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Documentation

Isaac Collins House/Farm: Notice of Public Auction for the Black Farm and Accompanying Documentation

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**BLACK FARM
HOPKINTON, RI**



**PUBLIC AUCTION
BEAUTIFUL HISTORIC FARMHOUSE AND OUTBUILDINGS**

- * Black Farm, Hopkinton, RI, National Register Farmhouse and 18.41 acres of land
- * House circa 1700's with eight outbuildings including barn, guest house and garage/studio
- * Land is a mix of forest, field, and wetlands
- * Two ponds are on property, stone walls throughout
- * Surrounded by 350 acre State Management Area
- * Portion of Lot 1, Assessor's Plat 9, Town of Hopkinton, RI
- * Zoned Rural Farming Residential

INSPECTION ON: June 21, 1994 from 9:00 A.M. to 1 P.M.

TO BE SOLD ON THE PREMISES: June 28, 1994, at 11:00 A.M.
Inspections allowed from 9:00 A.M. to 10:30 A.M. day of sale

TERMS OF SALE: Deposit of fifteen thousand dollars (\$15,000.00) in cashier's or certified check at time and place of sale. Other terms and conditions will be announced at the time of sale.

Mary E. Kay, Esquire, Attorney for the Owner, The State of Rhode Island

Sale conducted by:
Salvatore B. Moio, RI License #7869
Henry W. Cooke Company
623 Hospital Trust Building
Providence, RI 02903

→ Cranston

For further information contact:
RI Department of Environmental Management
Division of Planning and Development
83 Park Street
Providence, RI 02903
(401) 277-2776

- Mary Kay's #

Black Farm, Hopkinton, RI

Location: East of Rockville-Alton Road, approximately 1/4 mile north of the intersection of Woodville Road, Hopkinton, R.I.

Assessors Plat 9, portion of lot 1

Zoning: RFR - rural farming residential

Area: 18.41 acres

Lot Dimensions:

frontage:	Approximately 760'
side:	Approximately 1300' (irregular)
rear:	Approximately 800' (irregular)

General Description: The Black Farm consists of a main house circa 1700's with eight outbuildings, including a 19th century barn, guest house, studio/garage, shed and corn crib. The house contains approximately 2000 square feet, 9 rooms, 3 baths, and 4 fireplaces. Condition of the house is fair to average. The property is located west of the Wood River just above the dam in Woodville. The site is situated in a rural setting with a mixture of forest, fields, wetlands, and two ponds; one pond is approximately two acres in size. Stone walls occur throughout the property. **The property is surrounded on two sides by Black Farm Management Area, a State owned wildlife management area which is used for hunting and fishing. The property is currently listed on the National Register of Historic Places, and all renovations to the buildings must comply with all National Park Service requirements. (See Exhibit "A"). The property was originally purchased as part of a larger land acquisition by RIDEM.**

Conditions which the property will be subject to:

- a. Perpetual Historical Easement - As provided by the RI Historical Preservation Commission (RIHPC), a State agency. Easement will be held by RIHPC and will cover all buildings as recommended by RIHPC. General provisions of the easement prohibit demolition of buildings and require renovations to be in keeping with the character of the existing structures except by written permission of RIHPC. (See Exhibit "B").
- b. Perpetual Covenant for Owner to Maintain Pasture and Agricultural Lands - Covenants in the deed will prohibit any use of a portion of the property which is inconsistent with agricultural use. This easement will be over the majority of the land; the house and immediately surrounding property would be excluded. The RI Agricultural Land Preservation Commission will hold the easement. (See Exhibit "C").
- c. Perpetual Deed Restrictions - Restrictions will prohibit any future subdivision of the land regardless of the local zoning. The use of the property shall be limited to a single family residence and related agricultural uses. (See Exhibit "C", sec. A, par. 7).
- d. Perpetual Right of First Refusal - The State will hold a perpetual Right of First Refusal allowing the State to repurchase the property any time the house is offered for sale.
- e. State Access - In order to gain access to the remaining Black Farm Management Area, the State will maintain ownership of a portion of the driveway, approximately 200 feet in length and 15 feet wide. The owner will be granted a perpetual right-of-way over this driveway. If alternate access is developed in the future, the State may deed this over to the owner. The access will be used exclusively by the State; public access will be obtained from property to the north.

Additional Covenants:

- a. Any use of said parcel of land will be in compliance with the "Appendix C", Title VI of the Federal Civil Rights Act of 1964, as amended, i.e. without discrimination as to race, color, or national origin.
- b. Any public utilities or municipalities having facilities under, over, or through the parcel of land herein conveyed as of the date of these presents shall have the right and easement to continue to maintain, operate, and renew their facilities within the premises herein described.

- c. The Grantee shall indemnify, save harmless, and defend the State of Rhode Island or its Department of Environmental Management from any claim arising from the transportation, storage, and disposal of hazardous waste on the property conveyed attributable to the Grantee subsequent to the date of this conveyance arising under Rhode Island General Laws, Section 23-19/1-22 or otherwise.

Deposit: A deposit of Fifteen Thousand Dollars (\$15,000.00) will be required in order to bid on the day of the auction. This deposit must be in the form of a certified bank or cashier's check, payable to "State of Rhode Island - Department of Environmental Management".

Inspections: The property will be open for public inspection on June 21, 1994 from 9:00 A.M. to 1:00 P.M. ONLY. Additional inspection will be allowed from 9:00 A.M. to 10:30 A.M. the day of the sale.

Bid Procedure: An on - site auction will be held on June 28, 1994. All bidders must be present on the day of the auction in order to bid.

The successful bidder will be allowed to apply the amount of the deposit check to the purchase price.

The bid will be awarded to the highest qualified bidder.

Note:

1. The property is sold on an **AS-IS** basis. The State does not make any representation, expressed or implied, to the condition of the interior or exterior of the buildings and their structural integrity, conditions of utilities including but not limited to the heat electrical systems, the well, and the sewage disposal system, or any condition discovered by inspection or not.
2. The successful bidder will be liable for all engineering, closing, and any other costs associated with the purchase of the property.
3. The State reserves the right to reject without condition any or all bids.

For further information, please contact Ms. Lisa Pointek, Division of Planning and Development, Department of Environmental Management, 83 Park Street, Providence, RI, 02903, (Tel. 401-277-2776).

SITE ANALYSIS

Site Conditions: The subject site is rolling in character, has two ponds and two stream located on it, with a portion of the site suitable for agricultural uses. The site is roughly divided into four areas: the residential compound where the dwelling and associated buildings are located, along with the driveway area that leads to it; the two ponds and the low-lying areas; upland wooded areas; and open tillable fields.

The residential compound is centrally located on the site. The drive leads from the northwest corner of the property at Woodville-Alton Road and travels along an open field area to the dwellings. This area comprises approximately 20% of the total site.

The ponds and the low-lying areas surrounding them and along the stream comprises another 30% of the total site area. The low-lying areas are evenly divided between woods and open fields, with the fields primarily located around the ponds. The larger pond is just over 1.5 acres in size and is located on the southeastern periphery of the site, between the residential compound area and the lot line. The smaller pond, less than 0.15 acres in size, is located just west of the compound, south of the drive.

There are two wooded upland areas on the site, one north of the compound area and the other along the southern half of the lot. These areas comprise roughly 35% of the site. The southern area is bisected by the streams and low-lying areas on the site.

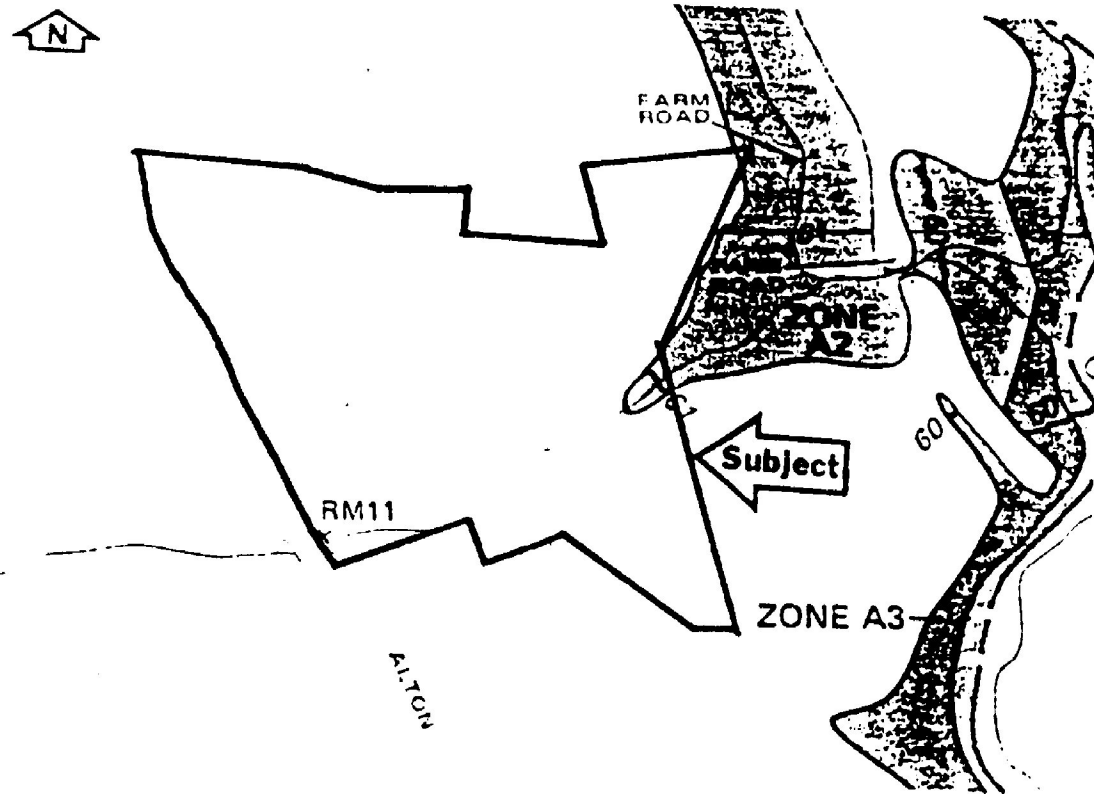
The tillable area of the site is located in the northeast corner of the property and comprises roughly 20% of the total property. This area consists of open fields, with areas on the western edge actually having ledge and bedrock exposed above the surface. The slope in this area is 3% to 8%, making this area more suitable for grazing than actual tillable agriculture. The main barn and the chicken shed are located on the western edge of this area near the rock outcroppings.

Access: A paved drive from Woodville-Alton Road provides access to the subject improvements and the open field area in the northeast corner of the site. The barway mentioned above in the DEM statement is on the north property line. The southern portion of the site is not accessible by vehicles as two streams cross this area. It is accessible on foot.

Utilities: Public utilities of electricity and telephone are available and installed to the subject property. The subject is served by a well and a septic system. According to information in the Palmer Associates appraisal report dated September 5, 1989, provided to the appraiser by the client, the leach field for the septic system is located adjacent to the large pond and may have been installed in the early 1980s without a permit.

Flood Hazard Data: The subject is indicated on Flood Insurance Rate Map Community Panel Number 440028 0006 B. As such, it appears that a small area of the subject along the east lot line lies in Zone A2, designated as "Areas of 100-year flood; base elevations and flood hazard factors determined." No improvements lie in this area of the subject property, although the dam for the larger pond borders on this zone. This designation requires flood insurance. The remainder of the site is in Zone C, an area "of minimal flooding" with no flood insurance required.

FLOOD INSURANCE RATE MAP PANEL 440028 0006 C. *Lot location is estimated.*



CONCLUSION: The subject property consists 19± acres, with two ponds on the site, and roughly 20% of the site open tillable fields. A portion of the site appears to lie in a flood hazards zone, although this does not appear to impact any of the improvements. Three of the four deed restrictions to be placed on the subject property do not appear to have any adverse impact on value.

ZONING AND LAND USE CONTROLS

The subject property is located in an RFR (rural farm residential) zone.

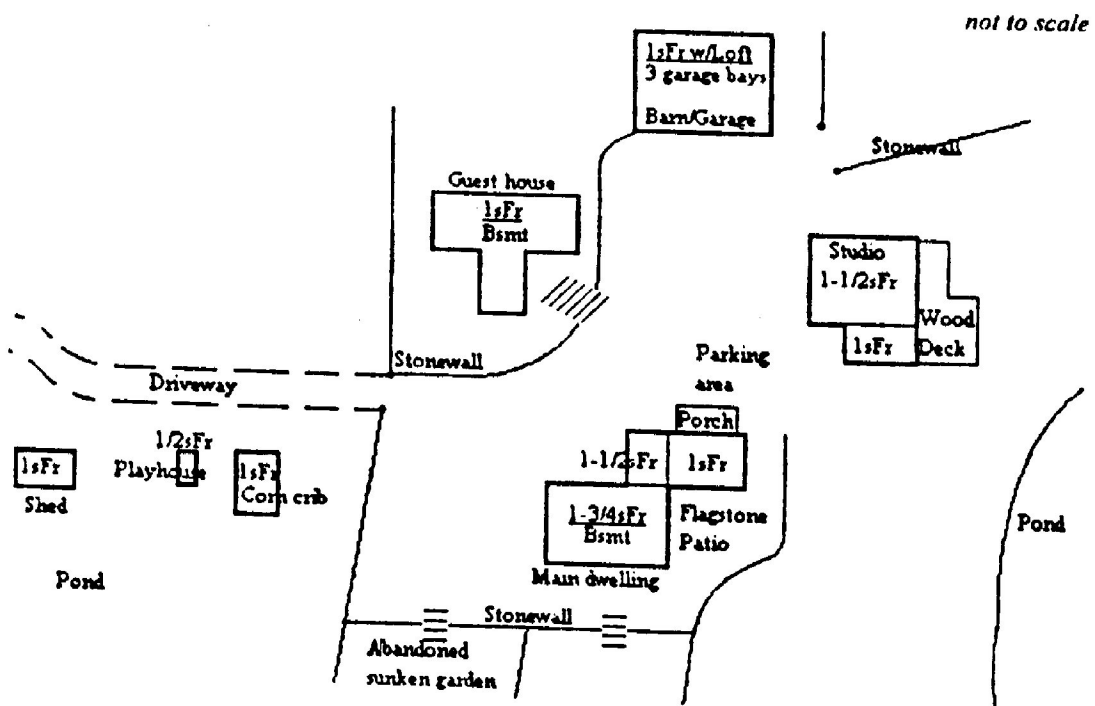
Uses: Uses permitted under this designation include single-family residential and agricultural uses. Open-space uses such as parks and woodlands are also permitted under this designation.

Lot Size: The dimensional requirements for the RFR zone are 80,000 square foot minimum lot size, 225 feet of frontage, a 60 foot minimum front yard, and 30 foot rear and side yards. The subject's 19± acres more than adequately meets the minimum lot size requirement. The new lot lines have been configured such that all set back requirements for the improvements will be met.

CONCLUSION: As proposed, the subject site's configuration meets all zoning requirements. Deed restrictions prohibit future subdivision of the site and have historical restrictions restrict changes to the improvements.

DESCRIPTION OF THE IMPROVEMENTS

General: The subject site is improved with a main dwelling, a guest house, a studio, a barn with garage bays below it, a corn crib, a play house, a shed, a main barn and a chicken shed. The improvements are located entirely on Lot 2.



Exterior and Interior: The improvements have the following construction:

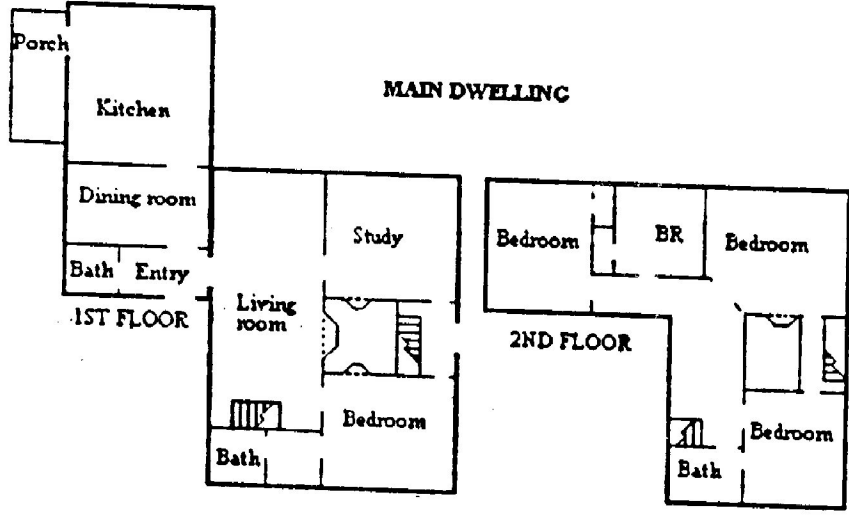
MAIN DWELLING:

Year built 1700s, with additions in 1800s.
Building area 2,000± sq. ft. (based on Assessor's field card).
Building design Original structure built in 1700s is 1¼-story gambrel; consists of typical center-fireplace colonial design. Additions in 1800s, one is 1½-story, other is 1-story.
Exterior walls Wood shingles.
Roof Asphalt shingles.
Foundation Basement (stone walls, concrete floors) under 1¼-story area, crawl space remainder.
Doors and windows Windows: Single pane glass in wood frames. Doors: Antique solid core wood.
Interior layout Total rooms: 9; bedrooms: 5; baths: 3. Two stairways. One bathroom (near kitchen) would have better utility as a half bath rather than full bath. Large stone fireplace in living room; 3 more fireplaces in bedrooms and study. The fireplace and hearth in the study appears to have settled 4" to 6" below the floor level.
Interior finish Carpet and vinyl over antique wide-board floors. Exposed wood floors in living room and study. Newer oak floor in downstairs bedroom. Plaster and wood panel walls, plaster ceilings.
Systems Oil/Forced hot water heat. Oil water heater. 60 ampere electrical with fuses.
Condition Fair to average; no evidence of maintenance or updating in past 10+ years. Heat and electrical service to 2nd floor added in recent years in haphazard manner; feed pipes and armored (BX) cable runs exposed in front of interior walls on first floor. Kitchen dates from 1950s and baths from 1940s and 1960s. Evidence of powder-post beetle damage to post and beams in basement and second floor.

1) Not in Kitchen
2) questionable in dining room

Not to scale

←N



GUEST HOUSE:

Year built 1900±.
Building area 506± sq. ft. (based on Assessor's field card).
Building design One-story wood frame over partial basement. Interior ceilings are cathedral-style, open to the roof peak.
Exterior walls Wood shingles.
Roof Asphalt shingles.

Foundation Basement (stone walls, concrete floors) under a third of the area, crawl space remainder.
Doors and windows Windows: Single pane glass in wood frames. Doors: Solid core wood.
Interior layout Total rooms: 3; bedrooms: 1; baths: 1.
Interior finish Carpet and vinyl over wood floors. Sheet rock walls and ceilings.
Systems Oil/Forced hot water heat. Oil water heater. Electrical service from main dwelling.
Condition Fair to average; no evidence of maintenance or updating in past 10+ years. Kitchen dates from 1950s and the baths from the 1960s. Evidence of powder-post beetle damage in basement. The wood steps leading from the compound courtyard are in poor condition.

STUDIO:

Year built 1900±.
Building area 774± sq. ft. (based on Assessor's field card).
Building design 1½-story wood frame. Second floor is finished loft area with cathedral ceilings.
Exterior walls Wood shingles.
Roof Asphalt shingles.
Foundation Stone foundation.
Doors and windows Windows: Single pane glass in wood frames. Doors: wood.
Interior layout Total rooms: 2; bedrooms: 1; baths: 0. A wood deck is attached to the rear of the studio and faces the large pond.
Interior finish Painted wood floors. Sheet rock and masonite walls and ceilings.
Systems No heat, water or insulation. Electrical service from main dwelling.
Condition Fair to average; no evidence of maintenance or updating in past 10+ years.

BARN/GARAGE:

Year built 1900±.
Building area 768± sq. ft. (based on Assessor's field card).
Building design One-story post and beam with two loft areas (lofts not included in area calculations). Loft area accessible by stairway. Barn is built on steep hill, such that basement area opens into compound court yard area, with space for three cars to drive in.
Exterior walls Wood shingles.
Roof Asphalt shingles.
Foundation Stone foundation.

Doors and windows Windows: Single pane glass in wood frames. Doors: wood.
Condition Fair to average; evidence of powder post beetle damage.

SHED:

Year built 1930±.
Building area 315± sq. ft. (based on Assessor's field card).
Building design One-story wood frame.
Exterior walls Wood shingles.
Roof Asphalt shingles.
Foundation Stone piers.
Doors and windows Windows: Single pane glass in wood frames. Doors: wood.
Interior finish Painted wood floors. Exposed stud and joist walls and ceilings. This building has utility as a summer sleeping cabin, rather than as a tool shed.
Condition Fair to average.

PLAY HOUSE:

Year built 1950±.
Building area 64± sq. ft. (based on Assessor's field card).
Building design Half-story wood frame (interior ceiling height is 4 feet).
Exterior walls Wood shingles.
Roof Asphalt shingles.
Foundation Stone piers.
Doors and windows Windows: Single pane glass in wood frames. Doors: wood.
Interior finish Painted wood floors. Masonite walls and ceilings.
Condition Fair to average.

CORN CRIB:

Year built 1900±.
Building area 192± sq. ft. (based on Assessor's field card).
Building design One-story wood frame. Walls are typical corn crib design, angled outward from floor to ceiling by 2 to 3 feet.
Exterior walls Wood boards, with spaces between boards for ventilation.
Roof Asphalt shingles.
Foundation Stone piers.
Doors and windows Windows: Single pane glass in wood frames. Doors: wood.
Condition Fair to average. Used currently as a tool shed.

MAIN BARN:

Year built 1900±.
Building area 750± sq. ft. (based on Assessor's field card).
Building design Two-story post and beam. Area calculation based on first floor area only. Loft areas on second floor accessible only by ladder.
Exterior walls Wood shingle.
Roof Asphalt shingles.
Foundation Stone foundation.
Doors and windows Windows: Single pane glass in wood frames. Doors: wood.
Condition Fair to average.

CHICKEN SHED:

Year built	1930±.
Building area	200± sq. ft. (based on Assessor's field card).
Building design	One-story wood frame.
Exterior walls	Wood shingle.
Roof	Asphalt roll roofing.
Foundation	Stone piers. Interior has a dirt floor.
Doors and windows	Windows: Single pane glass in wood frames. Doors: wood.
Condition	Fair to average.

Site Improvements: The site is improved throughout with stone walls and stone retaining walls. Farm gates on granite gate posts are located at the entrance to the driveway from Woodville-Alton Road, and at the west and east ends of the residential compound court yard areas. An overgrown sunken formal garden area is located south of the main dwelling, with plantings still apparent around the perimeter. The appraiser estimates this garden area was maintained as recently as 20 years ago. A flagstone patio is located in the ell of the main dwelling facing the large pond and is in average condition. The improvements are surrounded by mature hardwood trees. Open fields border the driveway up to the courtyard entrance, while a lawn slopes down from the main dwelling to the large pond.

Handicapped Access: The improvements do not appear to take into consideration the Americans with Disabilities Act (ADA) accessibility requirements. Overall, handicapped access to the subject appears inadequate and may not meet ADA accessibility requirements. However, the appraiser is not qualified to perform an ADA accessibility assessment and does not guarantee the subject's compliance or lack thereof with ADA guidelines.

CONCLUSION: Overall, the improvements are of average to good quality construction and are in fair to average condition. However, no major improvements have been made to the dwellings in 20 to 30 years, and little maintenance has been done in the past 10 years. The main dwelling in particular, while still retaining many historically valuable details, requires thorough renovation of its systems and interior.

Overall, the residential compound is highly appealing in character and style. It has good access to Woodville-Alton Road and to I-95. As is, the subject property has good appeal to a residential owner who has the mean and ability to restore the dwelling to its original historic character.

Description for the State of Rhode Island
Department of Environmental Management

That certain lot or parcel of land with all the buildings and improvements thereon, situated on the easterly side of the Woodville Alton Road, in the Town of Hopkinton, County of Washington, State of Rhode Island, as shown on that plan entitled "Black Farm, Division of Land for the State of Rhode Island, Department of Environmental Management, September, 1993, Scale: 1 inch equals 80 feet" more particularly bounded and described as follows:-

Beginning at a point in the easterly line of said Woodville Alton Road, said point being the most northwesterly corner of land now or formerly owned by Albert J. & Nancy Ann Russo, and the most southwesterly corner of the parcel hereby described:-

- thence: N 31° - 29' - 21" W, following the easterly line of said Woodville Alton Road, one hundred nine and ninety three one hundredths (109.93) feet;-
- thence: N 20° - 10' - 30" W, sixty two and thirty three one hundredths (62.33) feet;-
- thence: N 11° - 36' - 18" W, ninety eight and forty six one hundredths (98.46) feet;-
- thence: N 29° - 23' - 00" W, one hundred fifty six and twenty eight one hundredths (156.28) feet;-
- thence: N 27° - 12' - 26" W, one hundred three and twenty one one hundredths (103.21) feet;-
- thence: N 32° - 11' - 18" W, one hundred sixty eight and eighty five one hundredths (168.85) feet;-
- thence: N 21° - 08' - 56" W, one hundred sixty seven and forty one one hundredths (167.41) feet;-
- thence: N 04° - 19' - 40" W, sixty eight and eighty eight one hundredths (68.88) feet;-
- thence: N 02° - 21' - 37" E, forty four and sixty nine one hundredths (44.69) feet, the last nine lines bounding westerly on said Woodville Alton Road;-

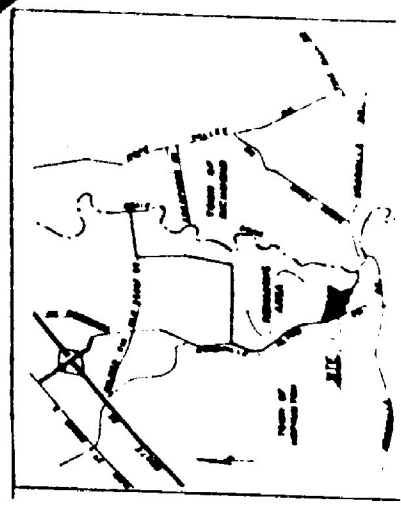
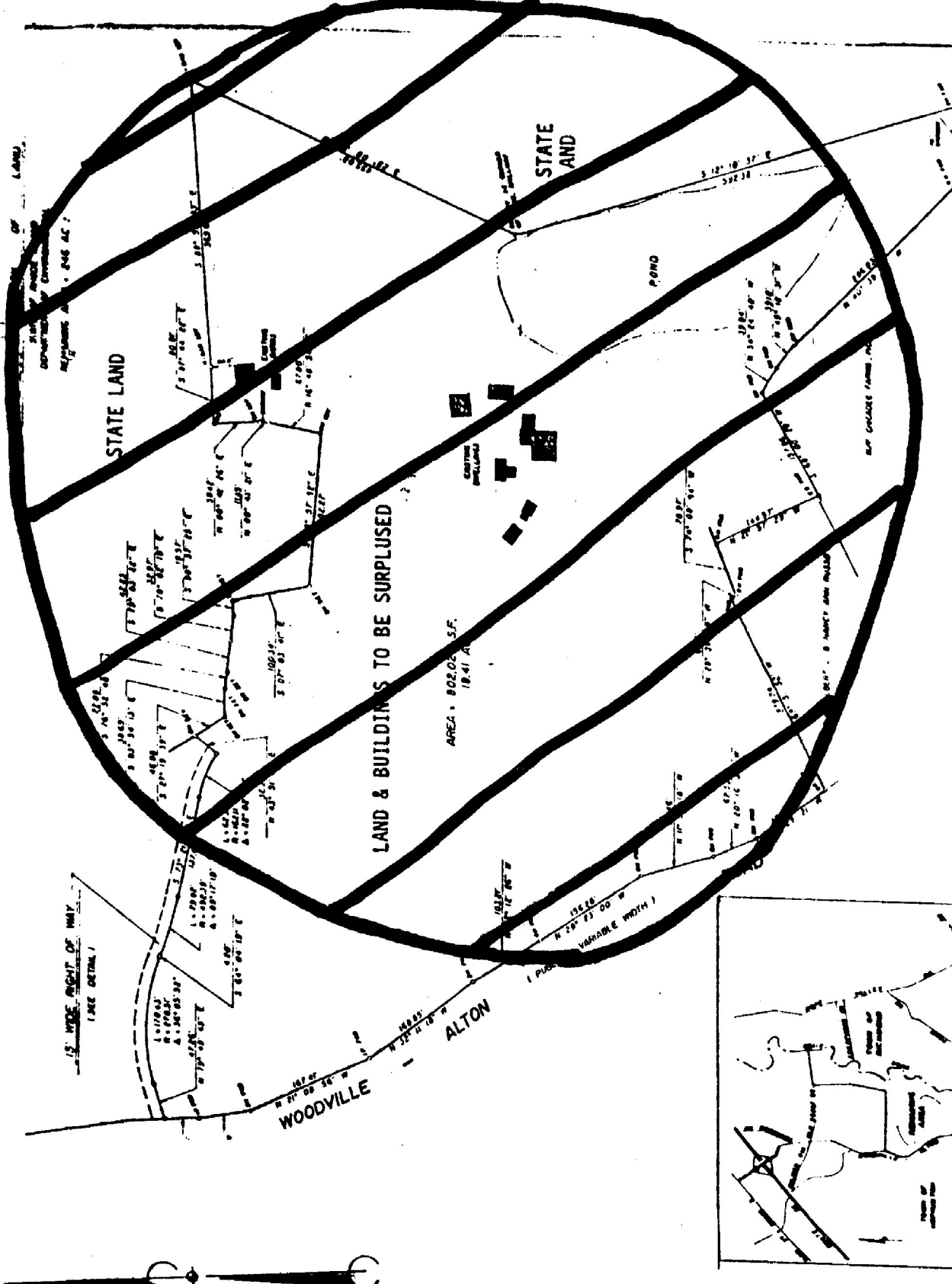
- thence: N 79° - 49' - 49" E, following the southerly edge of a paved driveway, forty seven and twenty six one hundredths (47.26) feet;-
- thence: Northeasterly, following a curve to the right, said curve having a radius of two hundred seventy and fifty one one hundredths (270.51) feet and a central angle of 36° - 05' - 52", for a distance of one hundred seventy and forty three one hundredths (170.43) feet;-
- thence: S 64° - 04' - 19" E, four and twenty one hundredths (4.20) feet;-
- thence: Southeasterly, following a curve to the left, said curve having a radius of four hundred ninety two and thirty nine one hundredths (492.39) feet and a central angle of 09° - 17' - 19", for a distance of seventy nine and eighty two one hundredths (79.82) feet;-
- thence: S 73° - 21' - 38" E, one hundred thirty seven and sixty eight one hundredths (137.68) feet;-
- thence: Southeasterly, following a curve to the right, said curve having a radius of one hundred sixty two and eleven one hundredths (162.11) feet and a central angle of 22° - 02' - 09", for a distance of sixty two and thirty five one hundredths (62.35) feet, the last six lines bounding northerly on said paved driveway and other land of the Grantor;-
- thence: N 43° - 51' - 19" E, thirty six and twenty five one hundredths (36.25) feet;-
- thence: S 27° - 19' - 39" E, forty six and eighty eight one hundredths (46.88) feet;-
- thence: S 83° - 54' - 13" E, thirty eight and sixty five one hundredths (38.65) feet;-
- thence: S 76° - 52' - 48" E, twenty two and eight one hundredths (22.08) feet;-
- thence: S 79° - 03' - 22" E, forty two and twenty three one hundredths (42.23) feet;-
- thence: S 78° - 02' - 18" E, thirty two and ninety seven one hundredths (32.97) feet;-
- thence: S 88° - 37' - 25" E, nineteen and fifty seven one hundredths (19.57) feet;-
- thence: S 07° - 03' - 41" E, one hundred and thirty four one hundredths (100.34) feet;-
- thence: S 80° - 57' - 52" E, two hundred two and twenty seven one hundredths (202.27) feet;-
- thence: N 16° - 40' - 54" E, sixty seven and eighty one hundredths (67.80) feet;-
- thence: N 08° - 43' - 21" E, eleven and eighty five one hundredths (11.85) feet;-

- thence: N 00° - 42' - 26" E, fifty eight and forty two one hundredths (58.42) feet;-
- thence: S 87° - 44' - 22" E, eighty and one one hundredths (80.01) feet;-
- thence: S 88° - 53' - 33" E, three hundred sixty nine and sixty five one hundredths (369.65) feet;-
- thence: S 29° - 00' - 35" W, four hundred fifty five and eight one hundredths (455.08) feet;-
- thence: S 12° - 10' - 37" E, five hundred ninety two and thirty two one hundredths (592.32) feet, the last sixteen lines bounding on land of the Grantor;-
- thence: N 84° - 44' - 01" W, one hundred and nineteen one hundredths (100.19) feet;-
- thence: N 40° - 39' - 07" W, two hundred ninety six and three one hundredths (296.03) feet;-
- thence: N 49° - 12' - 31" W, thirty nine and ten one hundredths (39.10) feet;-
- thence: N 54° - 24' - 40" W, thirty nine and eighty four one hundredths (39.84) feet;-
- thence: S 68° - 00' - 28" W, one hundred fifty seven and eighty six one hundredths (157.86) feet, the last five lines bounding southerly on land now or formerly owned by Chickadee Farms, Inc.;-
- thence: N 21° - 57' - 28" W, one hundred forty four and fifty seven one hundredths (144.57) feet;-
- thence: S 74° - 08' - 44" W, seventy and ninety seven one hundredths (70.97) feet;-
- thence: N 28° - 38' - 39" W, six and ninety five one hundredths (6.95) feet;-
- thence: S 69° - 51' - 52" W, two hundred seventy nine and twenty four one hundredths (279.24) feet to the point and place of beginning, the last four lines bounding westerly and southerly on land now or formerly owned by Albert J. & Nancy Ann Russo;-

Said parcel contains 802,026 square feet or 18.41 acres.



ZONE OF EXCLUSION



United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received

date entered

1. Name

historic Issac Collins Farm

and/or common Plain Pond Farm

2. Location

street & number Rockville-Alton Road

not for publication

city, town Hopkinton

vicinity of

state Rhode Island

code 44

county Washington

code 009

3. Classification

Category	Ownership	Status	Present Use
district	public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
structure	both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
object	in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	being considered	yes: unrestricted	<input type="checkbox"/> industrial
		no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Margaret McCormack Black Corporation
C/O Lenehan, Moone, Gallogly, & Comolli
street & number 18 Canal Street

city, town Westerly

vicinity of

state Rhode Island

5. Location of Legal Description

courthouse, registry of deeds, etc. Hopkinton Town Hall

street & number Townhouse Road

city, town Hopkinton

state Rhode Island

6. Representation in Existing Surveys

Preliminary Survey Report

title Town of Hopkinton, R. I.

has this property been determined eligible? yes no

date 1976

federal state county local

depository for survey records Rhode Island Historical Preservation Commission

city, town Providence

state Rhode Island

7. Description

Condition

excellent
 good
 fair

deteriorated
ruins
unexposed

Check one

unaltered
 altered

Check one

original site
 moved date

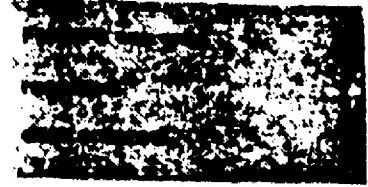
Describe the present and original (if known) physical appearance

Description

The Isaac Collins or Plain Pond Farm is a picturesque, surprisingly intact complex of dwelling and outbuildings. Comprising approximately 245 acres, the farm is located on the east side of Rockville-Alton Road, Route 112, and is bordered on the east by the Wood River (Figures 1 and 2). It is situated in a rural section of the Town of Hopkinton. The complex is isolated from the highway and is reached via a 1000-foot, unpaved lane bounded by unmortared fieldstone walls.

The property includes a one and a half story wood-frame, center chimney, gambrel roof, late eighteenth century dwelling with an early to mid-nineteenth century ell (#1, Figure 3). To the north, east and west of the house are ranged a series of outbuildings dating from the nineteenth and twentieth centuries. This adjoining farm complex consists of a nineteenth century corn crib (#8, Figure 3), two nineteenth century barns (#3 and #4, Figure 3), a 1930's guest cottage (#5, Figure 3), a relocated barn (#2, Figure 3), and several small outbuildings (#9 and #10, Figure 3). The property also contains the nineteenth century era Collins Family Cemetery (#7, Figure 3), the nineteenth century stone foundation of a purported icehouse (#6, Figure 3), and numerous preserved stone walls, which bound former pastures and fields, much of which is now overgrown with brush and is thickly wooded (Figure 3).

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 1

Item number 7

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The Isaac Collins house is of post and beam construction set upon a mortared stone foundation. The above-grade portion consists of a single course of quarried rectangular granite blocks - some of which are over 4 feet in length. The below grade portion consists of granite fieldstone. The dwelling's exterior is covered by wooden clapboards and shingles; asphalt shingles cover the roof. The original house, which appears to have been built during the later part of the eighteenth century, is five bays wide and two bays deep, with a 3/4 cellar (Figure 4). It is typical of many rural farm houses constructed in the eighteenth century in western Rhode Island. The exterior of the house is very similar in design and features to the Prudence Crandall house (1778) which formerly stood in the nearby village of Hopkinton City, and the Sleepy Hollow Farm House (circa 1775), on Woodville Road, 1/2 mile southwest of the Collins House. The centrally located front entrance is situated on the south side of the dwelling. In front of this doorway are three steps of cut granite. A bulkhead at the southwest corner of the house provides exterior access to the basement. Subsequent construction modifications include: the addition of an early to mid-nineteenth century wood frame 2 and 1/2-story ell to the north side of the house, the addition of a twentieth century wood frame 1-story ell to the east side of the earlier ell, the installation of an exterior brick chimney to the west side of the house to service the oil furnace heating system, and the replacement of all sash.

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The exterior ornamentation is restricted to the cornice molding on the main structure. The exterior front doorway consists of plain planks flanking a twentieth century door. Twentieth century crank out windows in modern framing have replaced the originals on the first floor. On the second floor, the sash have also been replaced, however, the original plain pegged plank framing is intact. *questionable*

The interior of the house has been somewhat altered through the years, but substantial sections of the original building fabric and plan remain. The house is constructed following the traditional 18th century, centered chimney, five room plan (see floor plans) common throughout Rhode Island. The timber frame structure is sheathed in buttended clapboards on the south side, in wooden shingles on the north, east, and west. Corner posts in the interior are cased. The small, narrow front entry hallway has a double run stairway set in front of the stone chimney. It is characterised by an open string course with riser ends decorated with scrolls; newel posts and balusters are straight. The upper balustrade has been temporarily removed. Off the hallway are two large front rooms or parlors with plastered walls and dropped sheetrock ceilings. Both parlors contain the original raised four-panel doors and door frames. ^{OK} Doors are hung with cast iron butt hinges. The east parlor room doors retain the original bean shaped wrought iron Suffolk Latches: ^{OK} those in the west parlor have been replaced by 19th-century Blake model cast iron

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west parlor covered in oak flooring reversed

latches. The west parlor contains beaded baseboards and wide pine floors whereas the east parlor baseboards are plain and are probably later replacements, and the pine floor has been covered with a later, narrow oak flooring. In the east parlor above a stone hearth, the original 18th century fireplace mantel is extant and consists of a single raised panel above which is a narrow shelf. Above the shelf is a rectangular piece of plywood that conceals a small built in cabinet. Bollection molding frames the stone firebox. Adjoining the right side of the mantel is a section of raised panel wainscoting surmounted by a simple chair rail. The firebox contains a wrought iron crane. In the west parlor, the original fireplace mantel has been replaced by a later, early 19th-century one story type consisting of simple columns supporting a mantel shelf.

NO 2

NO 1 we removed paneling

The large rear room is the original kitchen or keeping room. Here the original floor plan has been altered by the removal of the interior wall setting this room off from a smaller northeast corner room - thereby enlarging this room. The kitchen retains the original pine floor boards. Plastered walls are covered by modern vertical wood panelling and the original plastered ceiling has been removed to expose joists and the second story subfloor. In the north wall, a four-panelled door provides access to the early to mid-nineteenth century ell. Stairways along the west wall lead to the basement and second story. Centrally located in the south wall is the large cooking fire-

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place composed of cut granite with the wrought iron crane still in place. To the rear right corner of the firebox is a bake oven closed with an iron door. The large wooden fireplace lintel is exposed and no mantel ornamentation (if any existed) is extant. The northwest corner room has been entirely altered into a modern bathroom.

The second floor (Figure 5) follows the plan of the first floor (Figure 4) with some variation. Access to the large front chamber is through doorways with batten doors in the narrow front hall. There is only one fireplace on the second floor - in the east front room. As on the first floor, ceilings are covered by sheetrock, walls are plastered, and encased corner posts are visible. All windows are of the modern crank out type, however earlier plain, narrow plank frames remain. The west front room has later narrow oak flooring; the east front room contains the original wide pine boards. Base boards in both rooms are plain. The fireplace mantel in the east room appears to be original and is simply detailed with stepped molding framing a flat entablature, above which is a plain mantel shelf. A recently installed plywood partition along the south wall (eave) of this room replaces an earlier plaster wall. Here, the floor plan diverges from that on the first (as originally laid out) as the east chamber room encompasses additional area that would have been allotted to an adjoining northeast corner room.

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To the rear (north side) are two smaller rooms. A northwest corner room has been converted into a modern bathroom. The adjacent narrow room directly behind the chimney retains plaster walls, but most of the area has been converted to closet space.

Attached to the north side of the house is an early to mid-nineteenth century two and one half story ell. The two rooms on the first floor have been entirely modernized into a bathroom and a den. The second story contains two bedrooms with narrow floor boards, plaster walls, and a new drywall ceiling. Attached to the east side of this ell is a circa 1950 one-story modern kitchen.

In the immediate vicinity of the Isaac Collins House stands several outbuildings (Figures 3 and 6). These include a well preserved 19th century wood frame corn crib resting on seven cut granite pillars (#8, Figure 3), a circa 1930 one-story wood shingled guest cottage (#5, Figure 3), a circa 1950 chicken coop (#9, Figure 3), a circa 1950 children's playhouse (#10, Figure 3), and three nineteenth century barns - one converted into a library (#3, Figure 3), a second used to store farm equipment (#4, Figure 3), and the third with a garage basement (#2, Figure 3) was moved here from an adjoining farm about 1940. The foundation of an outbuilding (#6, Figure 3;) is located 1200 feet to the north of the house and is purported to be the remains of a nineteenth century ice house according to local informants. The walls

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consist of rectangular cut granite blocks 8 feet in height and measuring 10 feet by 8 feet (Figure 7). Local informants state that Plain Pond, located 1000 feet to the northwest, was used as an ice pond, and that the foundation is the remains of an ice house where the oxen used to transport the ice, and the ice itself were temporarily kept.

Several hundred yards to the north of the house is the Collins family cemetery (#7, Figure 3). The cemetery contains about 20 inscribed headstones of slate and granite and is enclosed by a cut granite stone wall measuring 72 feet by 55 feet (Figure 8). Here are buried many of the former owners and occupants of the farm including: Isaac and Mary Collins, and their children.