

United States Department of the Interior  
National Park Service

JAN 26 1993

NATIONAL REGISTER

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 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, Eddie Eugene & Harriet (Cotton), Farmstead

other names/site number NeHBS # KN00-131

2. Location

street & number RR 2, Box 173A not for publication [NA]

city or town Gibbon (Lowell) vicinity [X]

state Nebraska code NE county Kearney code 099 zip code 68840

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this [x] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [ ] does not meet the National Register Criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [x] locally. ([ ] See continuation sheet for additional comments.)

Lawrence Sommer  
Signature of certifying official

Date 1/15/93

Director, Nebraska State Historical Society  
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

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): \_\_\_\_\_

entered in the  
National Register

Delores Byers

2/25/93

Signature of Keeper

Date of Action

5. Classification

Ownership of Property  
(Check as many boxes as apply)

Category of Property  
(Check only one box)

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

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

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

Contributing	Noncontributing	
7	3	buildings
		sites
1		structures
		objects
8	3	Total

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

Number of contributing resources previously listed  
in the National Register

NA

0

6. Function or Use

Historic Functions  
(Enter categories from instructions)

Current Functions  
(Enter categories from instructions)

- Domestic/Single Dwelling
- Domestic/Secondary Structure
- Agricultural/Agriculture Outbuilding
- Agricultural/Animal Facility

- Domestic/Single Dwelling
- Domestic/Secondary Structure
- Agriculture/Agricultural Outbuilding
- Agriculture/Animal Facility

7. Description

Architectural Classification  
(Enter categories from instructions)

Materials  
(Enter categories from instructions)

- Queen Anne
- Classical Revival

- foundation Concrete
- walls Concrete
- Wood
- roof Asphalt
- other Concrete

Narrative Description

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

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for 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 a 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)

Commerce  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1915-1943  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

NA  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

Carpenter, Eddie Eugene  
\_\_\_\_\_

**Cultural Affiliation**

NA  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/ Builder**

Carpenter, E. E. (builder)  
\_\_\_\_\_  
\_\_\_\_\_

**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:  
\_\_\_\_\_

Carpenter Farmstead  
Name of Property

Kearney County, Nebraska  
County and State

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### 10. Geographical Data

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Acreage of Property 4.94 acres

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

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14	511950	4499530	3.			
2.				4.			

[ ] 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.)

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### 11. Form Prepared By

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name/title Michele Kathol, J.D.

organization owner date 1-25-92

street & number RR 2, Box 173A telephone (308) 468-6135

city or town Gibbon state NE zip code 68840

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### Additional Documentation

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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)

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### Property Owner

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

name Michael & Michele Kathol

street & number RR 2, Box 173A telephone (308) 468-6135

city or town Gibbon state NE zip code 68840

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**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 the 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 Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Carpenter Farmstead

Name of Property

Kearney County, Nebraska

County and State

Section 7 Page 1

**Description**

The Eddie Eugene and Harriet (Cotton) Carpenter Farmstead is located approximately one-half mile from the townsite of Lowell in Kearney County, Nebraska. The early twentieth century farmstead features a large two-story Queen Anne style house constructed of rusticated concrete block. The property includes: seven (7) contributing buildings, the house, barn, carriage house/post office, garage, summer kitchen, privy, and chicken coop; one (1) contributing structure, the windmill; and three (3) non-contributing metal sheds. The house and associated farm buildings are the remaining resources associated with Mr. Carpenter's rural property that at one time encompassed several hundred acres. The farmstead, as a whole, exhibits a high degree of integrity.

The Carpenter House is located half a mile from the townsite of Lowell, a once booming railroad community in Kearney County. The farmstead is situated near the northern border of Kearney County, in south central Nebraska. When the house was completed c. 1910, it reflected the financial success that Mr. Carpenter had achieved as a local farmer.

The large two-story with raised basement concrete block house (see corresponding site plan #1, photos 1,2,3,4,5) is situated on a five acre tract of land almost completely enclosed by trees. E.E. Carpenter and his sons constructed the rural mansion using rusticated concrete blocks created from hand-made molds made on the site. In the May 7, 1910 issue of the **Kearney Daily Hub** it states: "E.E. Carpenter is making cement blocks for a new house." The house features a cross-gabled roof with three lower cross gable towers. The main facade has a two-story wrap-around porch with Neo-Classical Revival concrete columns, and a decorative second-story wooden balustrade. The south (main), west and east facades of the house display dominant front-facing gabled dormers. The north side of the house features two-story porches with Neo-Classical Revival concrete columns. The main entrance facade features a two-story bay window with a cantilevered wall extension. Fenestration consists of rectangular shaped window openings with double hung sash. Lintels and sills are concrete.

The eighteen room house retains its original interior features including cherry woodwork, crown molding, wainscoting, cedar lined closets, built-in cupboards, and oak floors. The entrance hall features an elaborately carved archway crowned by the Carpenter family's coat-of-arms, surrounded by cherry wood colonnades. The house was the first building in the area to be lighted by calcium carbide and the original underground storage area and tunnels that released the acetylene are intact.

The property has six original outbuildings and one original structure located on the north and east sides of the house. The descriptions follow, with the numbers corresponding to the accompanying site plan:

2. Summer Kitchen (photo 6): located on the northeast side of the house, this small, gable roofed building has its original clapboard siding. Constructed c. 1905-1910, and measures approximately 10 by 12 feet.
3. Windmill (photo 6): located on the northeast side of the house, the c. 1905-1910 windmill retains its original wooden structural system, and blades.
4. Privy (photo 7): located east of the summer kitchen, this small frame building retains its original clapboard siding, built c. 1905-1910.

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## National Register of Historic Places Continuation Sheet

Carpenter Farmstead

Name of Property

Kearney County, Nebraska

County and State

Section 7, 8 Page 2

### Description (continued)

5. Chicken Coop (photo 8): the chicken coop is located north of the summer kitchen and privy; the small frame gable and shed roofed building measures approximately 12 by 14 feet and has a concrete slab on its north side, built c. 1905-1910.

6. Barn (photo 9): a one-story frame, combination gable and shed roofed building located northwest of the chicken coop at the north edge of the nominated property. The central portion of the barn measures approximately 37 by 20 feet; the west portion measures approximately 30 by 14 feet, built c. 1905-1910.

7. Carriage House/Post Office (photo 10): immediately west of the frame barn at the north edge of the property is a rectangular shaped carriage house which measures 16 by 35 feet. Constructed c. 1910, the carriage house was built from the rusticated concrete blocks used in the construction of the main dwelling house. The main facade of the building features a central opening and a false front achieved by a stepped parapet with molded concrete balls. From 1918 to 1941 a portion of the building was used as the rural Lowell post office.

8. Garage (photo 11): about 60 feet west of the carriage house and barn, the garage is a rectangular shaped, gable roof building which measures approximately 27 by 14 feet. Constructed c. 1910, the garage exhibits the rusticated concrete block construction material utilized in the main house and carriage barn.

Two of the three non-contributing buildings are located in the northwest corner of the nominated property, and consist of a rectangular open sided metal shed (see site plan #9), and a small frame shed (see site plan #10). The other small non-contributing metal outbuilding (see site plan #11) is located on the east side of the house near the summer kitchen and privy. All three buildings date from the 1970s.

The property presently consists of nearly five acres which is completely enclosed, with the exception of the south entrance, by large deciduous and coniferous trees. On the west side of the house are two acres of pasture. To the east is an orchard with apple, cherry, and peach trees. Several varieties of flowering trees, including oriental crabs, lindens, magnolias, and wisterias, are located throughout the grounds. The nominated property includes only the immediate farmstead, which remained in the Carpenter family until 1986. The property is currently owned and occupied as a private residence and Arabian horse farm.

### Statement of Significance

The Eddie Eugene and Harriet (Cotton) Carpenter Farmstead is significant under Criterion "B" in the area of commerce for its associations with Mr. Carpenter, an entrepreneur who established a general store business dealing in groceries and general merchandise in Lowell, Nebraska in 1915, and who operated the store until his death in 1943. The Carpenter Store served as one of the communities main economic bases, providing goods and services to Lowell residents and farmers in the surrounding rural area. Built c. 1910, the Carpenter House and its associated farm buildings are the only properties that remain which reflect the important contributions of E. E. Carpenter and the service his store provided in the history of Lowell, an 1870s boom town in northeastern Kearney County. Mr. Carpenter resided in the house from the time of its

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Carpenter Farmstead

Name of Property

Kearney County, Nebraska

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Section 8, 9 Page 3

**Statement of Significance (continued)**

completion until his death in 1943. The period of significance is derived from the period 1915 to 1943, the years of operation for the Carpenter Store.

The history of this property is closely associated with the community of Lowell in Kearney County. In 1871 Lowell was selected as a town site by the Burlington and Missouri River Railroad. In 1872 the railroad was completed and a rush of settlers soon started Lowell's boom growth. The United States Land Office was located in Lowell from 1872 to 1874, which also brought in many settlers. In the summer of 1873, Lowell had several general merchandise stores, two drugstores, two lumber yards, several saloons and gambling houses, blacksmith shops, a post office, railway station, school, and the Kearney County Courthouse. The population was estimated at 2500 (Myers, 1978, 2, 8).

E. E. Carpenter, born March 22, 1860 in Champaign, Illinois, came to Lowell with his parents in 1874, during the end of the town's boom period. His mother, Catherine Cooper, obtained one of the first homesteads of the Fort Kearney Reservation in 1885, where the Carpenter house was built. Carpenter's stepfather, Dr. H.T. Cooper, was the first probate judge of Lowell. Carpenter engaged in the farming business and was married to Harriet Cotton in 1888.

In 1915, Mr. Carpenter became the owner and operator of the Carpenter Store in Lowell. The store, no longer extant, was a commercial business dealing in groceries and general merchandise. Carpenter played an instrumental role in sustaining Lowell through his enterprising spirit and successful operation of the general store, which was a pivotal commercial property in Lowell and the surrounding rural community for 28 years. From 1918 to 1941 Carpenter served as postmaster, operating the Lowell mail delivery out of his general store in town, and the rural mail delivery out of the carriage house on his farm property.

Carpenter resided in the house, which he referred to as his "castle," from the time of its completion until his death in 1943. The main dwelling, barn and outbuildings represent the remaining structures that date from Lowell's historic period. Otherwise, only a few new houses remain on the Lowell town site today. Carpenter witnessed the boom and decline of Lowell and kept his loyalty by running the store and post office, providing essential service to the community. Carpenter died on March 20, 1943. In his obituary published in **The Gibbon Reporter** on March 25, 1943 it states: "He opened a general store in Lowell in 1915, which he continued to operate up to the time of his demise, covering a period of 28 years and in addition to this he also held the postmastership for over 20 years; thus a greater part of his life was spent in serving his community."

**Bibliography**

Myer, Ellen, Lowell Boom Town in the 1870s, 1978.

Kearney Hub, 1989.

Grand Island Daily Independent, January 8, 1966.

McAlester, Virginia and Lee, A Field Guide to American Houses, New York: Alfred A. Knopf, 1984.

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**National Register of Historic Places  
Continuation Sheet**

Carpenter Farmstead

Name of Property

Kearney County, Nebraska

County and State

Section 10 Page 4

**Verbal Boundary Description**

The nominated property is a tract of land located in the Northeast Quarter of Section 23 in Township 8 North, Range 14 West of the 6th Principal Meridian, Kearney County, Nebraska, described as follows: First to ascertain the point of beginning, start at the Southeast corner of said Northeast Quarter, then running Westerly along the South line of said Northeast Quarter a distance of 456.0 feet to the Actual Place of Beginning; thence continuing Westerly along the last described course a distance of 459.0 feet; thence deflecting right 90 degrees 02 minutes 30 seconds and running Northerly a distance of 121.0 feet; thence running Westerly parallel with the South line of said Northeast Quarter a distance of 105.0 feet to a point; thence deflecting right 90 degrees 02 minutes 30 seconds and running Northerly a distance of 241.0 feet; thence deflecting right 89 degrees 57 minutes 30 seconds and running Easterly parallel to the South line of said Northeast Quarter a distance of 564.0 feet; thence running Southerly a distance of 362.0 feet to the Point of Beginning.

**Boundary Justification**

The boundary encompasses that tract of land which contains the house, carriage house, garage, chicken house, outhouse, summer kitchen, barn, and the immediate surrounding landscape that has historically been associated with the property.



EDDIE EUGENE & HARRIET (COTTON)  
 CARPENTER FARMSTEAD (NEHBS #KN00-131)  
 NEAR LOWELL, KEARNEY  
 COUNTY, NEBRASKA

SITE PLAN - NO SCALE  
 DRAWN BY DELL DARLING  
 JUNE 1992

- KEY
- 1. HOUSE
  - 2. SUMMER KITCHEN
  - 3. WINDMILL
  - 4. PUMP
  - 5. CHICKEN COOP
  - 6. BARN
  - 7. CARRIAGE HOUSE / POST OFFICE
  - 8. GARAGE
  - 9. C 1970 SHED
  - 10. C 1970 SHED
  - 11. C 1970 SHED

