

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



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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 CUMMINGS HOUSE

other names/site number Rodman/Cummings House; Rainbow Ranch FMSF # PU1618

2. Location

street & number 298 County Road 310 N/A not for publication

city or town Palatka vicinity

state Florida code FL county Putnam code 107 zip code 32177

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.)

Glisse Stade Lotane, DSHPO 1/15/15
Signature of certifying official/Title Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation
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) _____

Signature of the Keeper

Date of Action

Joan Ballant

3-17-2015

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	3	buildings
0	0	sites
0	0	structures
0	0	objects
1	3	total

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

"N/A"

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: residence

Current Functions
(Enter categories from instructions)

DOMESTIC: residence

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: Frame Vernacular

Materials
(Enter categories from instructions)

foundation BRICK
walls WOOD

roof ASPHALT
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)

ARCHITECTURE

Period of Significance

1903

ca1943 alterations

Significant Dates

1903

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

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

Name of Repository

#

Auburndale City Hall
Name of Property

Putnam Co., FL
County and State

10. Geographical Data

Acreage of Property approximately 20.06 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	2	5	1	1	4	3	2	6	8	0	2	1
	Zone		East	ing				North							
2	1	7	4	2	5	1	1	7	3	2	6	8	2	2	0

3	1	7	4	2	4	7	2	0	3	2	6	8	2	1	4
	Zone		East	ing				North							
4	1	7	4	2	4	7	2	3	3	2	6	8	0	2	8

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 Francee Seiler/Robert O. Jones, Historic Preservationist

organization Bureau of Historic Preservation date January 2015

street & number 500 South 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 Charles E. Alford, Sr. : Revocable Trust

street & number 3816 Reid Street telephone 386-325-7330

city or town Palatka state Florida zip code 32177

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 Reduction Projects (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number 7 Page 1 **CUMMINGS HOUSE, PUTNAM
COUNTY, FLORIDA**

SUMMARY

The Cummings House is located at 298 County Road 310 in Putnam County, Florida. Built in 1903, the two and one-half story large Frame Vernacular residence is an excellent example of a double-pile house that includes a deep wrap-around first story verandah complete with round columns. The "L" footprint consists of a rectangular main block and an extension at the northwest corner house. Built on pier foundations, the exterior has drop siding, and the symmetrically arranged windows contain 2/2 double-hung wooden sashes. The cross-gable roof has two large chimneys piercing the roof ridge, serving six fireplaces. The hall-and-parlor interior arrangement has a spacious "stair-hall," large enough for seating and socializing. In the 1940s, the disconnected kitchen to the east of the house was joined to the main block, and the interior of the east extension and southern second floor bedroom were altered. The house is immaculately maintained and in excellent condition. Three non-contributing out-buildings are to the east of the house.

SETTING

The Cummings House is situated in a rural setting twelve miles southwest of downtown Palatka, and is accessed by turning north from County Road 310. The house is adjacent to the east/west Marjorie Harris Carr Florida Greenway, and the Caravelle Ranch Conservation Area is immediately to the north and south. Lake Ocklawaha is two miles to the southwest, and the St. John's River is five miles to the east. The long driveway front the house on the west, and large pastures and farmed timber surround it. A four-board white fence partially encloses the front yard (Photo #1). A large oak tree is adjacent to the main steps at the west entry. The terrain is flat and is immediately adjacent to Cow Heaven Swamp to the north, which contains water and virgin cypress.

The construction of the home started in 1903 at the same time infrastructure was being built for the Rodman Lumber Company, and the associated company town of Rodman. The home was for Henry S. Cummings, who owned and directed the company, and his wife, Hattie Goethe Cummings. The lumber company also dealt in naval stores (turpentine production), and operated the Ocklawaha Valley Railroad that extended north to Palatka. The town of Rodman employed seven hundred people at the peak of development. After

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the death of Mr. Cummings in 1922, the business closed and all the buildings of Rodman were dismantled and relocated to surrounding communities except for the Cummings House. The open land currently has agricultural and managed conservation uses.

PHYSICAL DESCRIPTION

Exterior

The foundation is on brick piers. The exterior walls are surfaced with drop siding, corner boards, and the roof with asphalt shingles. All windows are filled with single sashes, most of which are 2/2 double-hung wooden sashes.

The west facade (Photos #1 & 2) has a one-story verandah spanning the elevation, having eight round columns joined by handrails and balusters, and sheltered by a shed roof. The verandah is accessed by central brick steps with handrails and balusters on either side. The central main entrance consists of a single paneled wooden door with two half-sidelights and a transom. Two single windows flank the central door. Eight windows on the second story are evenly spaced centered over entrance of the first story. Displayed is the broadside of the steep-pitched gabled roof covered in asphalt shingles. Two brick chimneys rise through the ridgeline to the south and to the north.

The south elevation (Photo #3 & 4) has a gable end with a pediment. The pediment contains three small rectangular vents, and two 1/1 double-hung sash windows serve the attic. The second story contains five windows. The first story verandah wraps the southwest corner and extends half-way across the elevation. Three round columns support the porch's hip roof, and handrails and balusters are present. Two windows are in the first story wall. The eastern half of the verandah is enclosed with horizontal siding, and small square fixed windows are spaced just beneath the porch eaves. Brick piers and an elevated crawl space are clearly visible from this elevation.

The east elevation (Photo #5) is the rear of the house, and until the 1940s it had a kitchen separate from the house connected by a porch. These first story porches were enclosed to create a dining room and incorporate the kitchen into the house. Double white doors accommodate deliveries for large events. Also visible from this viewpoint is a small three

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board enclosure which holds an air conditioning unit, and brick steps with baluster railing leading up to the first floor porch. One of the brick chimneys can be seen as well as five second floor windows.

The north elevation has an open car port added in 1967 (Photo #6). This view mirrors that of the east elevation but with the porch in its entirety supported by six round columns surrounded again by a baluster hand rails. The windows on the second floor and attic windows and vents mirror the south elevation. Visible from this north elevation on the first floor are two additional impressive doors with sidelights and transoms opening onto the porch. Brick pier foundations are best viewed from this elevation as well as both chimneys.

Interior

The interior has approximately 4556 square feet of floor space. The first-floor central hall has vertical wainscoting and horizontal board wall (Photo #7). Wood panel doors have transoms. The stairway rises along the north wall with the first step and newel located near the west end (Photo #8). The southwest bedroom has wide pine wall paneling and ceiling, a brick fireplace, and a half-bath opens to the south side of the fireplace (Photo #9). The southeast bedroom has poplar wall paneling and ceiling, and a classically carved wood fireplace surround with fluted columns (Photo #10). In the south wall is a door into a full bathroom (Photo #11). The northeast room has a fireplace with a plain surround, an entry in the east wall into a full bathroom, and a door with sidelights and transom onto the north porch (Photo #12). The room has wide cypress wall paneling and ceiling. The northwest room has a fireplace with a plain surround, horizontal bead board walls and ceiling, and a north door with sidelights and transom onto the north porch. Out the east door in the central hall (Photo #13) are openings to a dining room (Photo #14), kitchen (Photo #15), laundry and pantry. In the northeast corner of this first floor extension is an office with a full bath off the west wall.

The staircase in the central hall leads to the second floor where a hallway, that follows the perimeter of the northwest and north exterior walls, is filled with windows and wraps around the north bedroom (Photo #16). This perimeter hallway has vertical bead board wainscoting, and horizontal bead board wall treatments. The north bedroom has a

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fireplace centered at the north wall facing south (Photo #17). A door in the east wall enters a full bathroom. Adjacent to the bedroom door are steep stairs leading to the attic which is used for storage. The bedroom on the south side has bead board wainscoting, bead board horizontal wall treatment, and a walk-around fireplace and chimney in the middle of the room (Photo #18). At the northeast corner of the room is a door into a full bathroom. A bedroom in the east extension is accessed from the perimeter hall (Photo #19). The room has wainscoting and plaster walls (Photo #20).

ALTERATIONS

The most significant alteration to the Cummings House was joining the kitchen to the main house, which occurred around 1940. In a second-floor extension that existed over the kitchen, a bedroom was installed to accommodate more people during the "Rainbow Ranch" occupation period. The eastern porch was screened and a short wall was added around its base. The second floor south bedroom was enlarged by removing the wrap-around hallway at the west and south perimeter to provide the owner with a large master suite. The north side carport with concrete block supports was built in 1967, while a large dining area was added during the seventies during the ownership of The Circle Bar Ranch. A large pantry and store room to the east of the kitchen are recent alterations.

Non-Contributing Structures

On the property to the east of the house are three buildings which do not fall within the period of significance and do not relate to the architectural history of the main house. One is a 750 square feet rectangular wood building built in 1955, which is used as a warehouse (Photo #21). Another is a 600 square feet metal butler building built in 1967, and used as a warehouse (Photo #22). The third is a more recently covered pavilion (Photo #23).

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SUMMARY

The Cummings House is nominated to the National Register under Criterion C at the local level in the area of Architecture. The house is an outstanding example of a large Frame Vernacular home built in 1903. Built on a grand scale by the founder of the lumber town of Rodman, the two and a half-story house was built with an “L” footprint and cross-gable roof. The house has a hall-and-parlor interior popularized in the South by the Georgian Revival Style. The central “stair-hall” was wide to serve as a living area, and choice varieties of lumber were used on the interior. The use of a perimeter hallway on the second floor that wraps around the rooms is a distinctive feature of the house. The symmetrical placement of windows and entry, and the wrap-around one-story verandah with columns have nuances of classical styling and Southern leisure. The period of significance spans 1903 through 1943, for the original construction in 1903 and east elevation modifications in the 1940s. The modifications enclosed a detached kitchen, a common feature of early residences, and added a dining room.

The three out-buildings were constructed after the period of significance and are unrelated to the architectural significance of the Cummings House. The immediate acreage around the house contains brick and concrete remnants of the Rodman mill town that have not been investigated for archaeological information. They are worthy of future investigation, and are included within the boundaries of this nomination.

HISTORICAL CONTEXT

A Florida Spanish Land Grant known as the “Rodman Grant” was initially named “Old Stores St. Johns River” and referred to also as “that tract containing 16,000 acres”. Assigned to John Rodman by east Florida surveyor Robert McHardy, and recorded in 1838, the property contains a spring, swamp, hammock, and pine as identified on a map contained in the grant.¹ In the late eighteen and early nineteen hundreds, timber and naval stores businesses thrived in the nation’s southern states. The naval store industry was

¹ McHardy, Robert – Spanish Land Grant: Old Stores St Johns River,
<http://www.floridamemory.com/items/show232797?id=1>.

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important to maritime power worldwide as pine tar and pitch were used to seal wooden ships and protect sails and rigging. From 1909 until 1923 Florida led the nation in pine gum production.²

Twelve miles to the northeast, the county seat of Palatka is located on the west bank of the St. Johns River. During the eighteen fifties, Florida and Palatka gained a reputation as a haven for individuals escaping northern winters. Palatka was a major river-port town with steamboats carrying passengers and freight along the St. Johns River and Ocklawaha River. Jacksonville was fifty-three miles to the north of Rodman. Many winter tourists chose to make Palatka and scenic Putnam County their permanent homes. After a fire in 1884, Palatka's downtown was rebuilt in fireproof brick.³

In 1892 the agricultural possibilities of the Rodman Grant land attracted South Carolinian J. J. Cummings. He purchased the 15,952 acres also referred to as "a tract containing 16,000 acres" from Annie Cann and her husband George.⁴ In 1900, the United States Census lists Henry Cummings as a rail road laborer,⁵ but in 1903 J. J. Cummings and his brother William F. sold it to their brother Henry S. Cummings who transferred all holdings within the Rodman Grant to his Rodman Lumber Company.⁶ Henry Cummings is credited as the founder of Rodman, a company town built around timber business, and the foundation of Putnam County's economy. During the early 1900s Cummings built a hotel, two churches and two schools (one each for the white and black communities), along with the Cummings House for himself and his wife Hattie (Figure #1).

Rail was the desired means for transporting goods through the turn of the century and during this era H.S. Cummings, the builder of the house, owned the Rodman Grant as well as The Ocklawaha Valley Railroad. With a workforce of six to seven hundred men, the business would haul pine trees from the forest to the mill by mule or oxen. Logs were sawed into boards and hauled to Horse Landing on the St. Johns River several miles to the

² "Alachua." Florida Historical Markers, Florida Department of State: Division of Historical Resources.

³ "Palatka," Florida's Historic Markers, Florida Department of State: Division of Historic Resources.
<http://www.en.wikipedia.org/wiki/Palatka,mFlorida>

⁴ Deed Transfer, Cumming House, Deed Record - Putnam County Book 29, p144-147, 1893.

⁵ Twelfth Census of the United States, Florida, Putnam County, p.261.

⁶ Deed Transfer, Cumming House, Deed Record - Putnam County Book 46, p5-12, 1903.

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east for shipment by boat. Men also drew sap from the trees and distilled it into turpentine at the still. This too was shipped by riverboat.⁷ Large brick and concrete structure remnants from the saw mill are currently visible on property near the Cummings House.

E.P. Rentz, a distant cousin of Henry Cummings, owned The Ocala Northern Railroad out of Silver Springs. Rentz is also in the lumber business with mills in Fort McCoy and Orange Springs. The Ocala Northern, developed solely for the transportation of lumber and naval stores, and added passenger and mail service from Silver Springs to Palatka in 1912. Suffering mismanagement, Rentz's mills closed and the railroad was in receivership by 1915.⁸ Henry S. Cummings became the government appointed receiver and renamed the Ocala Northern to the Ocklawaha Valley Railroad. A spur-line was added to Rodman in 1912, allowed The Rodman Lumber Company to forgo the arduous process of transporting goods over land to Horse Landing. From 1915 to 1920, Rodman was at its prime supporting approximately 4000 residents. "Under Cummings, thousands of new crossties were put in place, ballast was laid and brand new 60 pound steel rail was run from Ft. McCoy to Palatka. New Baldwin Mogul and Ten-wheeler Steam Locomotives were ordered, along with deluxe passenger coaches and even an observation car."⁹

After an extended illness, Henry S. Cummings passed away in 1922. The Rodman Lumber Company and The Ocklawaha Valley Railroad unfortunately fell into receivership. After many failed attempts to keep the railroad from being dismantled, it was abandoned in 1923.¹⁰

Coinciding with the development of the Ocala Northern and the Ocklawaha Valley, the New South Farm and Home Company bought approximately 142,000 acres of land along those railroad lines. The land was then subdivided with the intent of reselling to families

⁷ Lora S. Britt, "Rodman, Once a Thriving Lumber Town," The River Valley Funlander, September 27, 1974.

⁸ Donald R. Hensley, Jr., "Tap Lines: Retz Lumber Company and the Ocala Northern Railroad," <http://taplines.net/ON/ON.html> (web access 2014).

⁹ Robert W. Mann, "Ocklawaha Valley Railroad Transport and Freight," <https://www.facebook.com/OcklawahaValleyRailroad/info>

¹⁰ Steven Noll and David Tegeder, "From Exploitation to Conservation: A History of the Marjorie Harris Carr Florida Greenway." http://www.dep.state.fl.us/govt/cfg/pdf/History_Report.pdf

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in hopes of colonizing the areas known as the Burbank-Ocala and the Florida-Palatka colony. After the death of Mr. Cummings much of the Rodman Grant was purchased by the New South Farm and Home Company; within a year this included property containing the Cummings House. "During this time, and for the next 18 years, all the buildings were either moved or dismantled and relocated to Palatka, Interlachen, and other settlements in the area."¹¹ The Cummings House was the only building left standing to represent the community of Rodman.

Charged with scheming to defraud by fraudulent representation, the New South Farm and Home Company had its assets transferred to the Federal Land Bank of Columbia whose existence was created by an Act of Congress titled the "Federal Farm Loan Act".

By 1940, Dr. Homer Rodeheaver purchased large amounts of property in the area, including the Cummings House. Dr. Rodeheaver was a well-known evangelical musician and founder of Rodeheaver Hall-Mack Company, publishers of sacred music.¹² Familiar with the area by his earlier friendship with Henry Cummings, Dr. Rodeheaver convinced a local extension agent and avid horseman Harry Westbury to operate Rainbow Ranch for orphaned boys at the site of the Cummings House. During Dr. Rodeheaver's ownership, the kitchen was joined to the main house and a portion of the second floor hall was enclosed to form a master bedroom suite.

In 1952, Rodeheaver's Ranch moved to its current location further east on the St. Johns River and the land of the Rodman Grant was sold to the Tilton Family. They operated the Circle Bar Ranch at this location through the 1970s.¹³ The property changed ownership several times after the seventies, and the current owners now host outdoor weddings and events at the property.

¹¹ The Rodman Plantation Website, "A Brief History of Rodman."
<http://www.rodmanplantation.com/history.html>

¹² "Homer A. Rodeheaver Dies: Funeral to be Tuesday." Warsaw Times Union, December, 19, 1955.

¹³ The Rodman Plantation Web Site.

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ARCHITECTURAL CONTEXT

This house reflects Frame Vernacular construction, with elements of a hall-and-parlor form, best characterized by the spacious central hall, similar second floor arrangements, and room partitioning. Uniquely, this example features a second floor, wrap-around hallway that bordered the two interior rooms. The foursquare arrangement of interior spaces, primarily on the first floor, was introduced to Florida during the pre-Civil War era with the Georgian plan house. The double-pile design provided a larger living space than the more prevalent single-pile “T”-house form, dog-trot, or front gable “L.” The early Georgian houses also provided symmetry and a formality of style.

Around the time of the Florida Seminole Wars (1816-1858) and the American Civil War (1861-1865), many settlers with skills at labor-intensive agricultural enterprises moved into North Florida. Between 1845 and 1860, over 70,000 of these agriculturalists, many owning slaves, expanded the Florida plantation system. They built for their families fine houses, and much larger than the earlier building types of the Florida pioneers. Yet, most grand houses in Florida were fashioned more directly on a traditional, vernacular aesthetic, and remained “virtually unconcerned of the high fashion of other states. The Greek Revival Style that had literally swept through the plantation society of Louisiana and Mississippi went unnoticed by the Florida Cracker.”¹⁴ Such Florida examples were termed by architectural historian Ronald Haase as “plantation(s) without white pillars.”¹⁵

ARCHITECTURAL SIGNIFICANCE

The Cummings House is an excellent example of a Frame Vernacular residence on a grand scale with its two and one-half stories, side-gabled roof, and double-pile hall-and-parlor interior plan. The home has a symmetrical placement of windows and entry, and a first-story verandah with white columns that wraps the house on four sides. The Cummings House fits Haas’ description of the Florida plantation house favored during the late 19th and early 20th century. It was the family house of the founder of a large agricultural enterprise, and it reflects the traditional and vernacular building precedents of Florida.

¹⁴ Ronald W. Haase, “Classic Cracker: Florida’s Wood-Frame Vernacular Architecture,” Sarasota, Florida: Pineapple Press, 1992, p.52,53.

¹⁵ Ibid. p.47.

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Reflective of its surroundings and as a home for a lumber operation, the entire house is built of varieties of quality wood with a high level of workmanship. Durable heart pine was used for the floors, and tongue and groove boards make up the vertical wainscoting on some of the walls and ceilings. Broad finished cypress, poplar, and pine paneling is used in most public rooms and bedrooms. The central hall, known as a "stair-hall," was built wide for casual living. The stair-hall design was also a response to the Florida environment by allowing substantial cross-ventilation through the house. In the 1940s, alterations were made to the house to accommodate more occupants. The expansion was completed in the typical fashion by extending the interior space into one of the ample porches and enclosing it. Such extensions were made to the east, north, and west elevations. The most significant alteration was connecting the northern detached kitchen by enclosing the porch that connected it to the house. A dining room was added beside the kitchen. On the second floor, the unusual perimeter hall left intact around the north bedroom, was removed from the south bedroom to provide more space.

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<http://www.dep.state.fl.us/govt/cfg/pdf/History_Report.pdf>

**United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 2 **CUMMINGS HOUSE, PUTNAM
COUNTY, FLORIDA**

“Palatka” <<http://www.en.wikipedia.org/wiki/Palatka,mFlorida>>
The Rodman Plantation Website: A Brief History of Rodman, 2014.
<<http://www.rodmanplantation.com/history.html>>

U.S. Census, Florida, Putnam County., 1910.

Warsaw Times Union: “Homer A. Rodeheaver Dies; Funeral to be Tuesday.” 1955.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1 **CUMMINGS HOUSE, PUTNAM
COUNTY, FLORIDA**

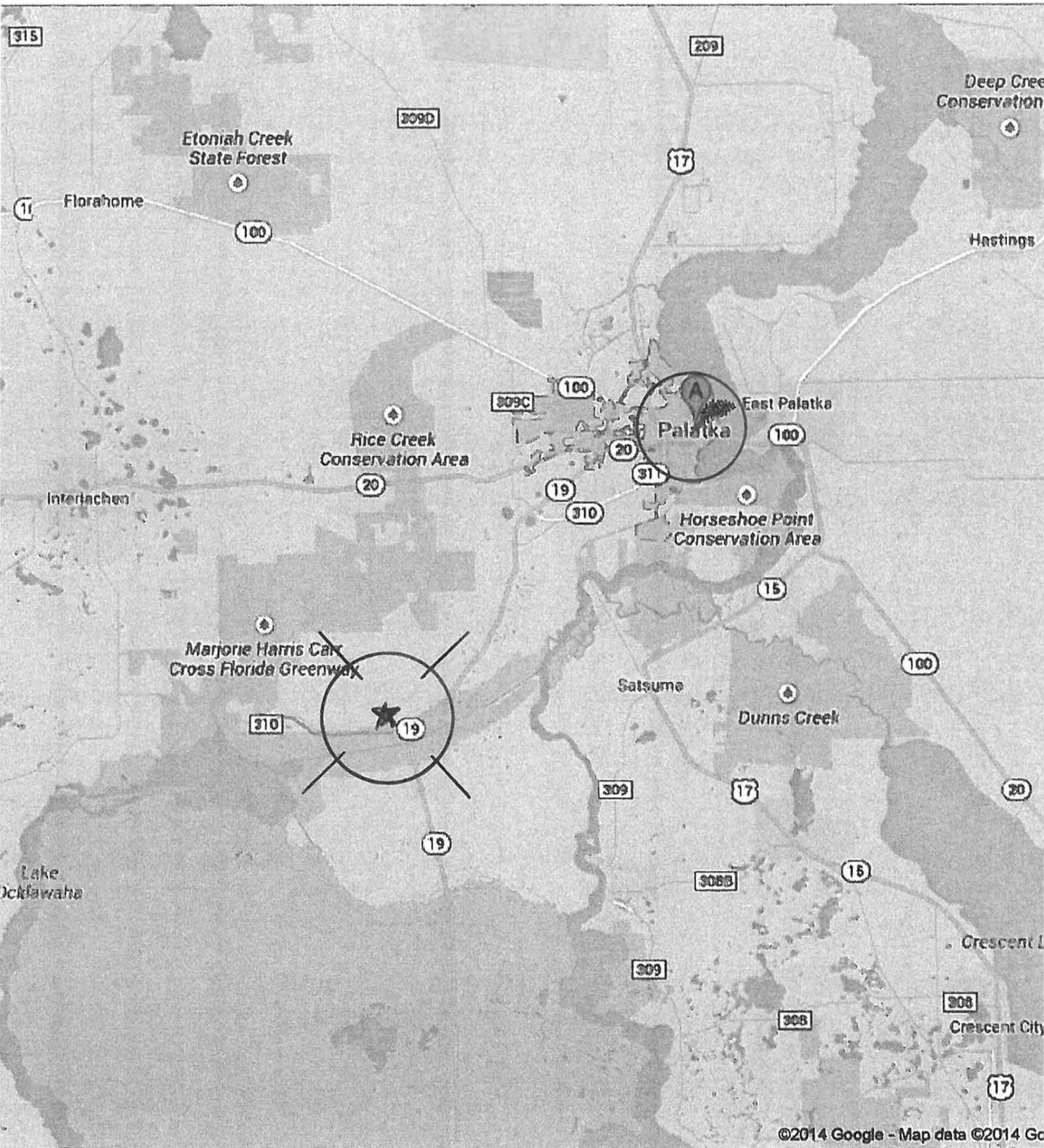
BOUNDARY DESCRIPTION

The Cummings House National Register boundary is a smaller portion of the legal property boundary of the house as described by the Putnam County Property Appraisers Office. Parcel # 14-11-25-0000-0020-0020
NW1/4 of NW1/4, N1/2 of SW1/4 of NW1/4, NW1/4 of SE¹/₄ of NW1/4
Acres 70

From the southeast corner of the yard go north 660 LF, from that point go west 900LF, from that point go south 660LF, from that point go east 900 LF to the beginning point at the southeast corner of the yard. (see boundary map)
Acres 13.6

BOUNDARY JUSTIFICATION

This boundary is historically associated with the Cummings House.

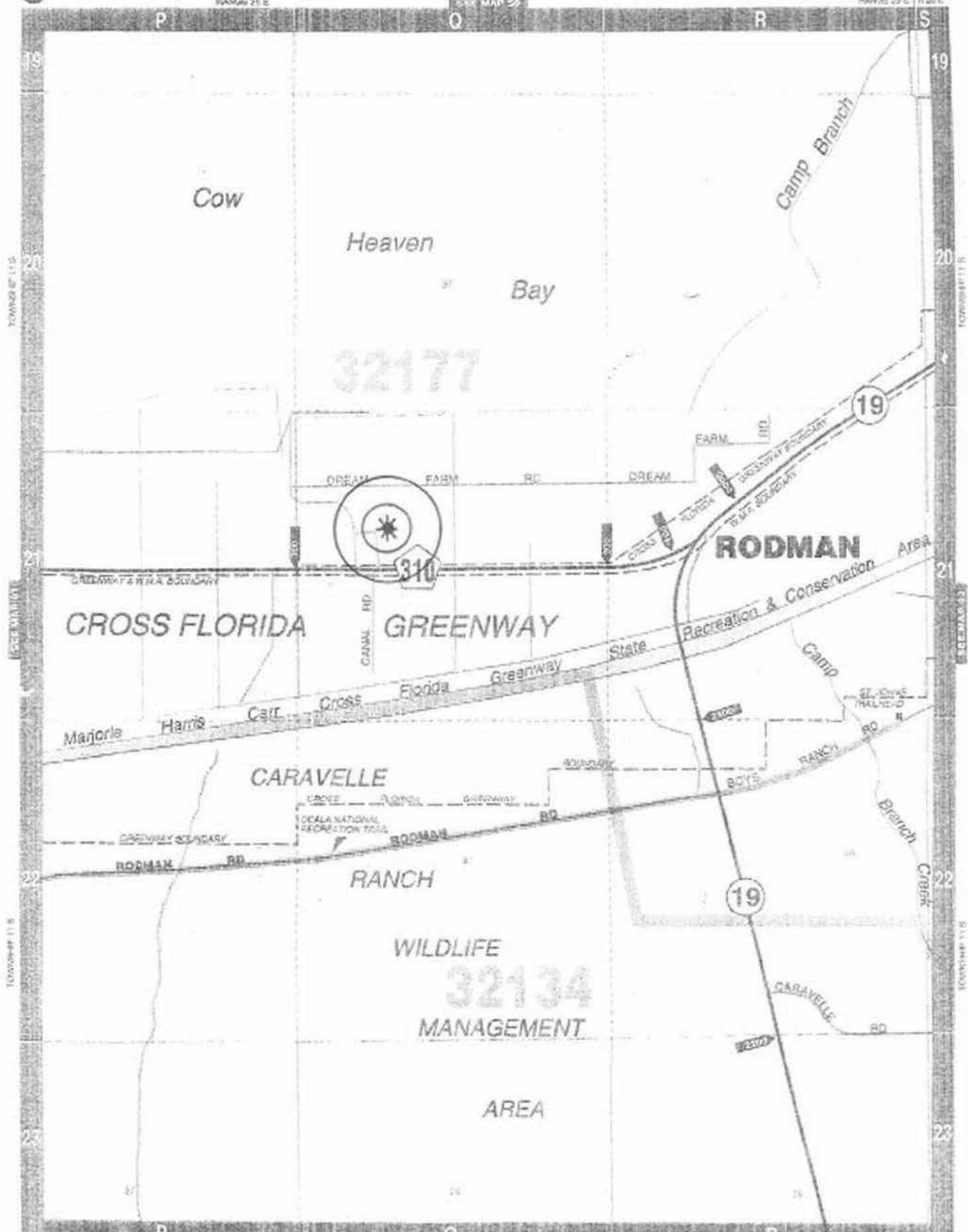


RODMAN, CROSS FLORIDA GREENWAY

RANGE 21 E

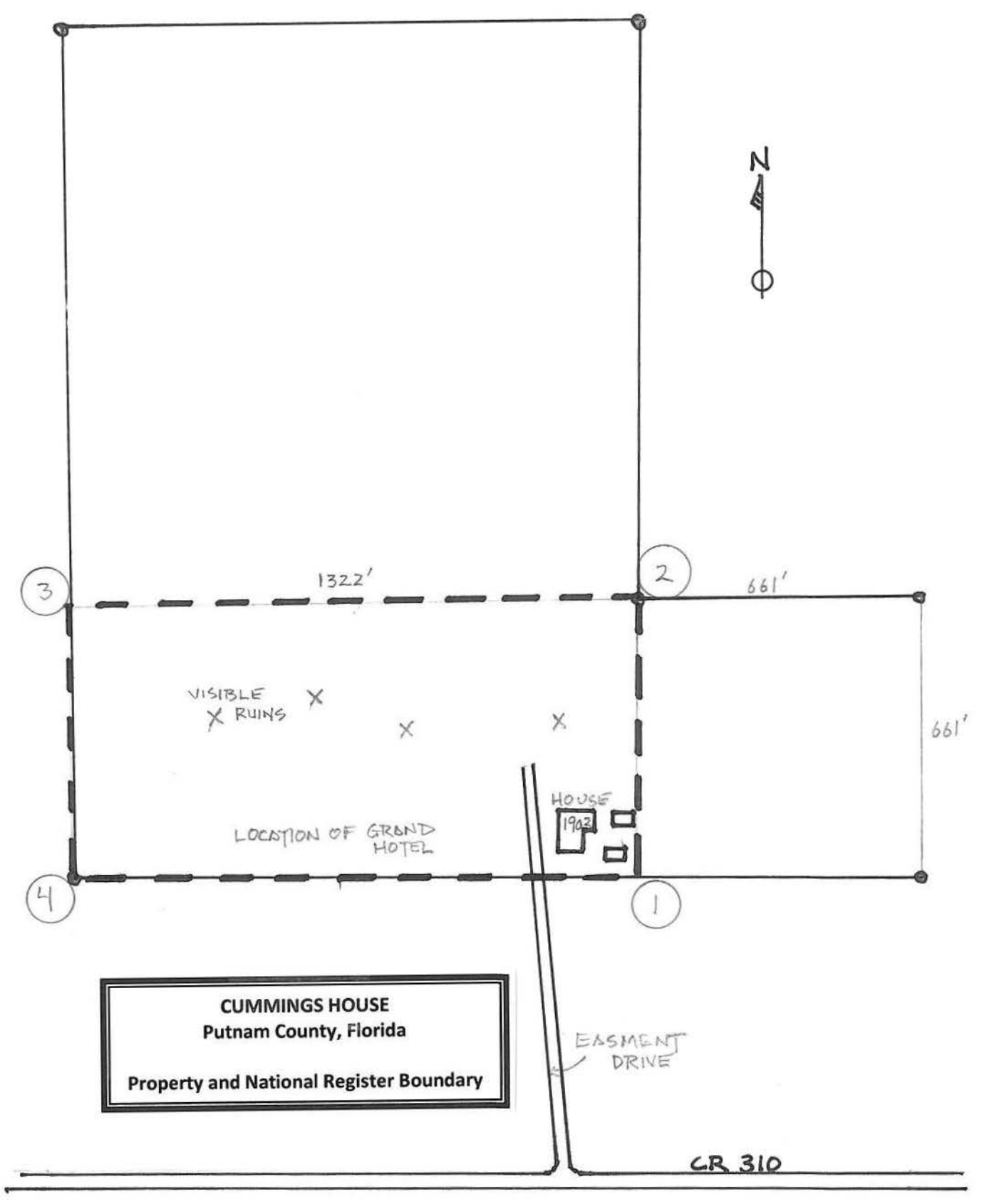
MAP 62

RANGE 25 E | R 20 E



32177

32134



CUMMINGS HOUSE
Putnam County, Florida
Property and National Register Boundary

EASEMENT
DRIVE

CR 310

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photos Page 2 **CUMMINGS HOUSE, PUTNAM,
COUNTY, FLORIDA**

- 5. Fireplace and view within southwest bedroom, looking west
- 6. Photo #10 of 23

- 5. Bathroom, southwest bedroom, looking west
- 6. Photo #11 of 23

- 5. Northeast room, looking northeast
- 6. Photo #12 of 23

- 5. Door onto east porch, looking south
- 6. Photo #13 of 23

- 5. Dining room, looking southeast
- 6. Photo #14 of 23

- 5. Kitchen, looking east
- 6. Photo #15 of 23

- 5. Second floor perimeter hall, looking north
- 6. Photo #16 of 23

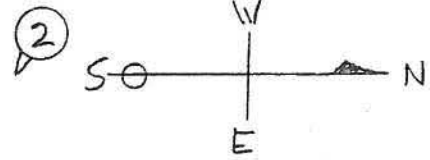
- 5. North bedroom with fireplace, looking northeast
- 6. Photo #17 of 23

- 5. South bedroom with central fireplace, looking southeast
- 6. Photo #18 of 23

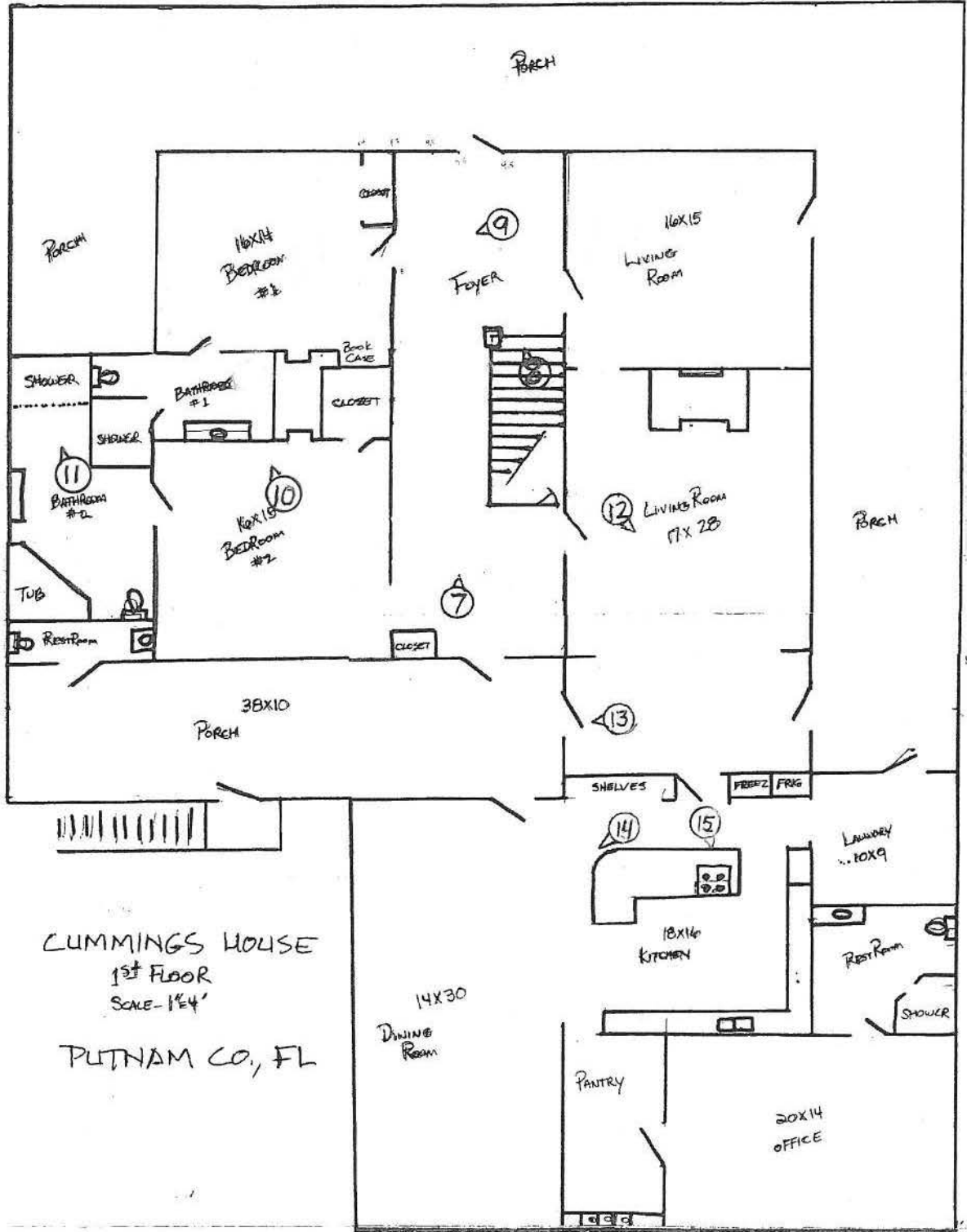
- 5. Perimeter hall, looking west
- 6. Photo #19 of 23

- 5. Second floor, east bedroom and bathroom entrance, looking west
- 6. Photo #20 of 23

1



3



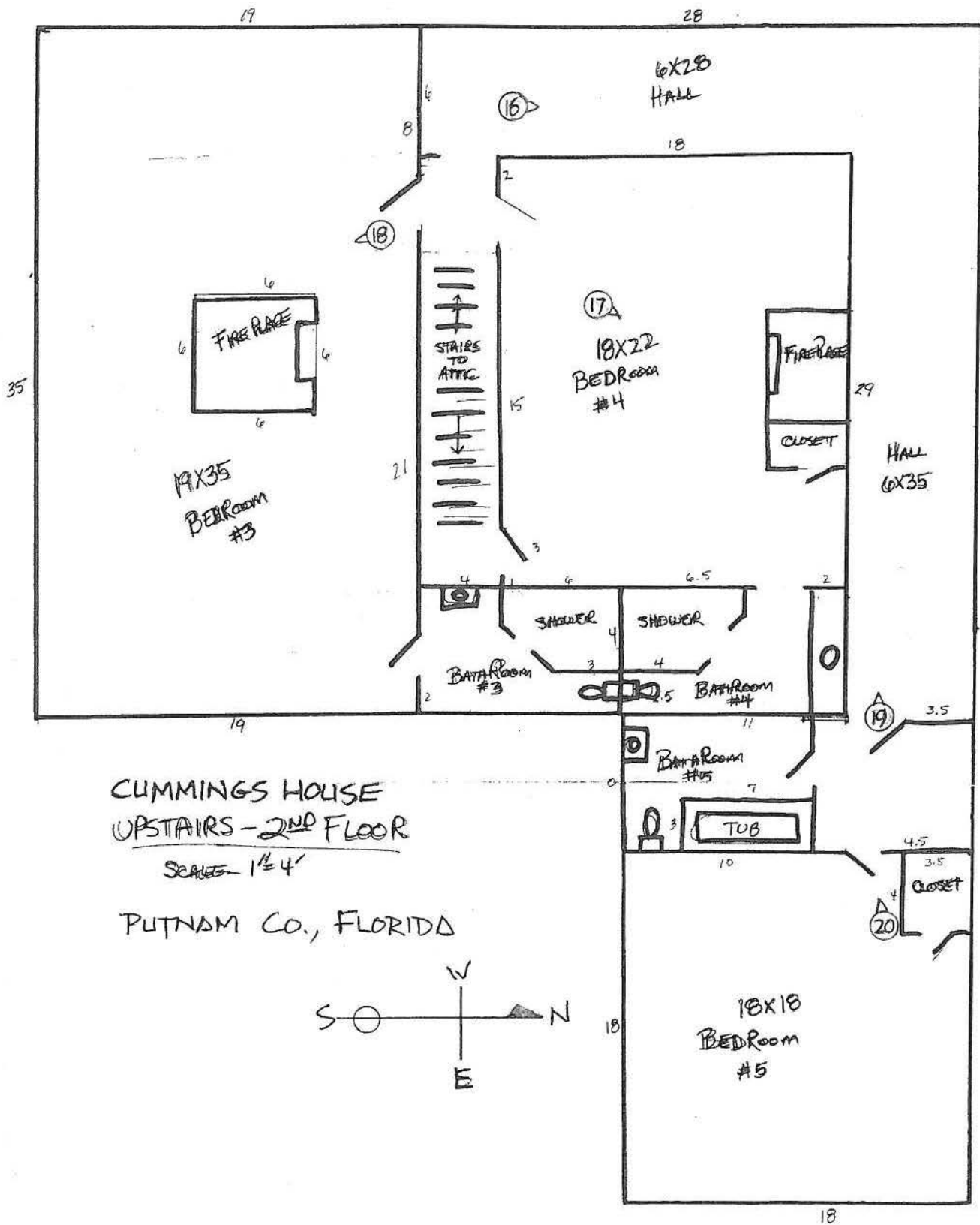
4

CUMMINGS HOUSE
1st FLOOR
SCALE - 1/4"

PLTNAM CO., FL

6

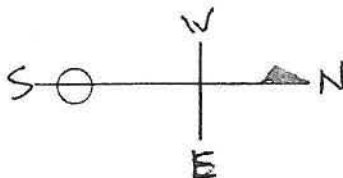
5



CUMMINGS HOUSE
 UPSTAIRS - 2ND FLOOR

SCALE - 1/4" = 4'

PUTNAM CO., FLORIDA



T **RODMAN, CROSS FLORIDA GREENWAY**

RANGE 17 E

SECTION 0

SECTION 19

P

O

R

S

Cow

Heaven

Bay

Camp Branch

32177



310

19

RODMAN

CROSS FLORIDA GREENWAY

Panhandle & Conservation Area

Majorie

Hans

Carl

Coos

Florida

Quincy

CARAVELLE

RANCH

WILDLIFE

32134

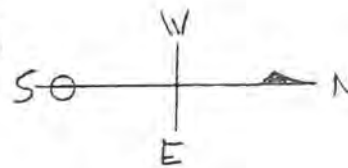
MANAGEMENT

AREA

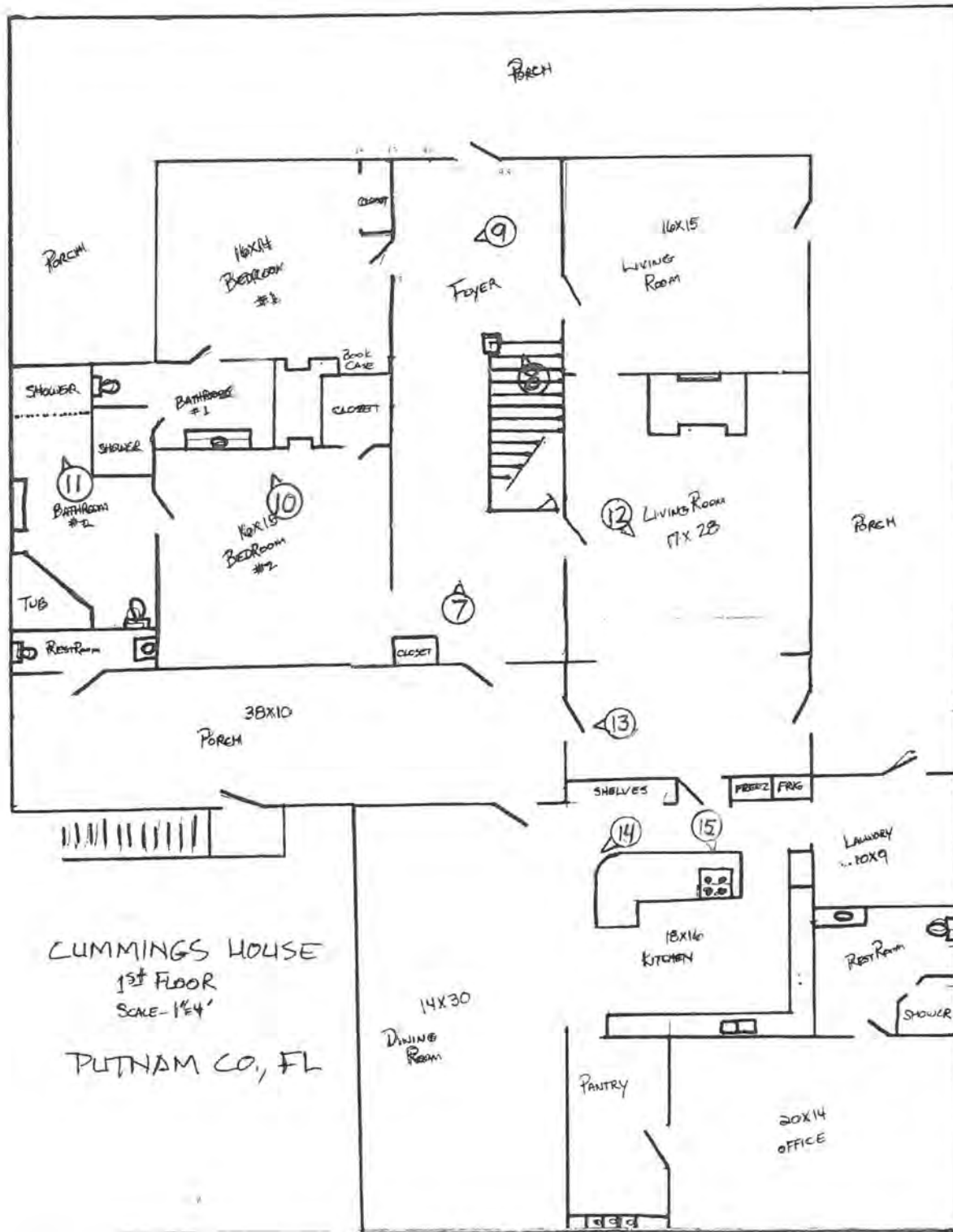
19

1

2



3



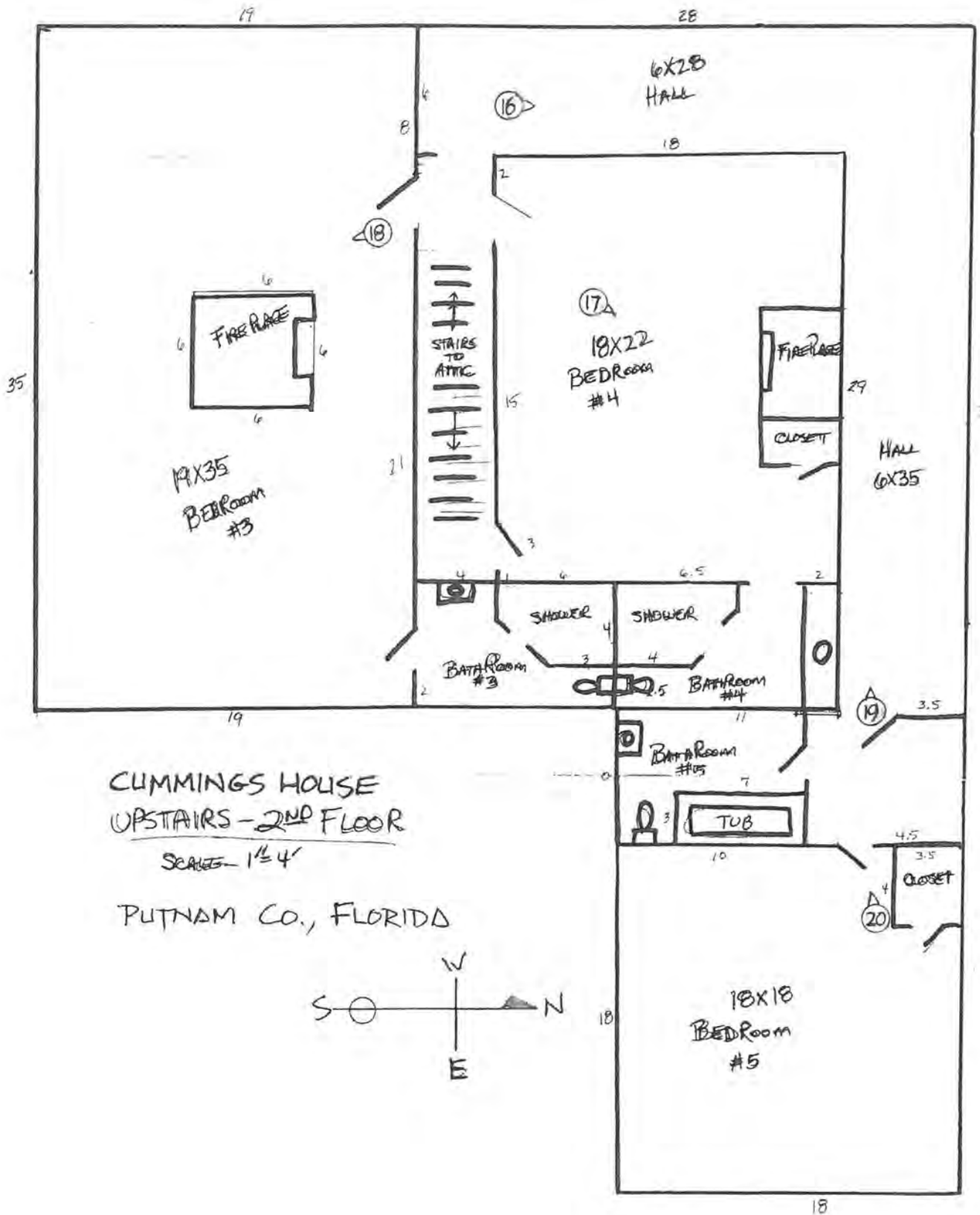
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CUMMINGS HOUSE
1st FLOOR
SCALE - 1/4"

PUTNAM CO., FL

6

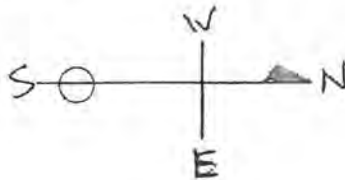
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CUMMINGS HOUSE
 UPSTAIRS - 2ND FLOOR

SCALE - 1/4" = 4'

PUTNAM CO., FLORIDA

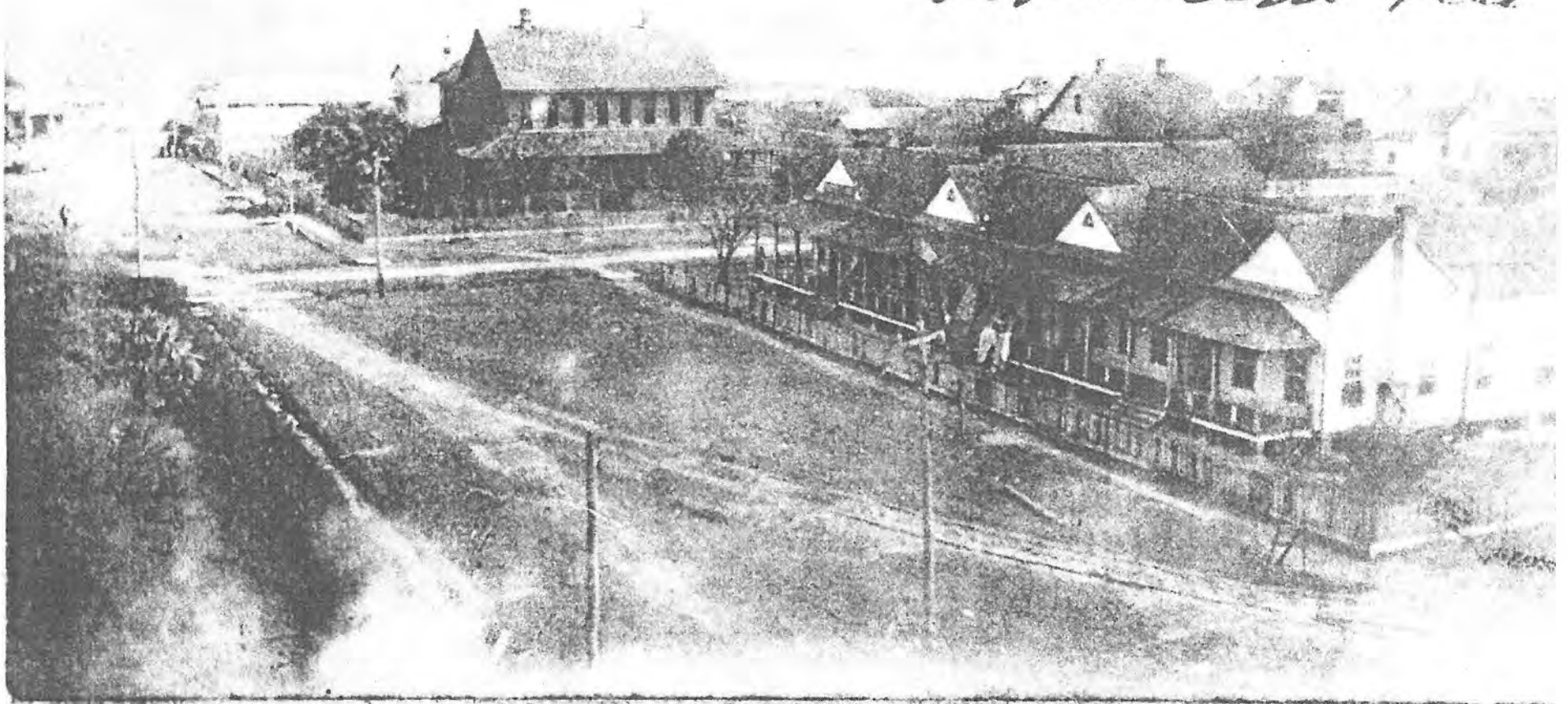


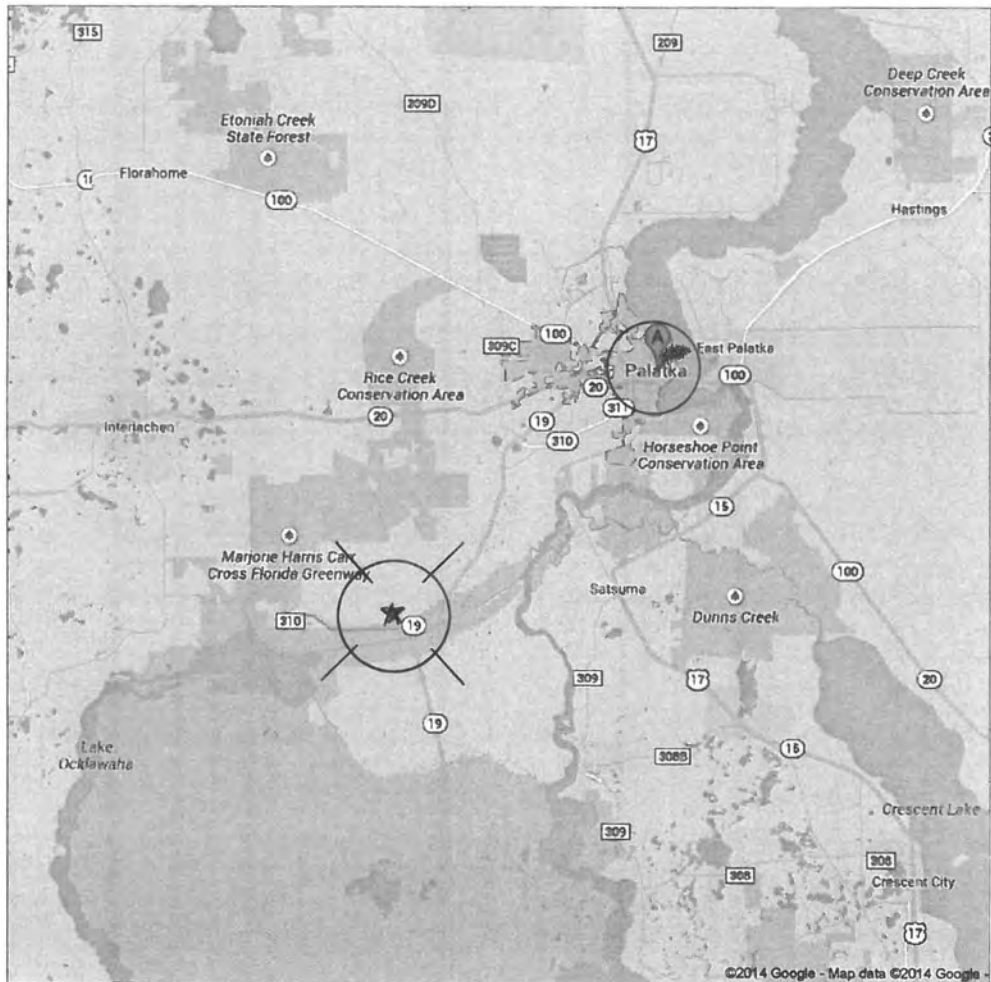
Residence of Mrs. Cummings and
Grandfather

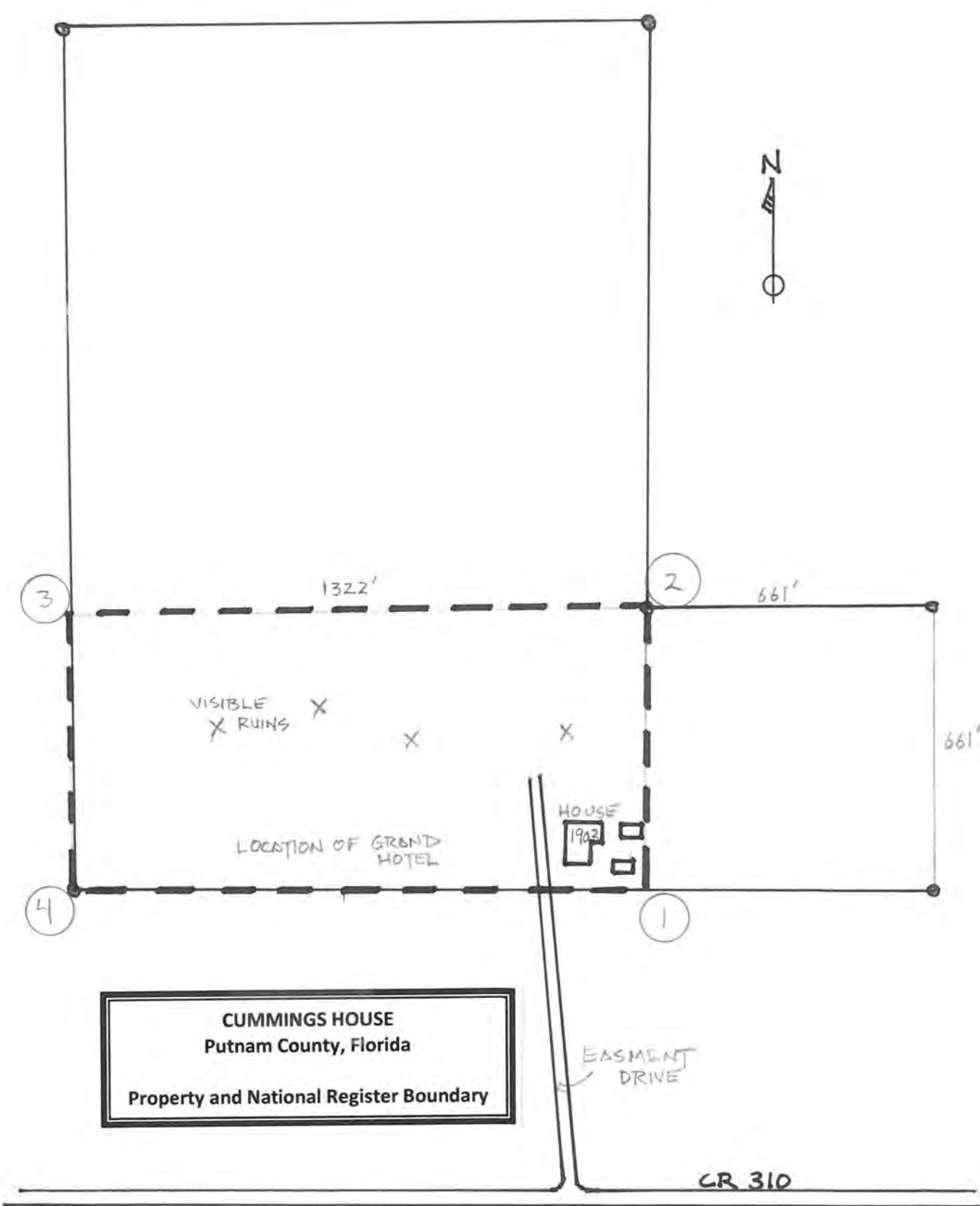
CUMMINGS HOUSE - FIGURE #1



Rodman Fla







3

2

4

1

1322'

661'

661'

VISIBLE X RUINS X

X

X

LOCATION OF GRAND HOTEL

HOUSE

1902

EASEMENT DRIVE

CR 310

CUMMINGS HOUSE
Putnam County, Florida
Property and National Register Boundary















































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Cummings House

MULTIPLE NAME:

STATE & COUNTY: FLORIDA, Putnam

DATE RECEIVED: 1/30/15 DATE OF PENDING LIST: 3/05/15
DATE OF 16TH DAY: 3/20/15 DATE OF 45TH DAY: 3/17/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000075

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3.17.2015 DATE

ABSTRACT/SUMMARY COMMENTS:

Automatic Listing

RECOM./CRITERIA Accept C

REVIEWER J. Gabbert DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

January 23, 2015

J. Paul Loether, Deputy Keeper and Chief,
National Register and National Historic Landmark Programs
Department of the Interior
1201 Eye Street, N.W., 8th Floor
Washington, D.C. 20005

Dear Mr. Loether:

The enclosed disks contain the true and correct copy of the nomination for the **Cummings House (FMSF #8PU1618), in Putnam County**, to the National Register of Historic Places. The related materials (digital images, maps, and site plan) are included.

Please do not hesitate to contact me at (850) 245-6333 if you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Desiree Estabrook".

Desiree Estabrook
Historic Preservation Supervisor, Survey & Registration
Bureau of Historic Preservation



Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) flheritage.com
Promoting Florida's History and Culture VivaFlorida.org

