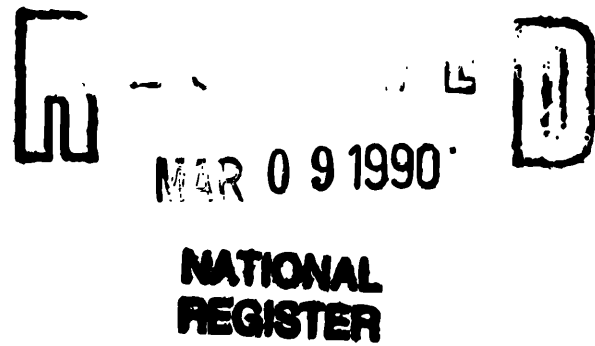


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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



1. Name of Property

historic name: Rodman, General Isaac Peace, House

other name/site number: _____

2. Location

street & number: 1789 Kingstown Road

not for publication: N/A

city/town: South Kingstown vicinity: N/A

state: RI county: Washington code: 009 zip code: 02879

3. Classification

Ownership of Property: Private

Category of Property: Building(s)

Number of Resources within Property:

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>2</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>4</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: N/A

Property name Rodman, General Isaac Peace, House

4. 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.

N/A See continuation sheet.

Frederick Williamson
Signature of certifying official

26 Feb 1990
Date

Rhode Island Historical Preservation Commission
State or Federal agency and bureau

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

 See continuation sheet.

Frederick Williamson
Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I hereby certify that this property is:

<input checked="" type="checkbox"/>	entered in the National Register	<u><i>Beth J. Savage</i></u>	<u>4-23-90</u>
<u> </u>	<u> </u> See continuation sheet.		
<u> </u>	determined eligible for the National Register		
<u> </u>	<u> </u> See continuation sheet.		
<u> </u>	determined not eligible for the National Register		
<u> </u>	removed from the National Register		
<u> </u>	other (explain): <u> </u>		
	<u><i>BJS</i></u> Signature of Keeper		Date of Action

6. Function or Use

Historic:	<u>DOMESTIC</u>	Sub:	<u>single dwelling</u>
Current:	<u>DOMESTIC</u>	Sub:	<u>single dwelling</u>

Property name Rodman, General Isaac Peace, House

7. Description

Architectural Classification:

MID-19TH CENTURY/Italianate

Other Description: N/A

Materials: foundation	<u>STONE</u>	roof	<u>ASPHALT</u>
walls	<u>STONE</u>	other	<u></u>

Describe present and historic physical appearance.

X See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: National

Applicable National Register Criteria: B & C

Criteria Considerations (Exceptions): N/A

Areas of Significance: Architecture

Military

Period(s) of Significance: 1855-1862

Significant Dates: 1855

Significant Person(s): Rodman, General Isaac Peace

Cultural Affiliation: N/A

Architect/Builder: Unknown

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

X See continuation sheet.

Property name Rodman, General Isaac Peace, House



MAR 23 1990

9. Major Bibliographical References

See continuation sheet.

NATIONAL REGISTER

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 -- Specify Repository: _____

10. Geographical Data

Acreage of Property: 5.5 acres

UTM References:	Zone	Easting	Northing	Zone	Easting	Northing
A	<u>19</u>	<u>290410</u>	<u>4593040</u>	B	_____	_____
C	_____	_____	_____	D	_____	_____

See continuation sheet.

Verbal Boundary Description: See continuation sheet.

The nominated property is coextensive with Plat 40-2, Lot 9, as defined by the Town of South Kingstown Tax Assessor.

Boundary Justification: See continuation sheet.

The boundaries of the nominated property include the house, associated outbuildings, and landscape, bounded by stone walls. This is a portion of the acreage historically associated with the property.

11. Form Prepared By

Name/Title: Virginia A. Fitch

Organization: The Public Archaeology Lab, Inc Date: Nov 1989

Street & Number: 387 Lonsdale Avenue Telephone: 401-728-8780

City or Town: Pawtucket State: RI ZIP: 02860

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Description

The General Isaac Peace Rodman House is approximately centered on a 6.24-acre, well landscaped lot at the southeast corner of Kingstown (R.I. Route 108) and Saugatucket Roads at what was known as Rodman's Corner. Constructed by General Isaac Peace Rodman in 1855, the house is a 2-1/2-story, dressed-granite-block dwelling designed in a restrained Italianate style. The roughly square main block, measuring 43x40 feet, with three bays on each side, has a center entry beneath a bracketed, wooden, full-width porch on the primary (south) facade. A plain, wide overhanging cornice, gabled attic dormers, and a central lantern accent the low pyramidal hip roof. A slightly lower 2-1/2-story, granite-block service ell (23x20 feet) extends to the rear from the east corner of the north side. Three wood-frame outbuildings are located northeast of the house: a Shed/Corn Crib (nineteenth century; contributing), a Pumphouse (c. 1906), and a Garage/Stable/Workshed (early twentieth century). The latter two buildings, although constructed outside the period of significance, are important components of the property. They echo the fact the other buildings, now gone, historically stood around the Rodman House, record the rejuvenation of the property after a period of abandonment, and enhance the pleasant present-day setting of the house. Notable elements of the landscape setting include an early alley of trees leading from Saugatucket Road to the main entrance (contributing); dry-laid stone walls with cut granite caps and gate posts along the two perimeter roads (south and west), and more informal walls along the interior north and east boundaries (contributing); a pond; and a complementary arrangement of open lawn, naturalized plantings, and woodland. The property is excellently preserved and maintained and comprises the core of General Isaac Peace Rodman's holdings now associated with the house.

Originally, the main approach to the house was no doubt from Saugatucket Road, through gate posts which remain today, and up the 250-foot-long gentle slope of the alley of trees. The trees consist of different species (chestnut, maple, linden, tulip, etc.) arranged in like pairs; several, including a massive chestnut near the house, may have been planted in the mid-nineteenth century. During the twentieth century, this drive was blocked off, and what may have been a secondary entrance opposite the house on Kingstown Road is now used as the main entrance. The present gravel drive leads to a gravel parking area adjacent to the rear service ell and two of the outbuildings.

The terrain of the property falls gently from the northwest to the southeast. The slope is most apparent in the vicinity of the house where the north and west sides are at ground level, while the south and east

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sides are raised on slight terraces. Other landscape elements added in the early twentieth century include an irregularly shaped, drylaid stone lined pond located southeast of the house, and a flagstone terrace with a drylaid stone retaining wall abutting the east side of the house. A gardener's cottage which once stood just north of the Garage/Stable/Workshed was moved off the present property in the mid-twentieth century by a former owner. A barn is also said to have been located behind the house.

The General Isaac Peace Rodman House rises from a partially exposed basement of two courses of buff-colored, rough-faced granite block forming a slightly projecting watertable at the top. Below ground, the foundation is mortared fieldstone. Three six-light basement windows are located on the west side at ground level and three on the east side, set half below ground in granite window wells.

Each elevation of the main block is symmetrical, with three openings on the first and second levels, although the location of the eastern opening of the north elevation is taken up by the service ell. This pattern is continued in the attic of the main (south) elevation by three gable dormers; the west and east sides have two dormers each, while the north side has none. The service ell contains two openings on each level on the west and east sides and one on the north elevation.

Door and window openings are all segmentally arched. The stone work of the arch spans is particularly fine, with projecting, hammered arched sections and flush, triangular end sections formed from a single block of stone.

Windows consist of wood six-over-six, double-hung-sash in the main block and second story of the ell; pairs of four-over-four, double-hung-sash in the first story of the ell; four-light double-casements in the attic dormers; and six-light basement windows. A fifth window type is found flanking the front door (south) and at the center of the rear (north) elevation. This more elaborate form extends to the floor and has full-height sidelights of double-hung sash, each containing two vertically set lights. The upper sash of all windows are segmentally arched and the windows are framed with arched wooden shutters.

As originally constructed, the General Isaac Peace Rodman House possessed three exterior door openings: the main entrance and two in the service ell. The main entrance is enframed with sash sidelights like those at the windows described above and a segmentally arched four-light transom. The door itself contains four panels, with short panels in the lower third and longer panels in the upper two-thirds. Two secondary doors are located in

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the service ell. A simple door opens into the kitchen at the center of the west elevation, and a door with five-pane sidelights is located at the north end of the east elevation. Two additional doors were created in former window openings in the early twentieth century. One is located to the right (east) of the main entrance leading to a glass solarium, and one at the northernmost opening of the east elevation of the main block. Installation of the former door involved no changes to the opening itself and the sidelights were left in place; the window sill (reused as a threshold) and masonry below were removed for the latter door.

The front porch is a fairly plain structure with square posts and simple sawn brackets. Before the last painting, in 1985, the vertical posts showed evidence of previous diagonally attached lattice work. The lattice work also appears in a early twentieth century postcard view of the house; it was removed in the 1940s. Pieces are extant and are stored in the stable on the property. The glass solarium enclosing the east end of the porch is also a mid-twentieth century addition. A wisteria vine runs much of the length of the porch, sprouting from a high base located in the southeast angle of the house and porch. It is thought to be an original planting.

A small wooden shed addition to the original construction was once located at the rear of the house in the northwest angle formed by the main block and service ell, as evidenced by scars in the stone work and the early twentieth century postcard view. Former owners report that it may have been used as to store ice. It was removed in the mid-twentieth century.

The treatment of the asphalt shingled, pyramidal hipped roof consists of a wide, overhanging simple wood cornice with newly copper-lined wooden gutters. The small dormers are shingled wood-frame with gable roofs. The handsome central lantern is square in plan with flush siding, low hip roof, and pairs of round arched windows with six-over-six sash on each side.

In the main block, two brick chimneys, embedded in the outside walls, rise just in front (south) of the centerline of the house. The west chimney is capped with corbelling, and although probably rebuilt, is an original stack. The east chimney was constructed in the twentieth century (before 1963), possibly in the approximate location of an original chimney. A third chimney, which is original but rebuilt above the roof line, is located at the back of the service ell. Two solar panels have recently been placed on the roof, but are not visible from ground level. The first floor interior plan of the main block of the General Isaac Peace Rodman House consists of four (originally five) rooms arranged around a center stairhall (See Sketch). Ceiling heights are approximately 11.5

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feet, and all are bordered with plaster crown molding. Interior finishes are typically simple, with molded door and window surrounds, four-panel doors, and plaster walls. Floors on the first floor of the house are four-inch-wide, tongue-and-groove fir boards laid over the original flooring in the early twentieth century.

The entrance and stairhall extends approximately half the depth of the house; three doors lead to rooms on either side and to the rear. The stair is a straight run with a curved quarter turn and winders at the top. One of the most elaborate features of the house, its treatment includes turned balusters and newels, and sawn stringer decoration. A round-arched niche is set into the curved wall near the top of the stairs.

The square southwest parlor (now family living room) contains its original angled fireplace opening set into the northwest corner of the room. The simple mantle may be original. The larger, rectangular southeast parlor (now formal living room) and associated music room to the north are linked by a broad segmental arched opening which once contained pocket doors. The original varnished doors, removed before 1963, are stored in the Shed/Corn Crib. The projecting exterior-wall fireplace, centered between two windows and constructed of modern fire brick and concrete block (the latter visible in the basement), was added in the twentieth century. It most likely replaced an earlier fireplace, the exact location of which is not known. The outdoor terrace east of the house is reached through a later door leading from the music room.

Centered at the rear of the house is a rectangular room (now dining room) accessible through five doors and lit by a single full length window with sidelights. During the current owners' restoration work, evidence of ghosting on the plaster walls was found (and documented with photographs) which suggests that applied molding or wallpaper strips once created a rectangular lattice pattern on the wall surface.

At the northwest corner of the main block is a small room now used as a library with built-in bookshelves lining one wall. A bathroom was created before 1963 at the southern end of this room by adding a new partition wall and modern flush door. An original interior corner of this room is now a closet reached from the dining room.

The service ell contains stairs to the basement and second floor, a single kitchen space, and a hallway created in the late 1960s by relocating pantry cabinets. The cabinets were most likely originally installed in the early twentieth century. At the rear of the ell, on either side of the shouldered brick chimney, are a small room to the west (now a breakfast

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nook) and an alcove to the east (now a laundry area). These spaces originally functioned most likely as scullery and storage.

The second floor contains four bedrooms, two baths, and a linen closet with built-in cabinets at the center rear of the main portion of the house. Flooring is of narrow, three-inch-wide, tongue-and-groove oak placed over the original floor. The servants' living quarters over the kitchen are reached from the linen closet and steps leading down from the rear stair landing, as well as a door leading from the master bedroom area. On the third floor of the main block, there are three bedrooms, each with two dormer windows and sloping ceilings, a bath, and two storage closets. The lantern is reached via a central, enclosed, winding stair from this area. The attic story above the service ell contains a single storage room and, north of the chimney, a large cistern which served to collect water, distributed for household use by a gravity flow system.

The L-plan, full basement has whitewashed fieldstone exterior foundation and interior structural walls and a concrete floor. Its most interesting features are possible remnants of original heating systems elements. These include rectangular metal duct openings extending upward from the top of the foundation within walls; several approximately 12-inch diameter, round openings cut through fieldstone walls; and a large, full-height brick shaft, approximately four feet wide which seems to vent to the outdoors. This evidence, along with the lack of fireplaces sufficient to heat the house adequately, strongly suggest that it was originally constructed in 1855 with a central heating system. The northwest basement room, measuring 20x11.5 feet served for coal storage. A brick and cut stone stairway with bulkhead connects to the exterior at the east side of the ell.

The Pumphouse is located approximately 10 feet from the northeast corner of the service ell. A small, gable-roof, shingled structure, it contains a pump and motor patented in 1903. The Pumphouse and pumping equipment were most likely put in place soon after 1906. It supplied water to the storage tanks in the basement for household use, along with the attic cistern, and also connected to a system of outside buried water lines servicing the garden areas.

The Garage/Stable/Workshed, located approximately twenty feet northeast of the Pumphouse, consists of three distinct structures either joined together, or added onto. All are of wood construction, sheathed in shingle, and date from the early twentieth century. The 1-story workshed area, with its hip roof, is the southernmost of the structures; the north exterior shingled wall is visible within the garage attached to the north. The 1-story garage is constructed of bolted Y-shoulder posts. The lower

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portion of its rear (east) wall appears to have been sawn horizontally and moved eastward several feet to provide space for a stair to the hayloft above the stable to the east. The east exterior shingled wall of the garage remains within the stable. The 1-1/2-story gable-roof stable is reached either from a door in the garage, or, more properly, from the east side. It sits at a lower elevation than the other two structures and has a dirt floor.

The Shed/Corn Crib is set some distance north of the house at the edge of a dirt cart path leading eastward from the shed and bounded on both sides by a field stone wall. The northern wall terminates just east of the shed; the southern wall is continuous and has two granite gate posts at a break opposite the shed. The building itself is a 1-story, gable-roof, wood-frame structure covered with shingles and raised on granite footings. Its construction suggests that it dates from the mid-nineteenth century and it may be the outholding indicated on an 1895 map (Everts & Richards 1985).

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Significance

The General Isaac Peace Rodman House is significant for its historical associations with Isaac Peace Rodman, as well as for the quality and dignity of its architectural design and craftsmanship which typifies the simple Italianate style at the height of its early popularity. General Isaac Peace Rodman, the original owner, was a manufacturer, statesman, and soldier honored at his death with the first public funeral held at the Rhode Island State House (today's Old State House, Providence). He was associated with the family textile firm located at nearby Rocky Brook, which while smaller in scale than the Hazard family presence in the adjacent village of Peace Dale (See Peace Dale Historic District, South Kingstown, Washington County, Rhode Island; listed in the NRHP), was an important element in South Kingstown's industrial economy. In its restrained Italianate design, the house reflects the picturesque ideals in domestic American architecture advocated by Andrew Jackson Downing and others. In its execution, the house reflects the skilled masonry construction traditions and techniques of southern Rhode Island during the nineteenth century. The landscape setting and outbuildings dating from the mid-nineteenth to early twentieth century enhance the property's sense of time and place. Although not specifically identified as an area of significance due to limited information at this time, the property also is valuable as an example of domestic landscape ideals in the early twentieth century.

South Kingstown is a rural coastal town initially settled by Europeans in the late seventeenth century. Its historic landscape, characterized by pastoral lands punctuated with small villages, was largely shaped by agriculture, the dominant economic activity, supplemented by small-scale fishing and shipping, and from the early nineteenth century, by manufacturing. In the twentieth century, it had increasingly become both a summer resort and year-round residential community.

Isaac Peace Rodman (1822-1862) was a descendant of Dr. Thomas Rodman, who settled in Newport about 1680. During the eighteenth century, the prolific Rodman family owned vast acreage in South Kingstown and neighboring towns; however, by the end of the century much of the land had been divided by inheritance and sold out of the family. This pattern of development has been observed in many early New England communities.

Samuel R. Rodman (born 1800), the father of Isaac Peace Rodman, was an industrious and successful man who applied considerable effort to acquiring former Rodman family lands in the South Kingstown area. By the early 1830s, he had purchased land along Rocky Brook and constructed two textile

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mills and associated workers' housing. The company of S. R. Rodman & Sons consisted of Samuel R. Rodman, Isaac Peace Rodman, and Rowland G. Rodman. By mid-century, when the stone mill was constructed (1851), the firm was quite prosperous, producing coarse woolens known as "negro cloth." The cloth was used by northern and southern slave owners to provide inexpensive clothing for slaves.

The eldest son, Isaac Peace Rodman, married Sally Lyman Arnold, daughter of former Rhode Island Governor Lemuel Arnold, in 1846. Rodman was active in civic affairs and politics at the town and state level. He served as Representative and Senator to the state General Assembly for South Kingstown and was a prominent figure in the organization of the Wakefield Trust Company and the Peace Dale Library.

In 1855, Rodman purchased the Freeman Watson Farm, located along the north side of Saugatucket Road and the east side of a new road, Kingstown Road (R.I. Route 108), constructed in 1850 to connect the village of Rocky Brook to Kingston village, located to the north. Here, at the northeast corner of the intersection later known as Rodman's Corner, Isaac Peace Rodman erected a large stone house befitting his status as a well-to-do industrialist. A grand approach through an alley of trees was created, and capped granite walls were constructed along the road perimeters. The Shed/Corn Crib may also have been constructed at this time.

Granite for the house and perimeter walls was quarried from the surrounding Rodman family lands. The same source, possibly located within a present-day sand and gravel pit, likely produced the stone for the Rodman Company mills. While granite from the extensive quarries in Westerly, Rhode Island, is the most commonly known source for this material in the nineteenth century, recent research suggests that more immediate source areas were often used in the South County area; see, for example, Druidsdream, Narragansett, and possibly mills and bridges in the Peace Dale Historic District, South Kingstown, both listed in the National Register. The Rodman House itself, with its elegant symmetry and austere lines, is an excellent example of early Victorian Italianate design in the cottage mode as illustrated in Andrew Jackson Downing's widely read The Architecture of Country Houses (1850), figure 33, page 108. The Rodman House is the only stone Italianate house of this type in South Kingstown.

At the outbreak of the Civil War, Isaac Peace Rodman responded to the first call for volunteers. He organized, equipped, and led as captain Company E of the 2nd Rhode Island Volunteers, many of whom were citizens of South Kingstown and his factory workers. Distinguishing himself in battle at Bull Run, July 21, 1861, Rodman was promoted by Governor Sprague to lieutenant-colonel and then colonel. In January 1862, the company joined General Burnside's expedition to North Carolina as part of General Parke's

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3rd brigade. Under command of Colonel Rodman, the regiment played decisive roles in the battles of Roanoke, Newbern, and the capture of Fort Macon. Soon thereafter, Rodman suffered an attack of typhoid fever and returned to South Kingstown for several weeks to recuperate. Returning to battle as an acting-major-general, General Rodman fought at Frederick City, Maryland and at Antietam, where on 17 September 1862, he was mortally wounded by a Minie ball. His wife, his father, and his physician, Dr. William H. Hazard, rushed to Antietam, but efforts to save him failed. He died on 30 September 1862.

Honored then as Brigadier General, Isaac Peace Rodman's body was transported to Providence where, in the first public funeral held at the State House (Old State House, 150 Benefit Street, Providence; College Hill National Historic Landmark District), it lay in state in the House of Representatives chamber. Following funeral services held in the State House yard at which addresses were given by Governor Sprague and U.S. Senator Henry B. Anthony, the casket was escorted by an honor guard procession and transferred by train to Rodman's house in South Kingstown. A second service, attended by 1,500 people and conducted by Rev. Barnas Sears, D.D., President of Brown University, was held at the house the next day. General Rodman was buried in the Rodman family cemetery, located a few hundred yards from the house on the south side of Saugatucket Road. The cemetery is now surrounded by a commercial sand and gravel operation.

General Isaac Peace Rodman died intestate. His wife Sally was appointed administratrix of the estate and guardian of the four surviving minor children. South Kingstown Town Records provide little information about the estate, but indicate he left a personal savings of only \$541.15. The local newspaper obituary account mentions that the firm of S.R. Rodman & Sons had fallen on hard times in the preceding several years.

Sally Rodman's will, dated 1896, placed the property under management of her son, Isaac Peace Rodman, Jr., and her son-in-law, Robert Thompson. During the last years of her life Sally Rodman may have lived with one of her children, as the house is said to have been abandoned in the late 1880s. The house remained vacant for approximately 20 years and was considered haunted by some local residents.

In 1906, the property was purchased by Percy and Evelynde Wright. The majority of minor changes made to the house, the construction of outbuildings, and many elements of the surrounding landscape are most likely results of the Wright's restoration of the abandoned property. Important changes, which create much of the ambience of the property today, were focussed on the surrounding landscape and on linking the house to the

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garden: new exterior doors, outbuildings, a terrace, replanted tree alley, and other features. These elements reflect ideas of domestic garden design at the turn of the century and have also preserved elements of the original landscape.

The subsequent owners of the property were the Emerson Smiths, who purchased the property in 1940. Under their ownership the front porch lattice work and rear shed addition were removed. In 1963, the Kerwin Hylands, the present owners, purchased the house, outbuildings, and 5.5 acres.

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