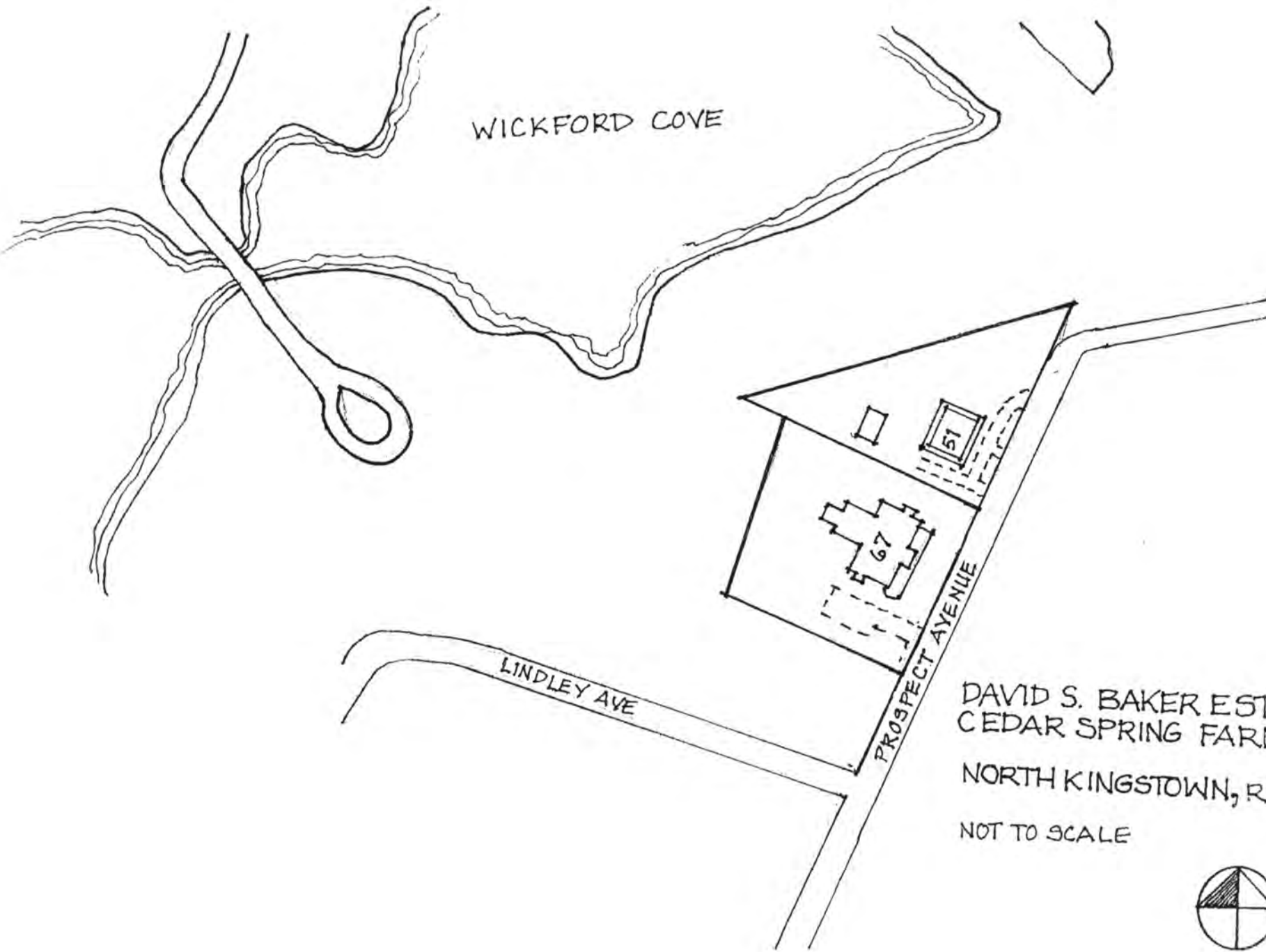
street & number _____ telephone _____

city or town _____ state _____ zip code _____

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

WICKFORD COVE



LINDLEY AVE

PROSPECT AVENUE

DAVID S. BAKER ESTATE
CEDAR SPRING FARM

NORTH KINGSTOWN, R.I

NOT TO SCALE



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Baker, David S., Estate

MULTIPLE NAME:

STATE & COUNTY: RHODE ISLAND, Washington

DATE RECEIVED: 6/24/11 DATE OF PENDING LIST: 7/20/11
DATE OF 16TH DAY: 8/04/11 DATE OF 45TH DAY: 8/09/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000512

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: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8-4-11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





Dave Baker
 RI, Washington
 #1







David Baker
 RI Washington
 #2





Paul Baker
RI Washington
#3



David Baker
RI Washington

#4





David Baker
RI Washington
#5





David Baker
RI Washington

#b



David Baker
RI Washington

#7



David Baker
RI Washington

#8



David Baker
RI, Washington

#1





David Baker
RI Washington

#10



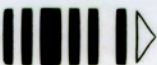


David Baker
RI Washington
11





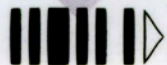
David Baker
RI Washington
#12



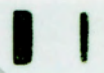




David Baker
 RI Washington
 #13







HP Premium



HP Premium



HP Premium



HP Premium



HP Premium



HP Premium



HP Premium



HP Premium



HP Premium



David Baker
RI Washington
14

HP Premium



HP Premium



HP Premium







David Baker
RI Washington

#15







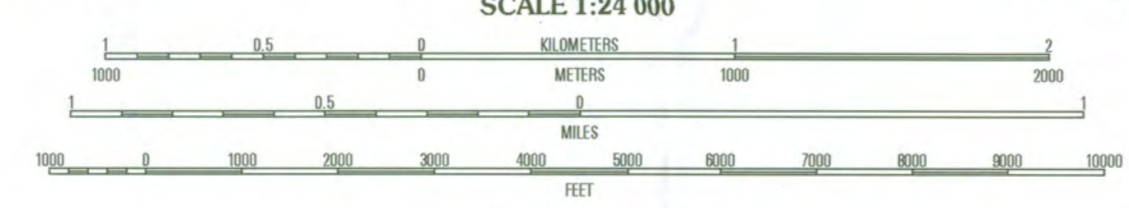
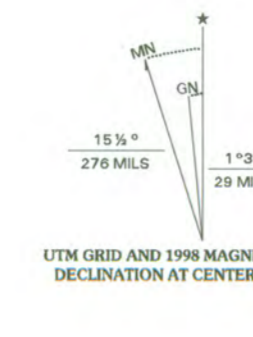
David Baker
 RI Washington
 #16





David S. Baker Esq.
51 67 Prospect Ave.
North Kingstown, RI
UTM Reference
19, 296 550,460,440

Produced by the United States Geological Survey
Topography compiled 1942. Planimetry derived from imagery taken 1995. Survey control curvatures as of 1957.
Selected hydrographic data compiled from NOS Chart 236 (1957). This information is not intended for navigational purposes.
North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 19. 10 000-foot ticks: Rhode Island Coordinate System of 1983.
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.
There may be private inholdings within the boundaries of the National or State reservations shown on this map.
Landmark buildings verified 1957.



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

QUADRANGLE LOCATION

1	2	3	1 Crompton
			2 East Greenwich
			3 Bristol
4	5	6	4 Skowhegan
			5 Prudence Island
			6 Kingston
6	7	8	7 Narragansett Pier
			8 Newport

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048
DEPTH CURVES AND SOUNDINGS IN FEET, DATUM IS MEAN LOWER LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS 3.8 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

WICKFORD, RI
1995

NIMA 6767 III SW-SERIES V815





STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House • 150 Benefit Street • Providence, R.I. 02903-1209

TEL (401) 222-2678

FAX (401) 222-2968

TTY (401) 222-3700

Website www.preservation.ri.gov



June 15, 2011

Mr. J. Paul Loether, Chief
National Park Service 2280, 8th Floor
National Register of Historic Places
1201 I (Eye) Street, NW
Washington, DC 20005

Dear Mr. Loether:

Enclosed is the completed National Register of Historic Places nomination for the David S. Baker Estate at 51 & 67 Prospect Ave in North Kingstown, Rhode Island.

Notification procedures required by law have been followed. The nomination has been reviewed by the Rhode Island Review Board and approved.

Pursuant to the National Historic Preservation Act of 1966, as amended in 1980, as State Historic Preservation Officer for Rhode Island, I hereby nominate this property to the National Register of Historic Places.

Sincerely,

Edward F. Sanderson
State Historic Preservation Officer

/mam
enclosure