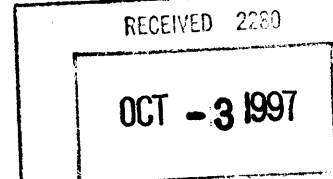


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



1284

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 TENNEY HOUSE AND GROVELAND HOTEL

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

2. Location

street & number 100 and 102 N/A  not for publication

city or town Federal Point N/A  vicinity

state FLORIDA code FL county Putnam code 107 zip code 32145

3. State/Federal Agency Certification

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

[Signature] 9/23/97  
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) \_\_\_\_\_

[Signature] 10/30/97  
Signature of the Keeper Date of Action

Edson H. Baal

Tenney House & Groveland Hotel  
Name of Property

Putnam Co., FL  
County and State

**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	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	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: single dwelling

DOMESTIC: hotel

**Current Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: apartment

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

OTHER: 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 continuations 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.)

- Criteria A, B, C, and D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A through G with checkboxes and descriptions.

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):

- Documentation checkboxes: preliminary determination, previously listed, National Historic Landmark, Historic American Buildings Survey, Historic American Engineering Record.

Areas of Significance

(Enter categories from instructions)

COMMERCE
COMMUNITY PLANNING & DEVELOPMENT
ARCHITECTURE

Period of Significance

1859-1936

Significant Dates

1859

1877

Significant Person

Tenney, John Francis

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other.

Name of Repository

#

Tenney House & Groveland Hotel  
Name of Property

Putnam Co., FL  
County and State

10. Geographical Data

Acreege of Property less than one

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	4	7	0	8	0	3	2	9	0	6	6	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 Sidney Johnston/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date September 1997

street & number R.A. Gray Building, 500 S. Bronough Street telephone (904) 487-2333

city or town Tallahassee state Florida 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 Robert Quackenbush

street & number 100 West Genung Road telephone 904-797-5191

city or town St. Augustine state FL zip code 32086

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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Continuation SheetTENNEY HOUSE AND GROVELAND  
HOTEL, FEDERAL POINT, PUTNAM  
COUNTY, FLORIDASection number 7 Page 1**SUMMARY**

The John Tenney House and the Groveland Hotel at 100 and 102 Commercial Avenue, respectively, are landmarks in the community of Federal Point, Putnam County. The original part of the house was built c.1859, and an addition was constructed in 1890. The hotel was built c.1877. Both buildings are representative of frame vernacular building traditions. Each was modified within the historic period to suit the needs of the owners, and the house and hotel retain their architectural character and integrity to a high degree.

**SETTING**

The unincorporated community of Federal Point lies on the east bank of the St. John River on a small point of land that projects into the river in northeast Putnam County (Photo #1). Located forty-five miles up river from Jacksonville, Federal Point is ten miles northeast of Palatka and thirty miles southwest of St. Augustine. The eastern bank of the river consists of miles of flat, lowland used as vegetable fields interrupted by clusters of trees. County Road 207 serves as the primary corridor through the area, with Federal Point Road providing access into the community. The north end of Federal Point Road terminates at Commercial Avenue, which dead ends at the St. Johns River to the west. The town is laid out along the river with roads arranged in an orthogonal grid.

Both buildings are located in the Cocifacio Grant in Federal Point. The Tenney House faces west and is forty feet from the St. Johns River, and ninety feet north of Commercial Avenue. The Groveland Hotel, the largest historic building in Federal Point, is approximately 120 feet from the east bank of the St. Johns River, southeast of the Tenney House. The hotel faces south onto Commercial Avenue, which historically served as a primary thoroughfare from the river into the community. Several historic-period buildings are scattered to the east. Although several new residences lie to the south, the area is largely undeveloped.

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## DESCRIPTION

TENNEY HOUSE  
Exterior

The Tenney House, an unusual example of the I-house variant of frame vernacular construction, measures 2,400 square feet and has an irregular plan. The building consists of a two-story main, western block, and one-and-one-half-story and one-story secondary blocks. The building has brick piers, steeply-pitched gable roofs surfaced in 3-V crimp metal panels, corbeled brick chimneys, 2/2 and 6/6, double-hung sash windows, horizontal wooden siding, and beaded board exterior wall fabrics.

The west or main facade (Photo #2) has a two-story block, added about 1890 onto the original 1859 house. The facade is symmetrical with a side gable metal roof. The roof has a small, central cross-gable with a triangular arch, and double-hung sash window. Centrally located doors are on the first and second stories. A one-story screened entrance porch with a hip roof spans the entire elevation. Two windows flank the doors on both stories, and have 2/2, double-hung sashes. Visible on the north side is the one story porte cochere extension with a vehicle bay and three windows (Photo #5).

The south elevation has a one-and-one-half-story block facing south which is the original c.1859 portion of the house (Photo #3). The block extends to the east, off of the western block. It has a side gable metal roof, and a screened porch that spans the block. A central door is flanked by windows, aligned with two windows on the half-story above that have 6/6, double hung sash windows. This block is set back from the western block. The south elevation of the western block has two 2/2, sash windows at both stories, and a small 1/1, triangular arched window within the gable end.

The east elevation of the southern 1859 block (Photo #4) displays a gable end with cornice returns. The elevation has single 6/6, double-hung sash windows on the second and first stories, and a pair of small casement windows on the first story. A one-story gable ell extends northward from the one-and-one-half story extension (Photos #4&5). It was built about 1920 as a storage room and porte cochere and has beaded board exterior wall

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fabric, 6/6-light double-hung sash windows, and a vehicle bay. The broad side of the west block's metal roof is visible beyond these elevations.

The north elevation of the west block (Photo #5) has a symmetrical appearance consisting of double-hung sash windows on the first and second stories, and a small triangular arch sash in the gable end. It is similar to the main block's south elevation with the exception of a small replacement sash at the northwest corner. The 1859 block has three single 6/6, sash windows, and the gable end of the porte cochere extension has one sash window at the east end.

**Interior**

The interior configuration has a conventional house plan, with a central hall and staircase dividing the living spaces. Ceilings are eight feet high and many interior details remain intact, including paneled wood doors, brass hardware, door and window surrounds, and a brick fireplace.

The main entrance opens into a central hall with a staircase extending along the north wall. The staircase has a turned newel post, molded handrail, and turned balusters (Photo #6). The original treads, risers, and finishing string remain. The central hall is flanked by bedrooms to the north (Photo #7) and a living room to the south. The opening into the living room is arched and finished with wood molding (Photo #8). On the east side of the arch lies a brick fireplace finished with a simple wood mantle.

At the east end of the central hall an opening leads into the oldest part of the house, which presently contains a dining room and kitchen on the first story (Photos #9&10). The kitchen lies at the easternmost part of the house with a door at the northeast corner providing access to the one-story storage and porte cochere extension.

The second story contains a central hall (Photo #11) flanked by two large bedrooms that extend the width of the house. At the east end of the hall a doorway leads into the one-and-one-half story, or oldest, portion of the house, which contains a bathroom and a storage room. The latter originally served as a bedroom. Ceilings and walls are canted along the north and south because of the angle of the roof.

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HOTEL, FEDERAL POINT, PUTNAM  
COUNTY, FLORIDA**ALTERATIONS**

The primary alterations to the building were the addition of the two-story western block of the house in 1890; the one story storage area and porte cochere in 1920; and removal of the tiered verandah and construction of the one story entrance porch about 1939.

**GROVELAND HOTEL**  
**Exterior**

The Groveland Hotel is a nineteenth-century example of a frame vernacular residence which encompasses 6,700 square feet. The two-and-one-half story building has brick piers, an asymmetrical facade, and a modified "L" plan, which consists of a side-facing gable roof with a cross-gable extension. The roof is surfaced with metal 3-V crimp panels and pierced by corbeled brick chimneys. Horizontal siding serves as the exterior wall fabric and corner boards secure wall junctions. Fenestration is asymmetrical with 2/2-light double-hung sash windows, French doors, and paneled wood doors.

The asymmetrical south or main facade has an offset cross gable, which contains a pair of double-hung sash windows (Photo #12). The cross gable identifies the original and oldest section of the building. Rows and single arrangements of 2/2, wooden sashes, and a small balcony are on the second story. The front entrance opens onto Commercial Avenue, where a 8-bay verandah, integrated within the roof line, has square posts and wraps along part of the facade and west elevation of the first story. Three sashes at the southeast corner of the first floor contrast with the verandah.

The west elevation has a gable end with cornice returns, pairs of double-hung sash windows, and an enclosed verandah (Photo #13). To the north is a two-and-one-half story cross-gable extension (Photo #14). At the junction of the extension and with the main block is a small porch with a shed roof, square posts, balusters, and handrail at the first story (Photo #15). The west elevation of the extension includes a full-height, three sided bay with 2/2, wooden sashes within each side and on both stories.

The north elevation contains double-hung sash windows and a door, and the gable end of the extension (Photo #16). Within this



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gable end are two windows and a door on the first story, two windows in the second, and one window within the gable. The side of a shed roofed, one story, eastern elevation porch is visible to the north.

The east elevation has a modest offset wall junction between the main block and the extension, with singular and paired 2/2 wooden sash windows (Photo #17). A one-story shed porch, partially enclosed, is on the extension. Cornice returns are on the gable ends of the main block.

**Interior**

The interior of the Groveland Hotel retains its 19<sup>th</sup> century character, historic-period configuration, and integrity to a high degree. The walls and ten foot ceilings are plastered. Most of the original doors and hardware remain. Door and window surrounds are trimmed with either cornices or grooved 1x4 planks adorned by decorative pateras.

The first floor contains seven rooms, including a vestibule, bedroom, kitchen, dining room, parlors, a living room, and a fireplace. The front entrance opens into a large vestibule with an unusual canted closet (Photo #18). To the west, French doors open into a screened verandah. A living room opens to the east, beyond which is a parlor and bedroom (Photo #19). North of the living room extends a dining room and kitchen complete with pantry and utility rooms (Photos #20&21). Original appointments include a canted closet in the vestibule, a fireplace, and wooden paneled pocket door separating the fireplace and living rooms. The doors and windows along the verandah on the south and west elevations open the space visually to the exterior.

A hallway extends north from the vestibule to a rear exit that opens onto the small porch at the junction of the primary block and cross gable (Photo #22). The hall also leads to a straight staircase which extends along the north wall of the main block of the building (Photo #23). The staircase has its original wooden treads and risers. The stairs lead to an unusual "T" landing from which long, narrow, offset hallways provide access to twelve bedrooms, five bathrooms, and a screened porch on the second floor. In contrast to the first story, the second-story hallways (Photo #24) are narrow and dark, and belie large bedrooms lit from double-hung sash windows (Photo #25). The four corner rooms of the main

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block are contained within gable additions made to the building between 1910 and 1912.

### ALTERATIONS

The main alteration to the building was the addition of gable extensions at both ends of the primary block and the cross gable extension, added from 1910-1912. This included the addition of the eastern third of the kitchen, east porch and utility room, and the enclosed verandah on the first floor. The partition between the kitchen and dining area dates from 1990.

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HOTEL, FEDERAL POINT, PUTNAM  
COUNTY, FLORIDA**SUMMARY**

The John Tenney House and Groveland Hotel in Federal Point are nominated to the National Register of Historic Places on the local level under Criterion A, in the areas of Commerce and Community Planning and Development; under Criterion B, for their associations with John and Frank Tenney, early settlers and developers of Federal Point; and Criterion C as good examples of frame vernacular architecture. The period of significance for the buildings extends between c.1859 and 1936. Both buildings represent wood frame vernacular traditions. The Tenney House was built c.1859 by Cornelius DuPont, a St. Augustine planter. Following the Civil War, the house was acquired by John Tenney, the founder of Federal Point. He enlarged the house around 1890. It served as his residence until his death in 1922, and then the residence of his son, Frank, until 1936. The hotel, an expansive frame vernacular building from the late nineteenth century, was developed about 1877 as a residence, general store, and rooming house by Edwin Smith, an early settler and merchant of Federal Point. In the first decade of the twentieth century the building was acquired and redeveloped into a hotel by Frank Tenney. The house and hotel, among the oldest buildings Federal Point, were expanded over time to serve the needs of the owners. The designs of the buildings are consistent with national and statewide trends in architecture and they retain their architectural integrity to a high degree. The two buildings are in one nomination because of their close relationship with each other, both historically and spatially.

**HISTORICAL CONTEXT**

Federal Point is a rural unincorporated community founded as DuPont's Landing in the 1850s. A few plantations were developed prior to the Civil War, but were abandoned during the conflict. Development resumed in the late 1860s, spurred by steamboat traffic on the St. Johns River and the planting of citrus groves. A post office opened in 1869 and new farms and buildings appeared during the following decades. Federal Point received scant notice from writers of Florida guidebooks published during the late nineteenth century. Sidney Lanier in 1876 regarded Federal Point as a "wood-station" for river boats, and in 1883 George Barbour described the

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settlement as "a small hamlet...with three or four cottages, a store, and numerous young orange trees. It is noted for the great quantity of strawberries grown there, upward of fifty thousand quarts having been shipped in the winter and spring of 1881." The extension of railroad tracks in 1886 through Hastings, located several miles south, connected St. Augustine and Palatka, and helped promote settlement.

Federal Point's Episcopal church was organized in 1880, and several years later a cemetery association was established. The Town of Federal Point incorporated in 1886. In 1890, the population reached 125, but development slowed after freezes in the 1890s ravaged citrus and trees. Several packing houses were abandoned and some residents left the community. The town grew slowly with the population advancing only incrementally from 172 to 313 during the first three decades of the twentieth century. A literary and social club organized in 1904, the town limits were reduced in 1916, and several new houses and stores appeared. Relatively remote from the urban centers of Green Cove Springs, Palatka, and St. Augustine, Federal Point experienced little of the frenzied activity associated with the Florida Land Boom of the 1920s. Truck farming, especially potato cultivation, gradually replaced citrus culture. About 1935, following several years of declining population and an impoverished economy, the Town of Federal Point disincorporated. During World War II, Federal Point experienced little development.

#### **HISTORICAL SIGNIFICANCE**

##### **Tenney House**

The Tenney House is historically associated with John and Frank Tenney, founders of Federal Point. The building is situated near the center of the 2,000 acre Cocifacio Grant, which awarded to Pedro Cocifacio by the Spanish Crown in 1815. Large tracts of the grant were sold to settlers and speculators during Florida's territorial and statehood periods. In 1858, a 1,000 acre parcel that became Federal Point was acquired by Cornelius Dupont, a native of Charleston, South Carolina, who moved to St. Augustine and developed several plantations in East Florida. His holdings included a farm at Federal Point. Dupont built a house and several cabins for slaves on the property, and cleared fields for planting

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cotton and citrus. The rear cross-gable of the house (Photo #4) was developed by DuPont about 1859. He abandoned the plantation during the Civil War, which ruined him financially. He left the Federal Point farm in ruins.

DuPont, bankrupt following the Civil War, sold the property in 1866 to John Francis Tenney, a native of Vermont who settled in Florida in March 1866. Tenney had managed a lumber operation on the St. Johns River north of Palatka in the late 1850s before returning home during the war. In 1866, upon his return to Florida, he acquired DuPont's property, then known as DuPont's Landing, and established a real estate company through which he promoted the community. His research of government surveys revealed that the name "Federal Point" had been attributed to the area, and he renamed it that. Over the following decades he sold hundreds of acres from his holdings along the river, retaining enough land to plant citrus groves and develop a general store, which he called "J.F. Tenney & Son." About 1870, he built a wharf, known as the "North Dock," immediately south of his home. He became an agent of the Clyde Lines Company, which operated steamboats along the St. Johns River. As an agent, he arranged bills of lading and travel arrangements for company patrons. Between 1867 and 1877, he held the position of Federal Point's justice of the peace, and his service as the community's postmaster extended between the 1870s and the first decade of the twentieth century. In 1886, he helped incorporate the Town of Federal Point, and held the post of mayor between the 1880s and the 1910s. He also served two terms on the Putnam County Commission in the late nineteenth century.

By 1886, Tenney cultivated a ten acre grove and operated the largest general store in Federal Point. The store offered a variety of goods, including dry foods, farm implements, orange crates, fertilizers, and clothing. Tenney's wharf served as Federal Point's vital link to the outside world until 1886, when railroad tracks were extended through Hastings to the south. Additional competition appeared about 1893, when a second wharf, or the "South Dock" extended into the river near the "Three Oaks" area of Federal Point. The freezes of the mid 1890s devastated Tenney's grove and those of his neighbors. His general store supplied fertilizers and new root stock for settlers determined to begin anew.

Following the 1890s freezes, Tenney and many other farmers

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from Putnam and St. Johns counties planted potatoes. In the second decade of the twentieth century Tenney claimed that potato fields produced nearly \$100 in profit per acre, compared to only \$50 per acre for citrus. Putnam County orange trees planted in the late 1890s gradually yielded to potato fields. Within several decades, the area around Hastings became a potato cultivation center in Florida. By 1922, Putnam County farmers annually cultivated some 22,000 acres of potatoes with nearly 500 acres planted in Federal Point.

About 1890, Tenney enlarged his home, constructing a two-story side-facing gable addition across the west elevation, or river front side of the four room cottage. The addition increased the size of his residence nearly three fold and included a large tiered verandah that extended across the west facade and south elevation. A prominent farmer, merchant, and politician, Tenney achieved veneration as Federal Point's "Grand Old Man" during the second decade of the twentieth century. Articles about his mid nineteenth century experiences along the St. Johns River appeared in the Hastings Herald and Palatka Times Herald. He also gained some distinction in his native New England. In New Hampshire, the Granite State Free Press published photographs of Federal Point and an article "How a Hanover Boy Turned a Florida Wilderness Into a Garden." Tenney used his publication opportunities to promote Federal Point and Hastings, the latter of which attracted the attention of several developers from Vermont and New Hampshire during the early twentieth century.

Tenney maintained his residence in Federal Point until his death in 1922. His estate amounted to about \$12,000, which included \$7,500 in buildings and real estate, \$600 in general store inventory, and various mortgages and stocks worth \$3,000. His will provided that his wife, Ellen, retain ownership and residency in the house even though her medical condition might deteriorate. Following Tenney's death, his son, Frank, assumed control over the operation of the general store, which he sold several years later.

Frank and his wife, Nettie, moved into the house with widowed Ellen Tenney, who died several years later.

In the early 1930s, ten years after John Tenney's death, Frank Tenney inquired with several publishers about publishing posthumously his father's memoirs. In 1910, Tenney had written in his Federal Point home his recollections of mid nineteenth century life in Florida, which appeared in several editions of the Palatka

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Daily News. Later, the remembrances were collected by his descendants and assembled into a book, which was entitled Slavery, Secession, and Success: The Memoirs of a Florida Pioneer. The manuscript was reviewed by the Southern Literary Institute of San Antonio, Texas, which published the 36-page book in 1934. Although Tenney's memoirs have provided some material for several authors of Florida's antebellum and Civil War heritage, they reveal little about his late nineteenth and early twentieth century activities or the history of Federal Point following the Civil War.

Frank and Nettie lived in the home until their deaths in the late 1930s. About 1939, the Tenney's descendants removed the tiered verandah which had deteriorated, and replaced it with a simple entrance porch. The house was acquired in the late 1980s by Robert and Virginia Quackenbush of St. Augustine who initially used the property as a weekend retreat home and more recently as a rental house.

**Groveland Hotel**

Among the properties sold by John Francis Tenney during the late nineteenth century was a small parcel south of his home along Commercial Avenue. He sold the property in 1876 to Edwin Smith, a native of New England who arrived in Federal Point in the early 1870s. On the property Smith built, about 1877, a large building, which housed his residence, general store, and several rooms for boarders and visitors. For a brief period between 1880 and 1882, just prior to the completion of the Episcopal church in Federal Point, Sunday services were held in Smith's store. Smith's general store, while smaller than that operated by his neighbor John Tenney, included a full line of goods and foods. He maintained associations with business wholesalers and fruit agents in Boston, Jacksonville, and New York. His patrons included primarily Federal Point residents who ordered roofing materials, citrus crates and boxes, beans, flour, rice, and countless other foods and incidentals. Oranges became his largest export with 450 boxes of the fruit shipped from the store between 1886 and 1889. Between the early 1880s and 1896, he meticulously recorded his business activities in letter books and ledgers, which are held at the University of Florida's P.K. Yonge Library of Florida History.

The store and hotel developed by Smith languished following his death in 1896. Smith's descendants sold the property to Frank

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Tenney in 1907. Born in 1861 in Florida, Frank Tenney grew up in Federal Point and, following in the footsteps of his father, assisted the elder Tenney in the operation of the general store and as postmaster. He also developed a farm and cultivated citrus groves. Less active than his father in politics, Frank nevertheless made a meaningful contribution to the development of the community. His public service included several terms as Federal Point's town clerk, senior warden of the local Episcopal church, and an organizer of Federal Point's literary and social club in 1904.

With the guidance and support of his father, Frank acquired the former Smith general store and home. Frank Tenney set to work modifying the building. He reconfigured the general store into vestibule, lobby, sitting, and dining areas and improved the existing rooms. He renamed the building the Groveland House, which he opened for business about 1910. Between 1910 and 1912, he expanded the building with flanking gable extensions and a large cross gable addition on the rear. The expansion provided many rooms with a view of the river. To help promote business, Tenney published a series of picture postcards about 1912, which feature the Tenney House and Groveland House from the wharf that extended into the St. Johns River. Several postcards that have been obtained of the Groveland House include text and cancellation dates. The postcards indicate that at least some winter visitors were from New England. The expansion enlarged the hotel to accommodate fifty patrons. Lighting was provided by acetylene gas lamps. Although Frank Tenney operated the hotel primarily as a winter boarding house, he kept the facility open year round. About 1930, Tenney renamed the building the Groveland Hotel. He managed the hotel and cultivated citrus groves until his death in 1936. Tenney's estate, amounting to \$3,900, indicates the hotel operation probably declined during the Great Depression and provided little income to the family.

Frank Tenney's widow, Nettie, continued operating the hotel for several months following her husband's death. Following her death in May 1937, family members assumed management of the hotel, which closed in the 1950s. Over the following decades, the building began to deteriorate. Mid 1980s photographs depict a building with missing roof panels, covered with vines, broken and missing windows, and deteriorated exterior fabric. In 1987, the hotel was acquired by Robert and Virginia Quackenbush of St.



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Augustine who are restoring the hotel, which they use as rental property.

**ARCHITECTURAL CONTEXT**

Frame vernacular, the prevalent type of 19<sup>th</sup> century residential architecture in Florida, refers to the common wood frame construction techniques employed by lay or self-taught builders. Before the Civil War, residents relied upon local materials and their own methods and designs to construct buildings. The Industrial Revolution permitted standardization of building materials and exerted a pervasive influence over vernacular house design. Popular magazines helped make architectural trends universal throughout the country. The railroad provided efficient transportation for manufactured building materials. Ultimately, builders had access to a myriad of architectural products from which to create their own designs.

Frame vernacular houses are typically one or two stories in height, with a wood balloon-frame structure, and brick pier foundation systems. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Gable roofs usually exhibit steep pitches that accommodate attic space. Horizontal drop siding and weatherboard are the most common exterior wall fabrics. Wood shingles or 3-V crimp metal panels were used to cover roofs, but they have nearly always been replaced by composition shingle. Porches, most commonly simple entrance or end porches, are common features of the type. Fenestration is regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing and doors contain recessed wood panels. Exterior decoration is sparse and limited to ornamental woodwork.

The original portion of the Tenney House displays characteristics of the "I"-house variant of vernacular construction. The "I" house, a narrow two-story building with its long side parallel to the road or prominent geographical feature, typically consists of a symmetrical facade and plan with two interior rooms on the first and second stories separated by a central hallway with staircase. Kitchens are often contained within offset, one-story, cross gable extensions protruding at the rear, and fireplaces and chimneys placed at the gable ends. Porches extend across the facade.

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COUNTY, FLORIDASection number 8 Page 8**ARCHITECTURAL SIGNIFICANCE**

Both the Tenney House and Groveland Hotel represent the flexible nature of nineteenth century frame vernacular design. Each building was modified over time to accommodate the needs of the owners. In the case of the Tenney House, the original one-and-one-half story house more than doubled in size by the subsequent construction of a two-story side-facing gable block across the western end. The addition had several stylish elements including the front cross gable, pointed windows, and large turned newels, and was oriented to the river. The one story, gable porte cochere extension represents a casually conceived addition to a house possessing an unusual design history.

The Groveland Hotel also evolved in an unconventional fashion. Artistic renditions and an inspection of the attic space indicate the initial building exhibited a square footprint with a flat-hip roof. Frank Tenney's modifications transformed the building into its current configuration, that of a L-shaped arrangement with a side-facing gable roof with a cross gable extension added at the rear elevation.

The Groveland Hotel is a rare example of a Florida late 19<sup>th</sup> century frame hotel. Florida contained numerous wood frame hotels in the late nineteenth century and early decades of the twentieth. Many burned in spectacular fires within a decade or two of construction, while others were demolished in the early twentieth century to make room for redevelopment projects. Consequently, relatively few nineteenth century hotels remain standing in Florida. A review of the state's National Register listings indicates that about thirty hotels are listed in the Register. Only seven remain from the nineteenth century, most of those landmark buildings, such as the Hotel Ponce de Leon in St. Augustine, the Belleview-Biltmore in St. Petersburg, or the Tampa Bay Hotel. Few modest wood frame hotels in small communities remain standing.

The Tenney House and Groveland Hotel, unusual examples of frame vernacular construction in Federal Point, contribute a sense of time and place, and are important representatives of the historic built environment of the community.

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Significant Person

Tenney, Frank

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### Verbal Boundary Description

The Tenney House and Groveland House are located on lot 1 of Grove Land Acres subdivision in Federal Point.

### Boundary Justification

The boundary encloses a small lot, recently subdivided, that contains two historic buildings associated with the Tenney family of Federal Point. Adjoining lots historically were also associated with the Tenney's property, but no longer contain historic buildings and are owned by different parties.

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**PHOTOGRAPHIC LIST**

1. 100 and 102 Commercial Ave., Tenney House and Groveland Hotel
2. Federal Point, Florida
3. Sidney Johnston
4. 1995
5. Historic Property Associates
6. View from dock of west facade of Tenney House and west elevation of Groveland Hotel in background, camera facing east
7. Photo #1 of 25

Information in items 1-5 are the same for the following descriptions.

6. Tenney House west and south elevations, camera facing northeast
7. Photo #2 of 25
  
6. Tenney House south elevation, camera facing north
7. Photo #3 of 25
  
6. Tenney House east elevation, camera facing west
7. Photo #4 of 25
  
6. Tenney House north elevation, camera facing southeast
7. Photo #5 of 25
  
6. Tenney House interior view of hall and stairway, camera facing east
7. Photo #6 of 25
  
6. Tenney House interior view of first floor bedroom, camera facing east
7. Photo #7 of 25
  
6. Tenney House interior view of living room, camera facing northeast
7. Photo #8 of 25

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6. Tenney House interior view of hall from dining room, camera facing west
7. Photo #9 of 25
  
6. Tenney House interior view of kitchen, camera facing northwest
7. Photo #10 of 25
  
6. Tenney House interior view of second floor hall, camera facing west
7. Photo #11 of 25
  
6. Groveland Hotel south elevation, camera facing northwest
7. Photo #12 of 25
  
6. Groveland Hotel west elevation along Commercial Avenue, camera facing east
7. Photo #13 of 25
  
6. Groveland Hotel west elevation showing rear extension, camera facing east
7. Photo #14 of 25
  
6. Groveland Hotel, porch and bay on west elevation, camera facing east
7. Photo #15 of 25
  
6. Groveland Hotel north and east elevations, camera facing southwest
7. Photo #16 of 25
  
6. Groveland Hotel east elevation, camera facing east
7. Photo #17 of 25
  
6. Groveland Hotel interior vestibule, camera facing northwest
7. Photo #18 of 25
  
6. Groveland Hotel interior of living rooms, camera facing southeast
7. Photo #19 of 25



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6. Groveland Hotel interior of dining room, camera facing west  
7. Photo #20 of 25

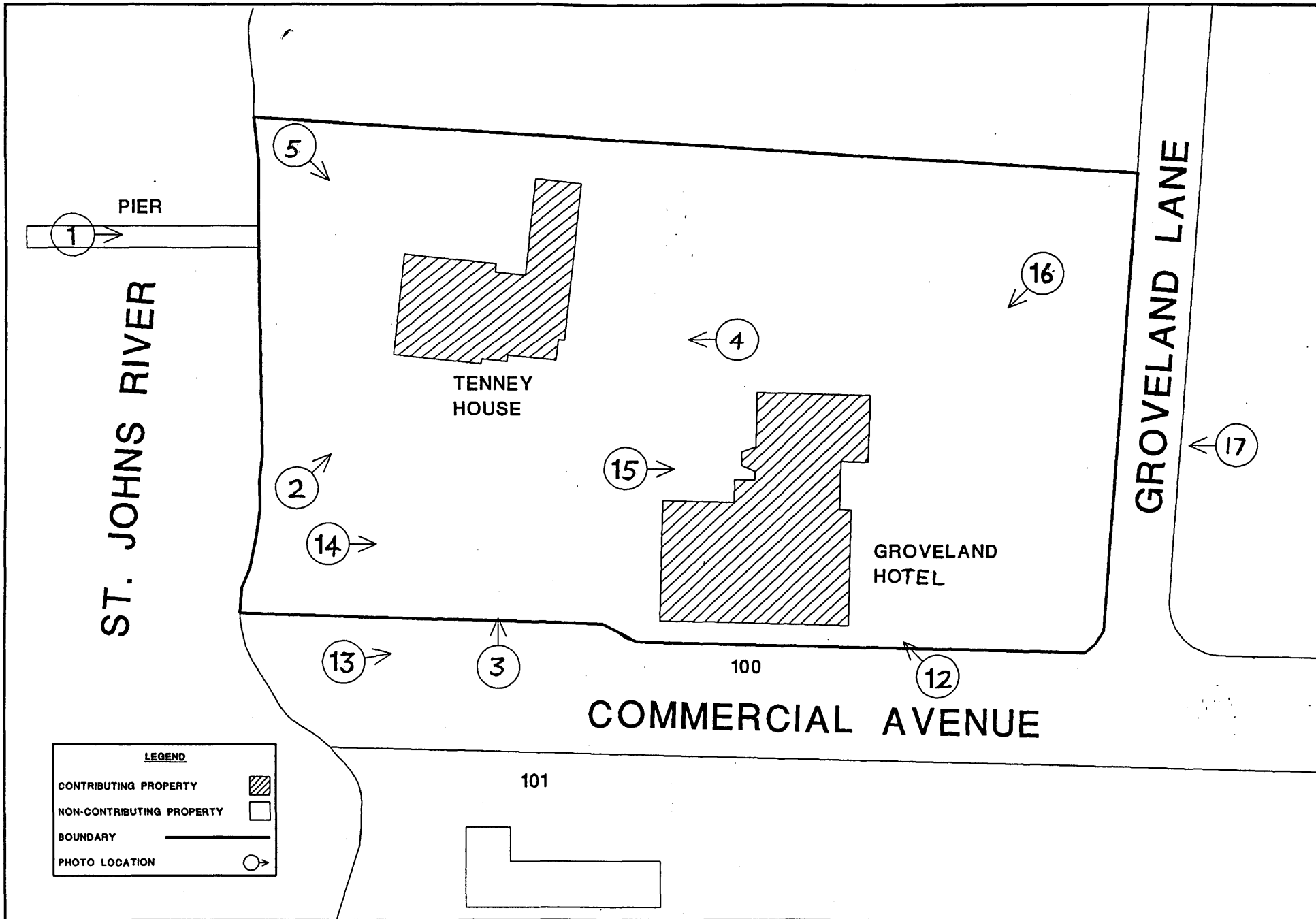
6. Groveland Hotel interior of kitchen, camera facing southwest  
7. Photo #21 of 25

6. Groveland Hotel interior first floor hallway, camera facing  
north  
7. Photo #22 of 25

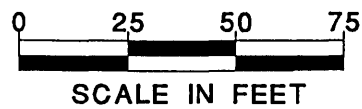
6. Groveland Hotel interior second floor stairway intersection,  
camera facing south  
7. Photo #23 of 25

6. Groveland Hotel interior second floor hall, camera facing east  
7. Photo #24 of 25

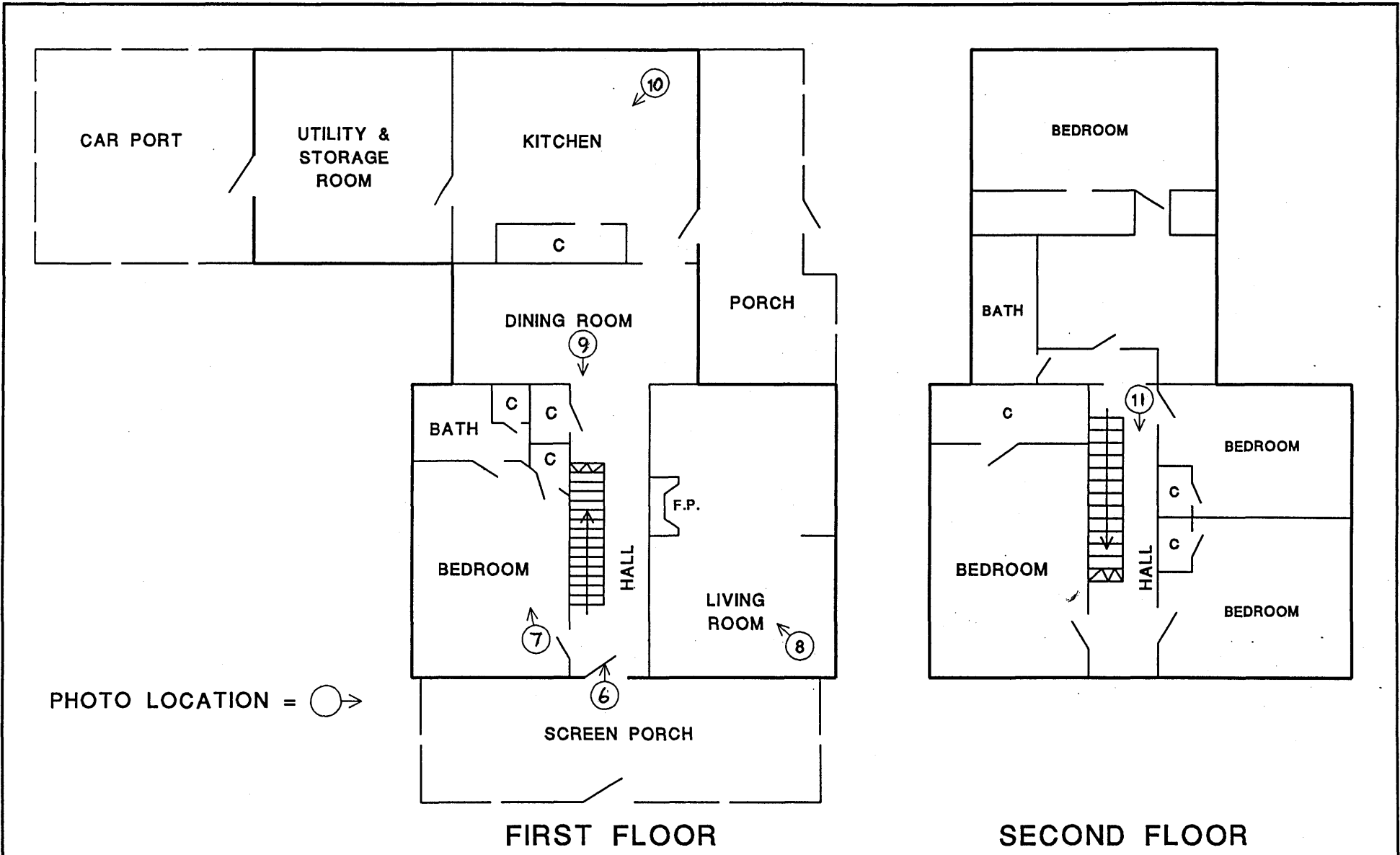
6. Groveland Hotel interior second floor bedroom, camera facing  
west  
7. Photo #25 of 25



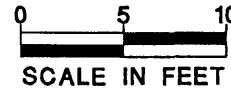
**TENNEY HOUSE & GROVELAND HOTEL SITE PLAN**



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JANUARY 1996



TENNEY HOUSE FLOOR PLANS



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JANUARY 1996

