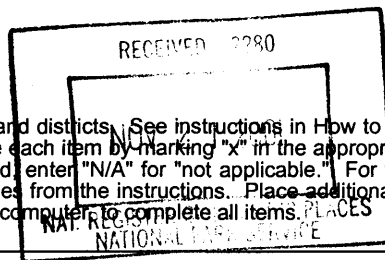


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1415



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 ROLLINS HOUSE

other names/site number \_\_\_\_\_

2. Location

street & number 5456 Rollins Pointe

N/A  not for publication

city or town Tallahassee

vicinity

state FLORIDA code FL county Leon code 073 zip code 32312

3. State/Federal Agency Certification

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

Janet Snyder Matthews 11/7/2001  
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources  
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 the property is:

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

Edson H. Beall  
Signature of the Keeper

Date of Action

12/31/01

**5. Classification**

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

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

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

- buildings
- district
- site
- structure
- object

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

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| 1            | 0               | buildings  |
| 0            | 0               | sites      |
| 0            | 0               | structures |
| 0            | 0               | objects    |
| 1            | 0               | total      |

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

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

"N/A"

0

**6. Function or Use**

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

DOMESTIC: single dwelling

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

VACANT

**7. Description**

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

OTHER: frame vernacular

**Materials**  
(Enter categories from instructions)

foundation BRICK  
walls WOOD  
roof METAL  
other

**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 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

**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 36) 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

**Areas of Significance**

(Enter categories from instructions)

ETHNIC HERITAGE: BLACK  
ARCHITECTURE

**Period of Significance**

1876-1941

**Significant Dates**

1876

**Significant Person**

Rollins, Charles and Susan

**Cultural Affiliation**

N/A

**Architect/Builder**

Rollins, Charles

**Primary location of additional data:**

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

Name of Repository # \_\_\_\_\_

Rollins House  
Name of Property

Leon Co., FL  
County and State

**10. Geographical Data**

**Acreage of Property** less than one

**UTM References**

(Place additional references on a continuation sheet.)

|   |       |                       |                           |
|---|-------|-----------------------|---------------------------|
| 1 | 1   6 | 7   5   6   3   4   0 | 3   3   8   1   8   2   0 |
|   | Zone  | Easting               | Northing                  |
| 2 |       |                       |                           |

|   |      |         |          |
|---|------|---------|----------|
| 3 |      |         |          |
|   | Zone | Easting | Northing |
| 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.)

**11. Form Prepared By**

name/title Dr. Patrick Mason/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date November 2001

street & number R.A. Gray Building, 500 S. Bronough Street telephone 850-245-6333

city or town Tallahassee state FL zip code 32399-0250

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

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

**Photographs**

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

**Additional items**

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

**Property Owner**

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

name Rebecca Canty

street & number 5456 Rollins Pointe telephone 850-224-2276

city or town Tallahassee state FL zip code 32312

**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 amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

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

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number 7 Page 1 **ROLLINS HOUSE, LEON CO., FLORIDA**

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**SUMMARY**

The Rollins House is located at Rollins Pointe, a rural area of Leon County, Florida. It is a frame vernacular one story home with complex gable roof. A shed roofed front porch spans the elevation except for a pedimented gable extension over a three-sided bay with windows on the west corner. The house has brick piers, horizontal wooden siding, and was built in 1870. The windows are 6/6 double-hung wooden sashes. The roof is metal.

**SETTING**

The house is located on a large body of land, known as Rollins Pointe that projects into the northern portion of Lake Jackson in Leon County. Approximately the northern half of the land is named Rollins Pointe due to Rollins family ownership. The house is located on what is currently a five acre parcel of land that was the center of a sprawling agricultural enterprise. The house is on a north/south ridge that slopes to the west, ending at the waters edge of Lake Jackson. The ridge slopes more gently to the east into pasture. Directly west of the house is a north/south dirt Rollins Pointe Road that serves as the main thoroughfare into the property. The road roughly follows the side of the ridge. The wooded areas contain mature oak and magnolia trees. North of the house is a lawn with a large pecan tree (Photo #1). A historic wire fence indicates the eastern boundary of the parcel. Metal remains of an animal shelter are present near the eastern edge of the property. The surrounding acreage is sparsely settled by descendents of Charles H. and Susan Rollins.

**PHYSICAL DESCRIPTION**

The house was constructed on brick piers, with frame construction, horizontal wooden siding, and a complex gable metal roof. Windows are filled with 6/6 double-hung wooden sashes (Photo #2).

The main (north) façade has a porch with shed roof spanning the elevation except where a three sided bay with windows extends from the northwest corner (Photos #3&4). Vertical corner boards accent the front of the bay. The porch is accessed by concrete block steps. The main entrance is a four-panel wooden door (Photo #5). A window is to the east of the door. All windows on the north elevation have louvered wooden shutters. The broad side of the side gable roof is visible. A pedimented roof extension sheltering the bay intersects with the side gable.

The west elevation fronts on Rollins Pointe Road, and has three windows (Photo #6). The side gable and bay extension are to the north, and the broadside of an intersecting gable extends to the south. There is a vertical seam between the front gable block and gable extensions to the south. The ground slopes to the south, and the two tall brick piers at the south corner are infilled with brick and windows, walling in a basement room.

The south elevation has a screened porch spanning most of the rear elevation (Photo #7). A shed roof shelters the porch. A small wooden enclosure is on the west end of the porch. Tall concrete block piers support the porch and rear corners of the house. Nine concrete block steps access the porch and screened door. Double

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Section number 7 Page 2 **ROLLINS HOUSE, LEON CO., FLORIDA**

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gable ends with longer center slopes, and shorter outer slopes, are visible. The four-panel rear door is centered on the elevation, and a window is centered under the eastern gable.

The east elevation has two windows (Photo #8). The gable end of the front block is to the north, and the broad side of the gable extension is to the south. The wooden end of the façade porch shed roof is visible.

The interior has wooden floors, wooden walls, and high ceilings with tongue-and-groove paneling. The house has a central hall (Photo #9). Similar to a Georgian foursquare arrangement, the four front rooms share double-fireplaces. But, unlike the initial Georgian arrangement, a third smaller room is on either side of the hall at the south end of the house.

Entering the front door, the first room to the east is the sitting room with the bay. The fireplace has a wooden surround with mantel (Photo #10). This is the largest room, and is well lit by the three windows within the bay (Photo #11) and the window in the west wall. The additional three rooms with fireplaces largely served as bedrooms. All fireplaces have wooden surrounds and mantels (Photos #12). The third room on the west side of the hall served as a kitchen, and contains a built-in cupboard and a sink with water faucets. The third room on the east side of the hall served as the dining room. A small room on the southwest corner of the rear porch has a toilet (Photo #13).

**ALTERATIONS**

In the 1930s, the rear porch with toilet facilities was added. At the same time the running water was installed in the kitchen.

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number 8 Page 1 **ROLLINS HOUSE, LEON COUNTY, FLORIDA**

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**SUMMARY**

The Rollins House on Rollins Pointe Road is nominated to the National Register under Criteria A, B, and C, in the areas of Ethnic History: Black, for its biographical association with Charles H. and Susan Rollins, and for its Architecture. Charles and Susan Rollins, upon emancipation from slavery after the Civil War, quickly became land owners and successful community and business leaders. Because of their success and leadership in various areas, they and their family were influential within local Black communities. Charles was a carpenter who built his second family home at Rollins Pointe. The Rollins House is a sophisticated blend of several vernacular forms.

**HISTORIC CONTEXT**

Following the Civil War, ex-slaves across north Florida struggled to make a livelihood under altered social conditions. Many continued farming by entering into tenant or share cropping agreements with landowners. Others farmed on small farms they managed to buy, often at great sacrifice. Many were handicapped by illiteracy that had often been enforced under the slave system. In spite of this hindrance, within every region Black leaders arose in many professions, and legacies of outstanding achievements are to be found in all regions of the state. The story of the Rollins family is one such legacy of achievement.

Charles Rollins' opportunity to purchase the Rollins Pointe property was intimately tied to Florida's Reconstruction politics. In Leon County, African American voters outnumbered white voters by a ratio of six to one from 1865 – 1877. The white community was split between the native Southern conservatives of the Democratic Party and two groups of Republicans, immigrant Northern Republicans (carpetbaggers) and native white Southern Republicans (scalawags). Each group wanted to appeal to black voters, and made alliances with African American leaders. For example, at the beginning of the 1870s, John Proctor (later in-law to the Rollins family) and James Page (Pastor and Founder, Bethel Missionary Baptist Church) were associated with "The Ring," moderate Republicans who were devoted to the national party. Charles H. Pearce (Pastor, Bethel A.M.E. Church) and John Wallace were affiliated with the so-called Mule Team, a group of more radical Republicans. However, by the latter years of the 1870s Proctor would leave the Ring and unite with Pearce and Wallace to obtain political and economic advantage for Leon County's African American population.

When the Florida Assembly met on January 6, 1874, electing a new Speaker was the top priority. The previous Speaker, Simon Conover, was appointed to the U.S. Senate by the Assembly. Conover was also the leader of the Republicans associated with Proctor, Wallace, and Pearce. Malachi Martin, a Ring politician, was elected Speaker of the Assembly to replace Conover. He quickly denied a committee chairmanship to John Proctor. The fall elections were intensely competitive. Acting Governor and former Surveyor General Marcellus L. Stearns now headed the Ring faction. Stearns wanted the Ring to gain control of the State Assembly and to appoint him U.S. Senator. However, the anti-Ring Republicans affiliated with Proctor, Wallace, and Pearce had made great progress attracting African American voters.

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Section number 8 Page 2 **ROLLINS HOUSE, LEON COUNTY, FLORIDA**

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To offset this tendency, Stearns for the first time informed the Blacks what he knew about certain available lands around Lake Jackson, in Leon County. He had for several years been United States Surveyor-General, and had discovered fractional pieces of Government lands around Lake Jackson that had been occupied for a number of years by the white planters whose lands were adjoining. A W. U. Saunders was employed to bring this matter to the attention of the freedmen to raise Stearns in their estimation. Many freedmen physically took possession of land, only to be ousted by the courts, which was done by proceedings for forcible entry. Saunders informed them that all the lands and large plantations around Lake Jackson were Government land, and if Stearns were elected he would see to it that they would get the land after all. This was a tempting argument, and many of the freedmen deserted the anti-Ring Republicans and supported Stearns "to get land" (Wallace, 1888:328).

**Charles H. and Susan Rollins, 1865 - 1885**

The earliest available documentary evidence of the Rollins family's presence in Leon County comes from the records of the Freedmen's Savings and Trust Company bank deposit cards. Charles Rollins' deposit card of August 25, 1866 established the first deposit at the bank. The deposit card states that he was born in Florida, while Virginia is listed as the state of birth of his parents. He is listed as 33 years of age. However, the August 26, 1870 federal census lists his age as 35. His tombstone at Tallahassee City Cemetery lists his year of birth as 1832. The death certificate of Charles Rollins states that he was 88 years old when he died on August 24, 1919. From this it appears that Charles was born in Leon County between 1831-35. He was the first Rollins family member born in Florida. According the 1866 Census, Susan Rollins was born in Georgia and is listed in the 1866 Census as being 27 years of age (birth date 1839). At that time she and Charles had five children: Noah (12), Julia (11), Charles (10), Thomas (8), and John (6).<sup>1</sup> Due to the closeness of Susan's age and the age of Noah, Charles and Susan probably married around 1853. However, we cannot be sure of Susan's age since she replied "don't know" when questioned about her age on her own bank deposit card (# 730) on February 14, 1870. Further, her gravestone in Tallahassee lists 1833 as her year of birth and 1902 as her year of death.

Susan's deposit card does not provide information on her parents or family, saying only that she had a sister (Harriet White) who also resided in Leon County. Charles' deposit card, however, lists his parents as "Tom" and "Rachel." Unfortunately, no last names are given; Charles' death certificate, however, identifies his father as Thomas Rollins.

Each deposit card requested "Name of Master." No information is given for Susan, but Charles' lists Edgar Garnett as his last enslaver. The Garnetts were an extremely prominent and wealthy family, enslaving hundreds of Africans. Edgar moved to Florida in 1841 and lived on a plantation outside of Tallahassee. Edgar's father, Muscoe Garnett purchased his 640 acre plantation in 1834 and 1835 from General Lafayette of France.<sup>2</sup> A Garnett family genealogist opines that although Edgar did not actively engage in the buying and selling of slaves, Charles Rollins may have been part of the plantation purchase and set free by the sale of the plantation to Richard Croom in 1852.<sup>3</sup> Shortly thereafter, Edgar Garnett moved to Washington, DC. We



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Section number 8 Page 3 **ROLLINS HOUSE, LEON COUNTY, FLORIDA**

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cannot say with certainty what happened to Charles between 1852 and 1865, but the abolition of slavery allowed Charles and Susan to keep their family together.

On August 3, 1868, the Rollins family purchased land on which Charles built a family home. Charles Rollins and Nelson Jackson jointly purchased 10 acres of land from Wilkinson Call and Lucinda Lee Call. On October 16, 1869, Rollins and Jackson each took a 1/2 share of this property.<sup>4</sup> Charles Rollins and Nelson Jackson purchased the land for \$5.00 and "certain work to be done on a house in Tallahassee the property of the said Mrs. Lucinda Lee Call." Today's, Sixth Avenue forms the dividing line of what was the Rollins and Jackson properties. Nelson Jackson took the property north of Sixth Avenue, while Charles Rollins took the property south of Sixth Avenue. Rollins Street is the southern boundary of Charles and Susan's original five acres. The western boundary of the Rollins property includes the rear lot lines of all of the homes immediately west of Bennett Street. Hence, the western boundary ran from the rear of the home at the intersection of Rollins and Bennett to the rear of the home located at the intersection of Bennett and Sixth Avenue. Sometime before February 1874, Philip T. Pearce sold Charles Rollins 2/3 of acre for \$20.00.<sup>5</sup> This lot lies immediately southwest of what was then called the "Wagon Road," that is, Old Bainbridge Road. Charles and Susan Rollins built their original home on this 5 2/3 acres plot. Within only 2 to 2 1/2 years after the end of slavery, therefore, the Rollins owned a home and land.

On March 2, 1875 Charles paid David Welters \$100 for the southern portion of lot 131 in the city of Tallahassee. This property is located on Adams Street, in the middle of the block running from Call Street to Park Avenue. The lot measured 42 1/2 feet wide along Adams and 100 feet long in a western direction toward Duval Street. Welters had not paid the 1874 taxes on this property, and there was a deed sale on July 1875, at which Charles paid an additional \$16.90 to secure the property. This property represented a prime commercial real estate purchase, but it did not remain within the Rollins family for very long. It was sold to Matthew T. Papy for \$132.50 on February 8, 1877. The property contained a number of structures. It may be that Charles had purchased this property with the expectation of using his carpentry skills to repair the structures, which could then be sold for a greater price. At any rate, the property purchase and sale indicates that the Rollins family had obtained some degree of economic success and an understanding of real estate. Although the cash received from this sale represented less than 10 percent profit after holding the lot for two years, it is quite likely that Charles used this cash to make the final payment on the Rollins Pointe homestead.

According to the 1870 federal census, Charles worked as a carpenter. He was very successful, for the records of the Freedmen's Bank show that by the mid-1870s Charles had nearly \$1,200 in savings.<sup>6</sup> In addition to Charles' account, Susan had an account of her own. Their sons John and Charles also had bank accounts. Moreover, Charles (the father) was also the trustee for his church's Sunday School account. Rollins' future in-laws, the Proctors, also had accounts at the Freedmen's Bank. "Keep house" was the occupation listed for Susan on bank records. The Rollins family had real estate valued at \$500 and a personal estate worth \$300.

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| <u>Name</u>                         | <u>Application Number</u> | <u>Comments</u>                                      |
|-------------------------------------|---------------------------|--|
| Charles H. Rollins                  | 1                         | Family Patriarch                                     |
| John Proctor                        | 43*                       | Father of Julia Proctor, future wife of John Rollins |
| Susan Rollins                       | 730                       | Family Matriarch                                     |
| Charlotte Proctor                   | 887*                      | Daughter of George Proctor, sister of John Proctor   |
| J. E. Proctor                       | 919*                      |  |
| John Rollins                        | 921*                      | Established by mother, Susan Rollins                 |
| Charles Rollins                     | 1079                      | Father listed in #1                                  |
| Missionary Baptist<br>Sunday School | 1275                      | Charles Rollins made the church deposit              |

\*These account numbers are taken from the index to Freedmen's Savings and Trust Company accounts. The actual numbers may differ. The actual cards for these accounts cannot be located.

The 1870 Census shows that a niece from Maryland, nine-year old Florence James, had come to live with the family. By 1880, she at age 18, and two of the Rollin's sons, twenty-two year old Thomas, and nineteen year old John, were the only young people left at home.

Charles and Susan were determined that their family would receive religious training, develop intellectually through education, and obtain economic independence through the accumulation of economic assets. Few teenagers of any race attended school at this time in Florida's history, yet the census shows that all of the Rollins children attended school during 1870. Each of the Rollins children was able to read and write, even though it is unlikely that their mother was literate. Susan has a mark, "X," in the space for a signature on her bank deposit card. The federal census of June 1880 provides affirmative responses to the queries "unable to read" and "unable to write" for Susan. No response is given for Charles, which indicates that he possessed the ability to read and write. In addition, Charles' own signature is affixed to a number of legal documents.

Charles held several political public offices. Governor Sterns in 1874, appointed him to serve as a Leon County Commissioner, a position he held until 1877. In 1883 he was elected as a Leon County representative to the State Legislature (Brown, 1998: 121). On June 25<sup>th</sup> 1877, Charles Rollins and C. H. Pearce, along with H. Garnett, were granted a charter to form Mt. Olive Lodge #5, Free and Accepted Masons, Prince Hall Affiliated.<sup>7</sup>

**HISTORIC SIGNIFICANCE**

**Rollins Pointe, 1875 - 1919**

From 1875 – 1880 the Rollins family made great progress, despite the fact that by 1877 Jim Crow laws were in their initial stages of institutionalization. The family's material prosperity is demonstrated by two extraordinary land acquisitions. By the end of 1875 Charles and Susan owned the family's original home on Old Bainbridge Road, prime downtown Tallahassee real estate on Adams Street; and a country estate on Lake Jackson, on some of the best farm land in Leon County. Both Charles and Susan changed occupations. Charles

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Section number 8 Page 5 **ROLLINS HOUSE, LEON COUNTY, FLORIDA**

had become a farmer by 1880, and Susan worked as a domestic servant. John and Florence worked as farm hands, while Thomas was "at home." Thomas apparently died shortly afterwards.

Rollins Pointe is the estate that has been the focus of the family's livelihood, residence, vacations, and reunions for over 100 years. The total acreage of Rollins Pointe expands and contracts with the periodic drying up and renewal of Lake Jackson. At a minimum, it is over 110 acres. This estate was established through two land purchases and a land swap, all of which occurred over 44 years, from 1875 to 1919.

The Stearns election and the availability of land for freeman was an opportunity that Charles Rollins quickly took advantage of. On August 7, 1875 Charles Rollins filed notice with the Clerk of Court that he met all of the qualifications of the Homestead Act and, accordingly, had filed an application to settle on the land that we now call Rollins Pointe.<sup>8</sup> The Homestead Act of May 20, 1862 provided,

That any person who is head of a family, or who has arrived at the age of twenty-one years, and is a citizen of the United States ... and who has never borne arms against the United States Government or given aid and comfort to its enemies, shall ... be entitled to enter one quarter section (160 acres) or less quantity of unappropriated public lands, upon which said person may have file a preemption claim, or which may, at the time the application is made, be subject to preemption at one dollar and twenty-five cents, or less, per acre; or eighty acres or less of such unappropriated lands, at two dollars and fifty cents per acre...

On August 12, 1875 Charles and Susan Rollins made a settlement upon lot 3, section 28 and lot 4, section 27, township 2 north, range 1 west. He paid \$12.48 to the Gainesville land office to initiate the homesteading process.<sup>9</sup> Half of this 99.3 acre settlement was also claimed by the Pensacola and Georgia Railroad. Specifically, PGRR claimed that it had a valid title to lot 4 of section 27.<sup>10</sup> It would take 10 years to resolve this dispute. The PGRR was able to show that it had a legal claim. The Rollins family owned only the 48.6 acres of lot 3, section 28. By January 20, 1876, Charles and Susan had built a home on their newly acquired property.<sup>11</sup> Charles used his carpentry skills to build the Rollins House, the subject of this nomination. Shortly thereafter, the estate included a stable, a cotton house, a corn crib, and a kitchen that was added to the family home.

On November 16, 1877 Charles went to the regional land office in Gainesville to make the land payment associated with homestead application number 1870. William Carr (his son-in-law) and H. S. Harmon (a resident of Tallahassee) accompanied him on this trip and acted as witnesses to Charles' citizenship and the fact that he had continuously resided on the property, cultivated the land, and made a number of other improvements.<sup>12</sup> He paid \$124.15, that is, \$1.25 per acre, for the 99.3 acre tract. Later, he would receive a refund for the land claimed by Pensacola and Georgia Railroad.

The 1880 agricultural schedule census indicates that the Rollins farm was somewhat successful. There were 80 acres of land under cultivation, with 1 mule and 1 horse. Ninety chickens produced 75 dozen eggs. Forty acres of corn were planted, yielding a crop of 350 bushels. Also, 80 bushels of sweet potatoes were harvested from a field of 3 acres. Finally, 5 bales of cotton were extracted from the 30 acres of land devoted to that purpose. Forty workers were hired during 1879.

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Section number 8 Page 6 **ROLLINS HOUSE, LEON COUNTY, FLORIDA**

On November 1, 1911, Charles H. Rollins obtained 15 acres from George B. & Margaret C. Perkins.<sup>13</sup> This property lies immediately east of the original acreage and encompasses much of the property that came to belong to Matthew Rollins. This was a land swap. Charles paid \$1.00 to the Perkins and received a deed to "certain other lands in Leon County," that is, the 15 acres of farmland on Rollins Pointe. Charles Rollins traded to George B. Perkins part of the lakefront property front the original purchase (near Miller Landing).<sup>14</sup>

Charles C. Rollins, son of Charles H. Rollins, died in Boston, Massachusetts, in 1915. A year later (August 15, 1916), Charles sold the house site and twenty acres of the original Rollins Pointe purchase, that is, lot 3 of section 28, to his son John for \$1.00. The deed also specified that John would receive all 46.8 acres upon Charles' death.<sup>15</sup> This transaction ensured a relatively smooth transition in ownership of the family estate after the death of the family patriarch, who died on August 24, 1919. Charles H. Rollins lived for 88 years.

**"Mr. Johnny" in Charge, 1919 – 1941**

On November 29, 1919, only two months after Charles Rollins' death, John Rollins paid \$4,000 to Augustus & Christine Kinberg to purchase land to the east of Rollins' property. John's purchase doubled the size of his father's estate. It included the eastern half of Rollins Pointe.<sup>16</sup> This latter addition to Rollins Pointe contained much of the same property that Charles Rollins had originally sought to claim in his homestead application plus an extra 10 acres.

John consolidated the Rollins Pointe estate. Between September 27, 1921<sup>17</sup>, and July 9, 1923<sup>18</sup>, all family members owning portions of the land sold them to John Rollins. John now owned nearly all the Rollins Pointe estate. The final piece was acquired when Johnny purchased a 1/27 interest in a parcel owned by Charles P. Rollins, a child of Charles C. Rollins, for \$25 plus the costs of the sale. John Rollins, born into enslavement on the eve of the Civil War, consolidated his ownership of Rollins Pointe at 63 years of age.

Looking to the future, John wrote his will on September 24, 1929.<sup>19</sup> He designated Julia Proctor Rollins the Executrix of the will. He bequeathed \$10 cash and 10 head of cattle to various descendants, and all the remaining property to Julia. The last item of the will named a trust deed that divided Rollins Pointe between the children of John and Julia Proctor Rollins.<sup>20</sup>

John Rollins wife, Virginia Rollins, died in the Spring (May or June) of 1932, and John Rollins died on February 13, 1941. Rollins Pointe remained under the control of the family matriarch, Julia Proctor Rollins. Her daughter Henrietta returned from Ft. Myers and lived with her mother in the Lake Jackson family home. The Rollins Pointe home became a communications center for the extended family. Julia Rollins was blind by 1941, but Henrietta profusely wrote letters for herself and her mother to the rest of the extended family over the United States and overseas, and in turn received letters from the extended family.

**ARCHITECTURAL CONTEXT AND SIGNIFICANCE**

Frame vernacular construction techniques and forms are used by lay or self-taught builders. The industrial revolution permitted a standardization of building materials and parts which exerted a pervasive influence over vernacular house design. Popular magazines disseminated information about building trends and

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styles throughout the country, and railroads provided affordable distribution of manufactured building products. The Georgian house is a double pile structure with a central hall and paired internal chimneys, noted for its symmetry.

The Rollins House at Rollins Pointe was built by its owner, Charles Rollins, a successful local carpenter. Built eleven years following the end of the Civil War and slavery, it was the second home built by and for, Charles and Susan Rollins, who had been born into slavery. The frame vernacular house is well crafted that incorporates the elements of a Queen Anne Style front bay with pediment. This single element gives the modest home a unique elegance. The irregular massing of the main façade and cross gable roof arrangement belies the home's symmetrical Georgian interior arrangement. The house has a central hall flanked by pairs of major rooms that were heated by paired internal chimneys. Smaller service rooms at the rear of the house extend this arrangement. The building is structurally stable despite its need for repairs, and its architectural integrity is very high.

**CONCLUSION**

The property and Rollins House are testaments to the struggle and hard work of the first generation of African-Americans out of slavery. Following emancipation from slavery, great individual and family sacrifice was made by Blacks to become owners of property. At the turn of the century, Blacks had extensive land holdings in Leon County, particularly in the rural areas where their ancestors had been enslaved. By the mid-twentieth century, however, Black ownership of land in Leon County began to erode.

Charles and Susan Rollins, through their economic accomplishment and cultivation of their family through education and community leadership, laid a foundation of achievement. Their son John Rollins expanded and consolidated their property and economic activities. The family enterprises embraced fruits, vegetables, cattle, hogs, and fish. They owned the only African-American operated dairy in the area, delivering milk and butter all over North Florida and South Georgia. The family sponsored a baseball team, which hosted games against Black teams from around the county. By the time of World War II, the large enterprises had closed, but land ownership has been retained, and family residential use of the property persists. The Rollins family land and house have given the family a focal point, a place for family reunions, and a physical connection to their ancestry and shared family history. The Rollins' story and property represent an important part of Leon County's African American history.

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<sup>1</sup> The ages are derived from the years of birth given in the 1870 federal census.

<sup>2</sup> See Leon County Deedbooks D, page 84 and E, page 65. The plantation was located at Section 10, Township 1, Range 1 North and East.

<sup>3</sup> See Leon County Deedbook K, page 286 (power of attorney letter authorizing Edgar's right to sell his father's property) and page 294 (deed of sale).

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Edgar M. Garnett is on the 1845 voter list for Leon County.

<ftp://ftp.rootsweb.com/pub/usgenweb/fl/leon/xmisc/1845votr.txt>

He's on the 1850 regular and slave censuses. There is no Rollins on the 1845 voter list. No Garnett or Rollins is on the 1825 Territorial Census list. <http://www.rootsweb.com/~fleon/1825cens.htm>

There is no Rollins in Leon County Florida on any Federal Census prior to 1870.

<sup>4</sup> See Leon County Deed Book P, pages 116-117.

<sup>5</sup> See Leon County Deed Book U, page 185.

<sup>6</sup> See volume 12 of the Freedmen's Bank "Dividend Payment Records, 1882 – 1889," Record Group 101, Records of the Comptroller of the Currency. These unfiled records are available only at the National Archives, 8601 Adelphi Road, College Park, Maryland.

<sup>7</sup> Mount Olive Lodge 5, located in the Frenchtown business district, has a framed copy of its original charter. The address for the lodge is 512 N Macomb St., Tallahassee, Florida, 32301-1022. Pearce was the Worshipful Master, while Garnett and Rollins were the Senior and Junior Wardens, respectively.

<sup>8</sup> See Affidavit, Homestead Clerk Office at Tallahassee, Florida. August 12, 1875.

See also Homestead, Application No. 1870, Land Office at Gainesville, Florida. August 11, 1875.

<sup>9</sup> See Receiver's Receipt, No. 1870. Homestead. Receiver's Office, Gainesville, Florida. August 11, 1875.

<sup>10</sup> See Letter from L. C. McFarland (Commissioner) to Register and Receiver. Department of the Interior, General Land Office, Washington, D.C. January 9, 1885.

<sup>11</sup> See Right to Commute, Homestead Act of May 20, 1862 (8<sup>th</sup> Section). November 15, 1877.

<sup>12</sup> See Right to Commute, Homestead Act of May 20, 1862 (8<sup>th</sup> Section). November 15, 1877.

<sup>13</sup> See Leon County Deed Book RR, page 66.

<sup>14</sup> See Leon County Deed Book RR, page 66. After Susan's death in 1902, Charles married the former Ms. Virginia Carr.

<sup>15</sup> See Leon County Deed Book WW, pages 380-381.

<sup>16</sup> See Leon County Deed Book 1, page 384 and Deed Book 20, 525.

<sup>17</sup> See Leon County Deed Book 4, page 553 - 558.

<sup>18</sup> See Leon County Deed Book 23, page 562.

<sup>19</sup> See Will Book E, page 389. Probate #2653.

<sup>20</sup> See Leon County Deed Book 20, page 529.

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Leon County Deedbooks D, page 84 and E, page 65. The Garnett plantation was located at Section 10, Township 1, Range 1 North and East.

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1965-66 Leon County fishing license. (Exact birth date of Henrietta Rollins).

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Letter from L. C. McFarland (Commissioner) to Register and Receiver. Department of the Interior, General Land Office, Washington, D.C. January 9, 1885.

Masonic Charter. Mount Olive Lodge 5, located in the Frenchtown business district, has a framed copy of its original charter. The address for the lodge is 512 N Macomb St., Tallahassee, Florida, 32301-1022. Pearce was the Worshipful Master, while Garnett and Rollins were the Senior and Junior Wardens, respectively.

Right to Commute, Homestead Act of May 20, 1862 (8<sup>th</sup> Section). November 15, 1877.

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1825 Territorial Census of Florida.

Wallace, John. 1964. (1888). Carpet-Bag Rule in Florida. Gainesville, Florida: University of Florida Press.

**List of Land Transaction Legal Documents**

| <i>Date</i>                          | <i>Grantor</i>  | <i>Grantee</i>                   | <i>Purpose</i>   | <i>Location</i>             |
|--------------------------------------|---|----------------------------------|------------------|-----------------------------|
| August 3, 1868                       | Wilkinson & Lucinda Lee Call  | Charles Rollins & Nelson Jackson | Land Purchase    | Deed Book P, page 116       |
| August 3, 1868                       | Charles Rollins & Nelson Jackson  | Charles Rollins & Nelson Jackson | Land Partition   | Deed Book P, page 116-117   |
| March 2, 1875                        | David Welters   | Charles Rollins                  | Land Purchase    | Deed Book S, page 261       |
| July 5, 1875                         | Leon County Collector of Revenue  | Charles Rollins                  | Tax Sale         | Deed Book U, page 155-156   |
| August 11, 1875                      | Homestead, Application No. 1870, Land Office at Gainesville, Florida  |                                  |                  |                             |
| August 11, 1875                      | Receiver's Receipt, No. 1870. Homestead. Receiver's Office, Gainesville, Florida                                      |                                  |                  |                             |
| August 12, 1875.                     | Affidavit, Homestead Clerk Office at Tallahassee, Florida.  |                                  |                  |                             |
| November 15, 1877                    | Right to Commute, Homestead Act of May 20, 1862 (8 <sup>th</sup> Section).  |                                  |                  |                             |
| September 1, 1876                    | Charles C. Pearce, et al.   | Charles Rollins                  | Land Purchase    | Deed Book U, page 185-186   |
| February 8, 1877                     | Charles Rollins   | Matthis F. Papy                  | Land Sale        | Deed Book U, page 156-158   |
| January 9, 1885.<br>Washington, D.C. | Letter from L. C. McFarland (Commissioner) to Register and Receiver. Department of the Interior, General Land Office, |                                  |                  |                             |
| December 10, 1885                    | United States of America  | Charles Rollins                  | Land Patent      | Deed Book BB, page 303      |
| November 1, 1911                     | George B. & Margaret C. Perkins   | Charles Rollins                  | Land Purchase    | Deed Book RR, page 66-67    |
| November 1, 1911                     | Charles & Virginia Rollins  | George B. & Margaret C. Perkins  | Land Purchase    | Deed Book RR, page 66-67    |
| 1916                                 | Charles Rollins   | John Rollins                     | Land Purchase    | Deed Book WW page 380-381   |
| 1922                                 | Ruth Rollins  | John Rollins                     | Land Purchase    | Deed Book 4, page 553       |
| 1922                                 | Margaret Rollins  | John Rollins                     | Land Purchase    | Deed Book 4, page 554       |
| 1922                                 | Frank M. Rollins  | John Rollins                     | Land Purchase    | Deed Book 4, page 558       |
| 1922                                 | Julia Carr, et al.  | John Rollins                     | Land Purchase    | Deed Book 4, page 556       |
| November 29, 1919                    | Augustus & Christine Kinberg  | John Rollins                     | Land Purchase    | Deed Book 1, page 384-385   |
| September 23, 1929                   | Christine Kinberg   | John Rollins                     | Title Correction | Deed Book 20, page 525-526  |
| September 24, 1929                   | John & Julia M. Rollins   | John Briggs                      | Trust Deed       | Deed Book 20, page 529      |
| 1923                                 | Delphine Rollins  | John Rollins                     | Land Sale        | Deed Book 23, page 562      |
| July 21, 1931<br>180                 | Estate of Julia A. Carr   | Probate File No. 2150            |                  | Chambers Book 3, pages 178- |
| August 21, 1931<br>183               | Estate of Wallace B. Carr, Sr.  | Probate File No. 2153            |                  | Chambers Book 3, pages 181- |
| August 22, 1932                      | Delphine Rollins & children   | Mary Nelson                      | Land Sale        | Deed Book 25, page 278      |
| December 3, 1932                     | Thomas B. & Mamie G. Carr   | Charles Rollins                  | Land Sale        | Deed Book 25, page 275      |
| n.d.                                 | Willie Carr & wife  | Charles Rollins                  | Land Sale        |                             |
| June 24, 1937                        | John E. Proctor   | Julia Rollins                    | Land Sale        | Deed Book 37, page 187      |
| April 18, 1939                       | Wallace B. & Levia B. Carr  | Charles Rollins                  | Land Sale        | Deed Book 39, page 131      |



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|                   |                          |                                  |   |                       |
|-------------------|--------------------------|----------------------------------|---|-----------------------|
| March 8, 1941     | John Rollins             | Probate No. 2653                 | Will  | Will Book E, page 389 |
| September 9, 1947 | Julia Rollins            | Susan Walden & Henrietta Rollins | Land Sale   |                       |
| September 1, 1964 | Marion Hilliard, Trustee | Henrietta Rollins Nathan         | Trustee's Deed  |                       |
| June 12, 1978     | Estate of Lettie P. Hill | Probate No. 78-145-PR            | Notices of Administration of Estate                     |                       |
| July 31, 1979     | Estate of Lettie P. Hill | Probate No. 78-145-PR            | Extension of Administration of Estate                   |                       |
| December 28, 1979 | Matthew Rollins          | Henrietta Rollins                | Personal Representative's Deed for Lettie Hill Property |                       |

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Warner, Lee H. Free Men in an Age of Servitude: Three Generations of a Black Family, The University Press of Kentucky, 1992. This book chronicles the Proctor family and contains many useful references. John Rollins, son of Charles Rollins, married Julia Proctor, daughter of John Proctor (first African American state senator).

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### **VERBAL BOUNDARY DESCRIPTION**

Lot #2, Parcel #24-28-20-008-002-0. The boundary runs along the eastern edge of the Rollins Pointe Road easement, from the southern lot boundary, approximately 180 feet north, then east on a course parallel the southern lot boundary approximately 180 feet until it intersects with the lot's eastern boundary, then south to the southeast corner of the lot, then west along the lot line until it intersects with the Rollins Road easement. (see site map).

### **BOUNDARY JUSTIFICATION**

The boundary encompasses a portion of the property historically associated with the Rollins House, and retains the immediate setting for the historic family home.

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PHOTOGRAPHIC LIST

1. Rollins House,
2. Leon County, Florida
3. Patrick Mason
4. August 2000
5. Patrick Mason
6. Rollins House and setting, looking southeast
7. Photo #1 of 13

Items 1 – 5 are the same for the following photographs.

6. Detail of window with wooden sash, looking northeast
7. Photo #2 of 13

6. Main, north façade, looking south
7. Photo #3 of 13

6. Main façade bay extension, looking southwest
7. Photo #4 of 13

6. Main door, looking south
7. Photo #5 of 13

6. West elevation, looking southeast
7. Photo #6 of 13

6. South elevation, looking north
7. Photo #7 of 13

6. East elevation, looking southwest
7. Photo #8 of 13

6. Central hall, looking south
7. Photo #9 of 13

6. Fireplace, front northwest parlor, looking south
7. Photo #10 of 13

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Section number \_\_\_\_\_ Photo \_\_\_\_\_ Page 2 **ROLLINS HOUSE, LEON COUNTY, FLORIDA**

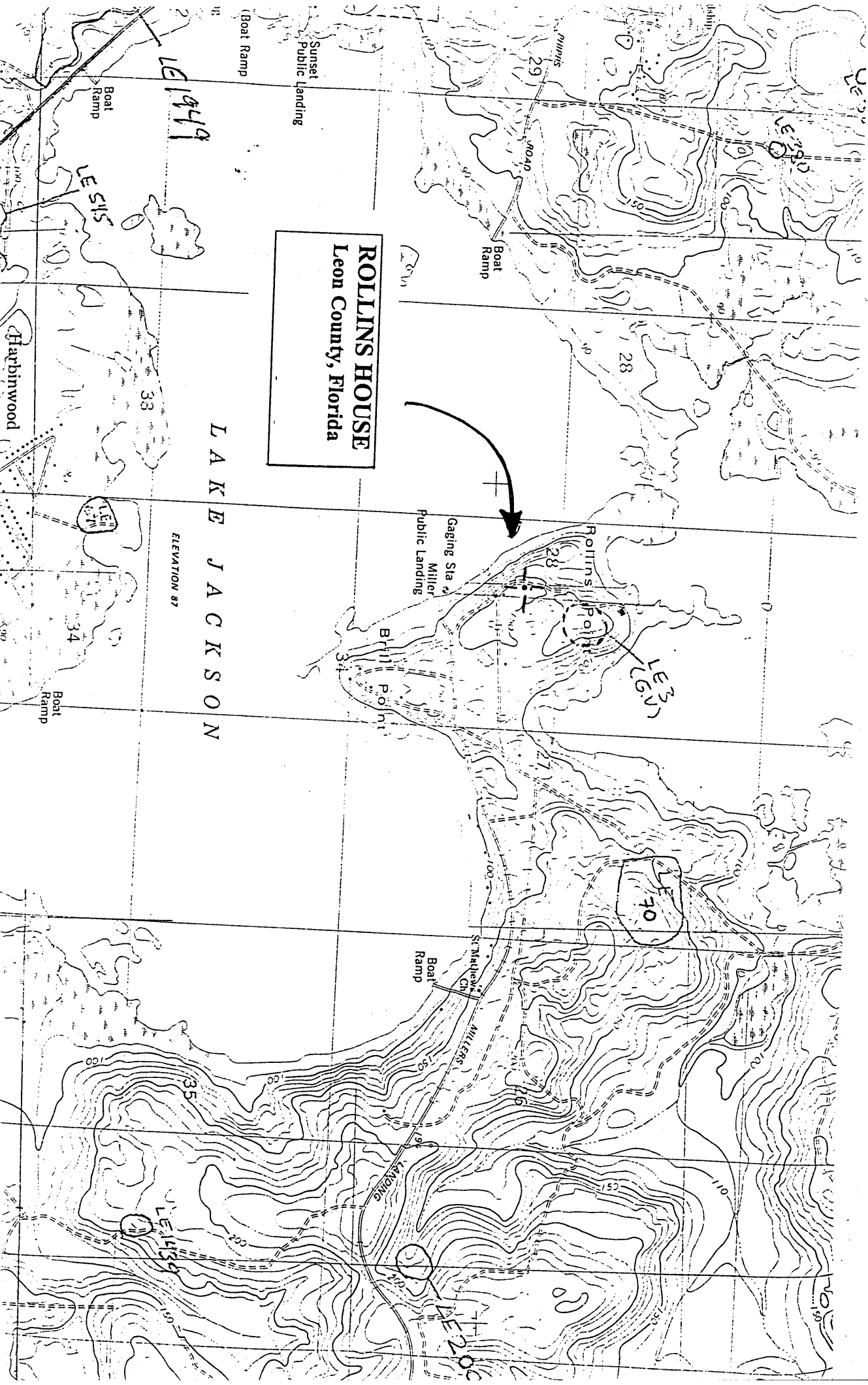
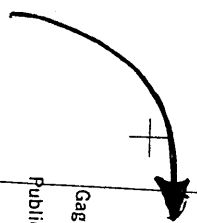
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- 6. Front northwest parlor, looking northeast
- 7. Photo #11 of 13
  
- 6. West bedroom and fireplace, looking west
- 7. Photo #12 of 13
  
- 6. Rear porch and bathroom, looking west
- 7. Photo #13 of 13

**ROLLINS HOUSE**  
Leon County, Florida

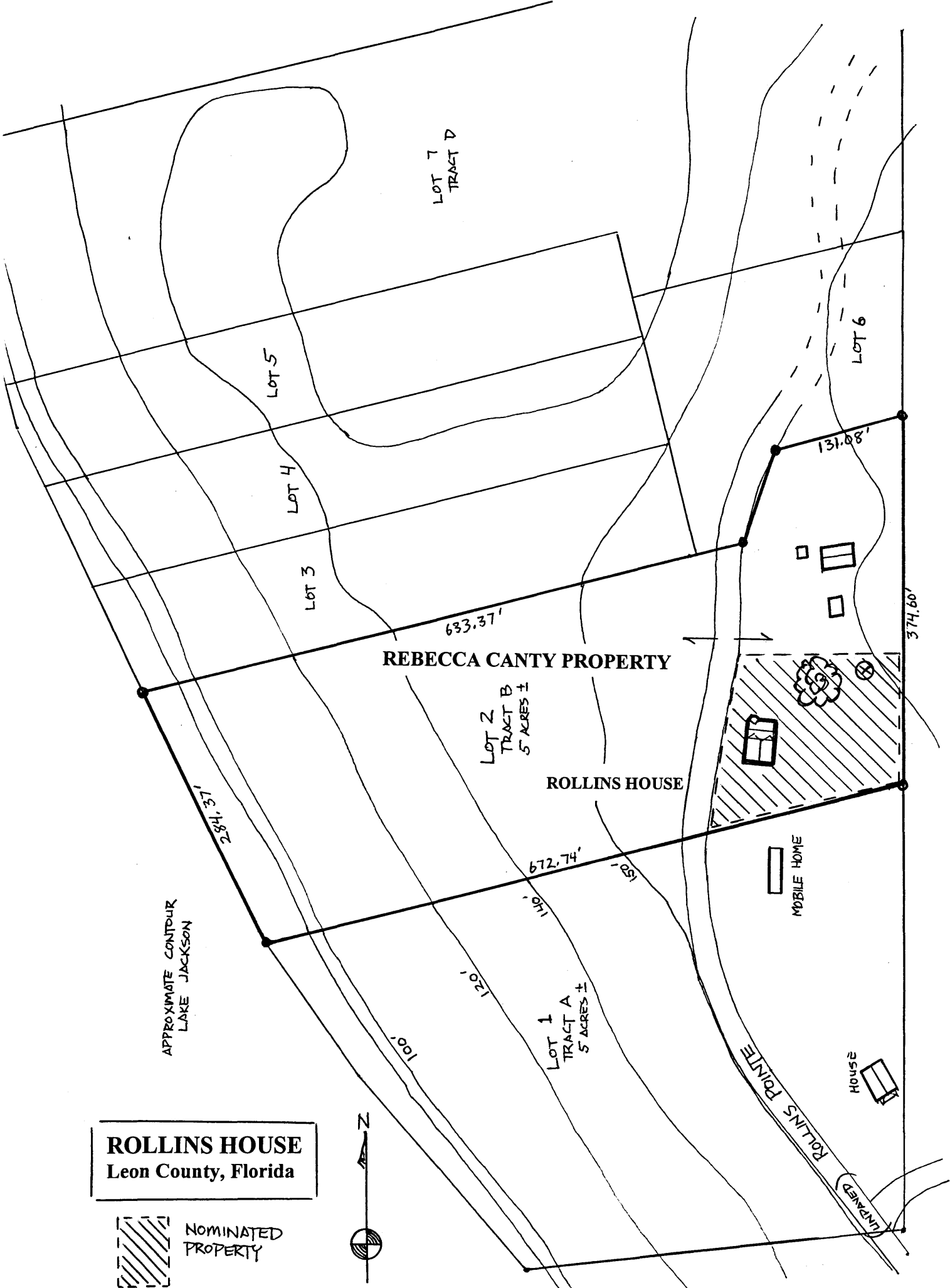
L A K E J A C K S O N

ELEVATION 87



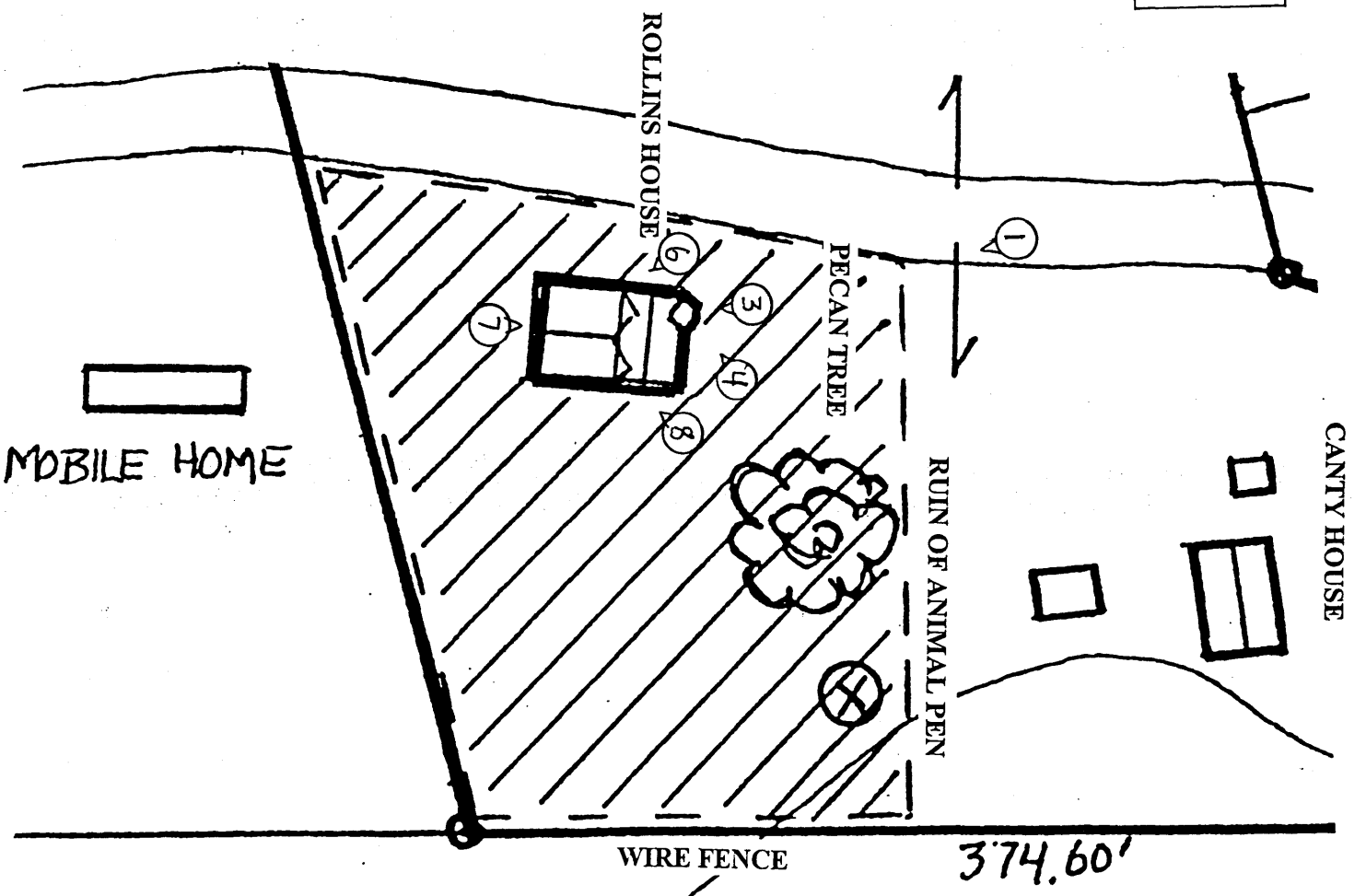
**ROLLINS HOUSE**  
Leon County, Florida

 NOMINATED PROPERTY





**ROLLINS HOUSE**  
Leon County, Florida  
SITE MAP & PHOTO DIAGRAM



**ROLLINS HOUSE**  
Leon County, Florida

FLOOR PLAN & PHOTO DIAGRAM

