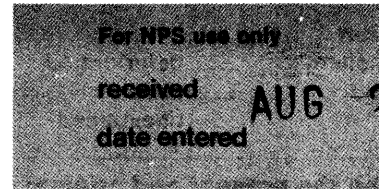


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



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

1. Name

historic John R. Cummins Homestead

and/or common N/A

2. Location

street & number 13600 Pioneer Trail N/A not for publication

city, town Eden Prairie N/A vicinity of ~~congressional district~~ N/A

state Minnesota code 22 county Hennepin code 053

3. Classification

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

4. Owner of Property

name City of Eden Prairie

street & number 8950 Eden Prairie Road

city, town Eden Prairie N/A vicinity of state Minnesota

5. Location of Legal Description

courthouse, registry of deeds, etc. Registry of Deeds, Hennepin County Government Center

street & number Third Avenue South at Fifth Street

city, town Minneapolis state Minnesota

6. Representation in Existing Surveys

title None has this property been determined eligible?  yes  no

date N/A N/A federal  state  county  local

depository for survey records N/A

city, town N/A state N/A

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## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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### Describe the present and original (if known) physical appearance

The John R. Cummins Homestead is a rambling two story brick structure which is the result of two distinct periods of construction. The original portion of the house was constructed in 1879 and is executed on an "L" plan. A two story kitchen addition was added to the north wall of the original house in 1910 to replace the former one-story frame kitchen wing. Further modifications to the house tend to obscure the original plan through addition and/or enclosure of three porches. (Although enclosed, the porch at the intersection of the "L" appears in a ca. 1900 photograph of the house.)

Both the 1879 and the 1910 portions of the Cummins house are constructed of a buff-colored Chaska brick placed on granite foundations. The design represents a combination of Greek Revival and Italianate features, including a gable roof with wide fascias and gable returns, high segmentally-arched windows with one-over-one or two-over-two double hung sash, a polygonal one-story bay window extending to the south (off the parlor). With the exception of the roof, little is known of the original architectural detailing of the "L" porch. The roofs were originally sheathed in cedar shingles, however, asphalt roll-roofing now covers all except the porch roofs.

The interior floor plan exists essentially as it did following construction of the 1910 addition. Original sash, butternut woodwork, walls, and ceilings survive. Two of the first floor rooms in the 1879 portion have maple strip hardwood flooring installed over the original wide-board pine floors.

Presently in fair condition and suffering from lack of maintenance, the John R. Cummins Homestead was recently acquired by the City of Eden Prairie and has been studied for restoration to the 1910 appearance.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1879, 1910

**Builder/Architect**

John R. Cummins/builder

**Statement of Significance (in one paragraph)**

The John R. Cummins House is significant as an example of a "second-generation" farmhouse in southern Hennepin County and for its association with John Cummins, Eden Prairie pioneer and noted local horticulturist.

John R. Cummins was born in Ireland on 24 July 1834 and immigrated to the United States prior to 1850. He originally settled in Media, Pennsylvania, before purchasing land in southern Hennepin County in 1856. The area was organized as Eden Prairie Township in 1858. Here he built a log cabin which he and his wife, Martha, lived in for 23 years before constructing the present house. For two years, 1865-67, he was carpenter at the Leech Lake Indian Agency in northern Minnesota. Active in township affairs, he served as Eden Prairie Township Board Supervisor and Township Assessor, and was a member of the Minnesota Territorial Pioneers. He is noted locally for his horticultural pursuits, contributing many papers on vegetable and hardy fruit growing to the Minnesota Horticulturist, a publication of the Minnesota State Horticultural Society. Of special significance is the collection of 60 volumes of diaries written by Cummins from 1855 to 1916. These important documents, which are in the collections of the Minnesota Historical Society, include descriptions of life in Eden Prairie, weather, crops, grasshoppers and the construction of his home. Cummins retired from his agricultural pursuits in 1908, moved to Minneapolis, and traveled extensively through the United States, Europe, Canada and Central America until his death on 27 January 1921.

The Cummins House significantly typifies a type of fast-disappearing rural residential dwelling in Eden Prairie, a once-traditional rural township which, since its incorporation in 1962, is yielding to ever increasing urbanization. The house stands as a reminder of Cummins' efforts to permanently document and record the course and direction of horticulture in Minnesota and of his dedication to its scientific improvement.

# 9. Major Bibliographical References

Anderson, Helen Holden. Eden Prairie, The First 100 Years. Eden Prairie, 1979.  
 Loehr, Rodney C. "Minnesota Farmers' Diaries," Minnesota History, 18:284-297 (Sept., 1937).  
 Miller-Dunwiddie Architects, Inc. Historic Preservation Feasibility Study of the Cummins Grill House. Miller-Dunwiddie Architects, Inc., Minneapolis, 1979.

# 10. Geographical Data

Acreeage of nominated property 3.45+ acres

Quadrangle name Eden Prairie Quad., MN

Quadrangle scale 7.5

**UMT References**

A 

1	5	4	6	4	5	2	0	4	9	6	3	9	4	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing						

C 

Zone			Easting				Northing						

D 

Zone			Easting				Northing						

E 

Zone			Easting				Northing						

F 

Zone			Easting				Northing						

G 

Zone			Easting				Northing						

H 

Zone			Easting				Northing						

**Verbal boundary description and justification**

See continuation sheet - page 1

**List all states and counties for properties overlapping state or county boundaries**

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

# 11. Form Prepared By

name/title Charles W. Nelson, Historical Architect; Susan Roth, Research Historian

organization Minnesota Historic Society date 3 May 1982

street & number Fort Snelling History Center telephone 612-726-1171

city or town St. Paul state Minnesota

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Russell W. Fridley

title State Historic Preservation Officer date 7/28/82

For NPS use only

I hereby certify that this property is included in the National Register

[Signature] date 9/2/82  
 Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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

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

John R. Cummins Homestead, Eden Prairie, MN



Continuation sheet

Item number 10

Page 1

Verbal Boundary Description

Commencing at a point in the North line of Section 27, Township 116, Range 22 a distance of 17 rods East from the Northwest corner of Northeast  $\frac{1}{4}$  of said section, to actual point of beginning, thence West 70 rods along said North line, thence South to the centerline of County Road Number 1, thence Easterly along said centerline of road to point A; point A being the point of intersection of the said centerline and the West line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 27, Township 116, Range 22; thence continuing along said center line to a point in a line running from the point of beginning to a point in the South line of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{2}$  a distance 41 rods East from the Southwest corner thereof, thence Northerly 450' along last described line, thence Westerly to a point 300' North of point A along the West line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  Section 27, Township 116, Range 22; thence Southerly to point A and there terminating; except road.

Said tract contains 3.45+ acres.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

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**Note: These changes apply to  
Cummins, John R., Homestead in  
Hennepin County, Minnesota.**

**REFERENCE NUMBER:** 82002957

**STATE:** MINNESOTA

**COUNTY:** Hennepin

**RESOURCE NAME (HISTORIC):** Cummins, John R., Farmhouse

**CITY:**

**VICINITY OF:**

**ADDRESS:**

**CERTIFICATION DATE:**

**REMOVED DATE:**

**COMMENTS:**

*Nina M. Archabal*

**Nina M. Archabal  
State Historic Preservation Officer**

JUN 17 1988

**Date**