

United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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 Carlos and Marjorie Proctor Log House and Cottage

other names/site number AL1362

2. Location

street & number 2250 Northwest 8th Avenue N/A not for publication

city or town Gainesville N/A vicinity

state Florida code FL county Alachua code _____ zip code 32603

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.)
Miss Lotane 5/4/18
Signature of certifying official/Title DSHPO Date
Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State
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 James Walker Date of Action 6.25.2018

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

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Rustic

Materials

(Enter categories from instructions)

foundation BRICK
walls WOOD

roof COMPOSITION SHINGLES
other STONE

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

1938-1940

Significant Dates

1938

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Proctor, Carlos, builder

Primary location of additional data:

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

Name of Repository

#

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CONTINUATION SHEET**

Section number 7 Page 1 Carlos and Marjorie Proctor Log House and Cottage
Gainesville, Alachua County, Florida

SUMMARY

The Carlos and Marjorie Proctor Log House and Cottage are located at 2250 NW 8th Avenue in Gainesville, FL. The two Rustic log buildings were constructed of cypress logs felled on a local site and hauled to the property late in the 1930s. The round logs are chinked and the exposed ends of the horizontal logs extend to form the corners. The one-story house has two interior brick chimneys and some of the interior walls are paneled in pecky cypress. The house has an irregular footprint and a roof with intersecting gables. The smaller building has a gable roof and an exterior chimney on the west side made of concrete blocks. The interior walls of the cottage are composed of exposed, chinked logs. Local limestone rock was used as fill between the brick piers of the house and to form the base of the open front porch and a low wall and barbeque grill that set off the patio in the rear. There is also a noncontributing metal storage building on the lot.

SETTING

The Proctor House is situated within the city limits of Gainesville, Florida. Although the two log buildings and their natural surroundings have a pronounced rustic appearance, they are now part of a busy urban setting, close to the University of Florida campus and about twenty blocks from the center of Gainesville. The land in this part of Gainesville features creeks and low hills and was once heavily forested with oak, pine, cypress and other hardwoods. The two-acre property developed by Carlos and Marjorie Proctor is surrounded mostly by homes built in the 1940s after World War II, and later. At the time of construction of the log house and cottage, this area was beyond the northern city limits, and NW 8th Avenue (formerly Boundary Avenue), which runs along the south boundary of the property, was not yet paved. The house and cottage sit upon a corner lot at the bottom of a fairly steep section of NW 8th Avenue. The site of the house and cottage slopes gently to the northwest, but the east end of the lot rises steeply and is wooded and covered with vegetation. Tall pine trees, many of which can be seen in historic photos, still surround the buildings, and ferns, shrubs, bamboo and other natural vegetation partially hide the buildings from passing traffic. The entrance to the property is an unpaved, C-shaped driveway near the north boundary of the property, off of NW 22nd Terrace, a short road intersecting NW 8th Avenue that runs along the west line of the property (Photo 1).

PHYSICAL DESCRIPTION – House

Exterior

The basic plan of the house is L-shaped. The front façade of the one-story house faces north and is located within the west half of the property, which measures 200 feet by 230 feet. The intersecting gables of the roof are clad in composition shingles and the main exterior walls are horizontal cypress logs, chinked with a white material (Photos 2, 3, 4, 5). The logs are saddle notched and the sawcut ends of the logs extend from the house at the corners; the log ends are neatly and uniformly cut (Photo 5). Brick piers are visible, with limestone rock

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skirting between the piers. Two brick chimneys extend from the roof, one on the rear slope of the center part of the roof, and one near the peak of the gable roof of the west section of the house (Photo 3). They are original to the house, composed of the same red brick used in the piers. A metal vent extends from the roof of the kitchen, which is located to the rear of the east section of the house.

The front entrance, a single wood door with solid vertical panels, has a screen door and is placed in the southwest corner of the open terrace, elevated three steps from the informal front yard (Photo 5). Dense plantings now obscure the low rock wall that surrounds the terrace, but it is visible in historic photos. The terrace floor is a concrete slab set with randomly shaped flat concrete pieces of recycled sidewalk, also used on the steps.¹ A wing extends to the north from the main mass of the house, forming the west end of the terrace. Vertical boards are set in the gable, above the log walls of the west wing (Photo 2).

The fenestration consists mostly of single 6/6 double hung wood frame windows. The front wall of the house by the terrace, however, features a large fixed window with four rows of seven lights flanked by single six-over-six, double-hung wood frame windows (Photos 5, 6). This appears to be a version of the "picture window" that was gaining in popularity at this period. Two single double-hung windows are placed at the east end of the front facade.

The west elevation has four single windows, similar to the double-hung windows on the front. It is largely obscured by heavy vegetation (Photo 7).

The south (rear) elevation faces an open patio with a low, curving wall of limestone rock, inset at the east end with a large, stone grill. This outdoor barbecue grill is placed near the kitchen, which is located at the east end of the house (Photos 8-11). The patio floor is set with irregular pieces of recycled sidewalk paving similar to the front terrace. Early photos indicate that a screened porch faced the patio, placed between the east and west wings. This porch, which has a shed roof, has since been enclosed with a wall of fixed glass panels (Photo 8). Two courses of brick form the bottom edge of this opening. A brick chimney with a metal hood rises from this roof: it is connected to the fireplace in the living room. At the east end of the rear elevation, a bay window with 8/8 lights extends from the gable end (Photo 9).

A wood paneled storage shed has been attached to the east elevation, to the north of the screened kitchen door and the kitchen window, which is a paired set of 6/6 double-hung windows (Photo 12). The storage shed was added in the 1960s.

Interior

¹ Arnall Downs, Personal communication, February 20, 2017. Mrs. Marjorie Proctor visited the present owner, Arnall Downs, shortly after she and her husband purchased the house in May 1993.

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The floor plan of the house reveals its L-shaped footprint. The front door opens to the west end of the combined living and dining room (Photo 13). The floors are wood and the walls of this large area are of pecky cypress, a popular form of paneling in the 1940s.² This paneling completely covers the logs in this area. The flat ceiling is white with beams of natural wood running from north to south. A formal brick fireplace and mantel are placed on the south wall of the living room, opposite the picture window mentioned earlier (Photo 14). A wood divider about four feet high and about two feet wide has selves and storage on either side; this unit forms a division between the living and dining areas (Photo 15, 16). This large open room has windows on the south and east walls. Several book cases are placed on the west wall (Photo 17). Interior doors on the west and south walls lead to other parts of the house.

The west wing, accessed from the living room, contains three bedrooms (one now used as an office) and a bathroom that open to a narrow hall (Photo 18). The hall also has pecky cypress walls: like the living and dining room area, none of the rooms in this wing have visible log walls. To the north is the front bedroom (Photo 19). Next to that room is the tiled bathroom. The second bedroom, next to the bathroom, also opens to the hall, as does the office (formerly a bedroom) at the north end of this wing. Each of the rooms has built-in closets, wood floors, and plaster-finished ceilings and walls. A small phone niche is set into the east wall of the hallway, near the second bedroom door. At one time, a door at the south end of the hall led to the porch, but that door has been blocked up. The chimney visible on the exterior of this wing was once connected to a furnace, but it is blocked off. The house now has a modern heat and air conditioning system.

Returning via the hallway to the living room, one gains access through a French door to the west of the fireplace to the large log-walled room that faces the rear terrace, referred to by the owners as the log porch. This room was originally a screened porch. The brick flooring is original as are the three interior exposed log walls (west, north, and east) and slanted ceiling. This is the only interior space where the log construction, similar to that on the exterior, is visible on the interior. The large brick structure on the north wall backs up the fireplace in the living room (Photo 20). There was never a fireplace opening in this former screened porch. The screening that once formed most of the north wall was replaced with fixed glass panels in the 1960s. A wood door on the east wall leads into the kitchen. This door is a Dutch of Farmyard style door. The top part can be kept open between the kitchen and the former porch, while the bottom remains closed (Photo 21).

² Pecky Cypress is created by a type of fungus that creates vertical hollow tubes throughout the living tree. When the tree is cut into planks, a unique pattern of holes is revealed. Most cypress logs with this characteristic have sunk after being harvested and are retrieved and processed by lumber mills. <http://brunerlumber.com/pecky-sinker-cypress/>

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The kitchen occupies the south half of the east wing, with a bay window overlooking the patio on the south end.³ A small seating area is set into this end of the kitchen, finished with egg-and-dart molding (Photo 22). The pine paneled walls and ceiling and most of the built-in cabinets are original. Modern appliances and a wooden worktable furnish this kitchen space, which has wood flooring. The Dutch door on the west wall of the kitchen, already mentioned, leads to the log porch. A pair of windows are set above the sink on the east wall (Photo 23), also trimmed with egg-and-dart molding. The single door with four-over-four glass lights is placed on this wall as well, leading to the side yard.

ALTERATIONS – House

The most significant change to the house is the conversion of the large log-walled porch in the rear of the house to an enclosed room with fixed glass panels instead of screen doors forming most of the south wall. However, this did not involve any changes in the roofline or footprint of the house. Historic photographs show the original screen doors leading to the rear patio. The door in the wall at the south end of the hall was closed and converted into a bookcase that appears on the west wall of the log-walled porch, probably created in the 1940s when the former master bedroom on the south side of the house was split into two bedrooms and the hall was lengthened to accommodate this. The former south bedroom is now an office.⁴

The house originally used well water, but was hooked to city water in the early 1960s when the property was annexed into the City of Gainesville. The hot water heater was moved to the shed attached to the east wall, which was built in the 1960s. The smaller brick chimney on the west section of the house was originally used for a furnace. The hole where a stove pipe fed into the chimney is now covered, but the brick base is still in place under the house.⁵ After the current owners purchased the house in 1993, they reroofed the Log Porch to stop leaks. The entire house was reroofed in 2011. A hood with a metal exhaust chimney was installed over the stove on the north wall of the kitchen in 2011.

PHYSICAL DESCRIPTION – Cottage

Exterior

The small cottage has an irregular footprint and a gable roof (Photos 24, 25, 26, 27). It was built c. 1940, after the house was completed, from logs left over from the house project.⁶ Tradition has it that the Proctors built the

³ Arnall Downs, Personal communication, February 5, 2017. Historic photos confirm that the bow window and configuration of the kitchen are original.

⁴ Arnall Downs, Personal Communication, September 21, 2017.

⁵ Arnall Downs, Personal Communication, February 5, 2017.

⁶ The date of construction on the Alachua County Property Appraisers file for this property is 1938.

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cottage themselves out of remaining logs from the house and had originally intended it to be a garage, but the result was not deep enough for a vehicle to be parked inside.⁷

The cottage was constructed of the same chinked logs as the house, using the same building techniques, horizontally stacked logs laid with saddle notches and the ends of the logs extending at the corners. An open porch with square posts under the main roof is positioned on the northeast corner. A large picture window similar to the one on the front of the house is placed on the east façade (Photo 24). This element consists of a central fixed arrangement of three-over-three lights, flanked by a four-over-four double-hung window on either side. Board-and-batten paneling is installed below this window. The rest of the windows in the cottage are four-over-four double-hung windows. A large, exterior chimney, built of Ocala block, is located on the west façade (Photo 26). Entrance to the cottage is through a single door with glass panels at the top located at the south end of the porch leading into the main room. An additional door leading from the porch into the bedroom located at the north end of the cottage has been blocked and turned into a window. This door can be opened to allow furniture to be moved in or out of the bedroom. Utility and storage rooms with wood siding and exterior doors have been added to the south end of the cottage, on either side of the small bathroom extension at the north end of the structure (Photo 27). An unpaved parking area is located at the north end of the cottage.

Interior

The floor plan for the cottage reveals its simple interior. The single wood door with a screen door on the south end of the porch provides access to the interior of the cottage. It opens into the main living area, which is at the middle of the cottage (Photos 28). The interior walls of the living area and bedroom are of exposed chinked logs and the floors are of wood. The ceiling in the living area is composed of flat wood panels. The open living space contains the kitchen and dining areas and a sitting area facing the fireplace on the west wall (Photo 29). A window is placed on each side of the fireplace, and the large picture window already described admits light from the east. The small bathroom at the south end of the cottage, accessed from the main living area, has a single window; a shower, sink and toilet; and a storage closet located on the east wall.

The pitched ceiling of the bedroom at the north end of the cottage is open, with smaller logs nailed to the wood ceiling paneling (Photo 30). To further brace the bedroom walls, two logs running between the east and west walls have been installed above the top row of logs and secured with rudimentary kingposts (Photo 31). A single window is placed on the west and the north walls of the bedroom, and the glazed top section of the door to the porch forms the window on the east wall.

⁷ Arnall Downs, Personal Communications, September 21, 2017.

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ALTERATIONS – Cottage

The small cottage was reroofed in 2011. An exterior utility/ laundry room was added to the east, rear side in 2010. Due to wood rot, parts of the bathroom were repaired and replaced and a new shower were also installed in 2010. This renovated bathroom closely resembles the original bathroom.

NON-CONTRIBUTING RESOURCES

Metal Storage Building

Located in the northeast corner of the property is a non-contributing metal storage building installed on the property in the 1990s (Photo 32).

INTEGRITY

Despite the changes that have taken place, the house and cottage still retains sufficient integrity to qualify for listing in the National Register. The buildings are still in their original location and although nestled within the middle of a city, the surrounding grounds maintains its rustic character. Hence, the buildings have integrity of location, setting, and association. The buildings still retain their character defining log exterior with heavy chinking. They also retain a high degree of interior integrity despite some changes in a couple rooms, with the classic Rustic Style interiors still very much present. The house has had its original rear porch enclosed with a brick enclosure. This is set onto the rear, is not visible from the main façade, and is distinguishable from the historic portion of the house. There is also a small one-story addition added onto the east elevation of the house which is distinguishable from the rest of the house and does not overwhelm the rest of the building. The cottage retains an even higher degree of integrity. Hence, the buildings retain sufficient integrity of design, materials, workmanship, and feeling.

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Section number 8 Page 7 Carlos and Marjorie Proctor Log House and Cottage
Gainesville, Alachua County, Florida

SUMMARY

The Carlos and Marjorie Proctor Log House and Cottage are nominated to the National Register for local significance under Criterion C in the area of Architecture. Built in the late 1930s, these two buildings are both locally significant examples of New Deal Era Rustic Style Architecture adapted to residences. They are significant as unique examples of the application of traditional, vernacular log construction techniques and materials to a modern, 20th century suburban house. Although the locally resourced cypress logs were used in the earliest dwellings in Gainesville in the 19th century, the Carlos Proctor Log House and Cottage have all the modern conveniences.

HISTORIC CONTEXT

History of Gainesville

Gainesville emerged from a small village along Hogtown Creek into an important market town when the Florida Railroad was built through the site in the early 1860s. The railroad, which linked Fernandina on the east coast with Cedar Key on the west coast, opened up the interior of the state to settlement and commerce, and the Gainesville train depot promised to become a vital part of the local economy. The fertile soil, abundance of creeks and lakes, mild climate, and affordable cost of land attracted planters, small farmers, citrus growers, and ranchers in growing numbers. The expansion of the railroad system that followed the devastation of the economy during the Civil War between 1861 and 1865 facilitated the growth of Gainesville. It grew from a cluster of stores, livery stables, civic buildings, and hotels around the courthouse square to a more prosperous-looking county seat with handsome residential neighborhoods featuring a variety of late Victorian era style homes by the end of the nineteenth century. Gainesville's population grew as it became an emerging center for education as well as agriculture and phosphate mining in 1905, when the University of Florida was established about a mile and a half west of downtown Gainesville.⁸

Like much of Florida, Gainesville experienced a real estate boom in the 1920s, when the boundaries of the city expanded as new subdivisions were platted and developed. The Depression years of the 1930s slowed this growth, although Gainesville and Alachua County did not experience the drastic effects of the downturn of the economy and the bust of the earlier boom in real estate that impacted the southern part of Florida.⁹ With a broad agricultural base in the surrounding areas, Gainesville, as the county seat and the site of a state university, remained solvent and even grew, with the infusion of funds from the Works Progress Administration and other federal assistance. WPA projects included an airport, expansion of the city's sewer system, paving of city

⁸ Charles H. Hildreth and Merlin G. Cox, *History of Gainesville, Florida, 1854-1979* (Gainesville: Alachua County Historical Society, 1981), 2-3, 7-9, 53-57, 104-106.

⁹ Hildreth and Cox, 144.

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streets, and improvements in the combined water and electric plant.¹⁰ These developments would prove to have a lasting positive impact on Gainesville's future growth.

A survey of Gainesville's neighborhoods conducted in 1980 examined the cultural, natural and historic resources of what it termed "University-related housing." The survey report defined the area near the University of Florida as displaying a distinctive pattern of residential development that began in 1905, when UF moved from Lake City to Gainesville. These developments near the UF campus initially ran in a four or five block pattern perpendicular to University Avenue, and the early plat names, such as College Park or University Terrace, identified them with UF.¹¹ Most of these new neighborhoods were filled with single-family houses typical of American suburban architectural taste of the 1920s, 1930s, and 1940s. They were heavily advertised, with an emphasis on their proximity to the campus and the available city improvements, as well as their scenic charm. Research in city directories indicated that a high percentage of UF faculty did move into these residential areas. Yet, Sanborn maps and an examination of construction dates by the survey team suggests that during the first half of the 20th century the western boundary of Gainesville lay no further west of the campus than NW 23rd Street. Many of these University-related subdivisions were not annexed to the city until 1962, and basic city services were often lacking.¹²

The postwar years transformed Gainesville as the University of Florida experienced its own building boom. Veterans returning to civilian life in the late 1940s and 1950s used the GI Bill to enroll at UF, many with young families in tow. New housing was built for women students and new academic buildings replaced temporary postwar structures. The UF College of Medicine was launched in 1956, and the on-campus Health Science Center continuously expanded medical educational opportunities as well as bringing jobs to the area at Shands Teaching Hospital and at the Veterans Affairs Medical Center, built across Archer Road in 1967. Gainesville had a population of more than 46,000 by 1960 and the city continued to annex new areas of suburban housing.¹³

Historical Context – Proctor House and Cabin

As Gainesville grew, new development pushed past the city boundaries, particularly in the areas surrounding the UF campus. Carlos Proctor moved to Gainesville from Tampa in 1928 to attend UF. A gifted athlete, he was heavyweight boxer at the school as an undergraduate. Proctor was also a two-year letterman for the football team, and served as an assistant football coach for seven seasons during the 1930s.¹⁴ When he graduated, he

¹⁰ Hildreth and Cox. 148-149.

¹¹ ERLA Associates. "City of Gainesville Comprehensive Preservation and Conservation Plan, Phase 1: Survey Report, 1980. 124.

¹² ERLA, 130-131.

¹³ Hildreth and Cox, 173-174.

¹⁴ UF Athletic Hall of Fame, www.gatorclub.org/hall-of-fame/greats and https://en.wikipedia.org/wiki/List_of_University_of_Florida_Athletic_Hall_of_Fame_members

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became a member of the faculty of the Athletic Department. He served as the boxing team's head coach until the program was suspended during WWII.¹⁵

Carlos Proctor and his wife Marjorie saw the advantage of owning property close to the growing university and purchased land just across what was then Gainesville's north edge, NW 8th Avenue. Then called Boundary Avenue, it was as yet unpaved at this western end. This was an astute investment, as Hilldale Street (now NW 22 Street) ran just eight blocks north of the football stadium and other UF athletic facilities. The parcel was platted by Carlos and Marjorie Proctor as Woodland Hills (Figure 6). As Proctor sold off the twelve parcels of his small subdivision, he reserved two lots in the southwest corner for himself and Marjorie, designated as lots 7 and 8.¹⁶ Using cypress logs cut from nearby land that was also being cleared and developed, the Proctors built their three-bedroom, one-bath log house and a small, adjacent cottage, which might have originally been planned as a garage.

Carlos Proctor directed the construction, which was accomplished over a period of two years. However, Proctor contracted with a firm to construct the interior walls of the living-dining room area of pecky cypress, for a sum of \$7,500.¹⁷

Carlos Proctor enlisted in the Navy during World War II, serving in the Pacific, and when he returned, he switched careers and is listed for a few years as being in business with W. Dashwood Hicks, who owned Hicks Radio and Appliances in Gainesville.¹⁸ In the 1950s, the Proctors decided to leave the busy urban life behind. They purchased a large piece of property to the west of Gainesville, on State Road 24, near Lake Kanapaha, where they built another log house.¹⁹ Carlos Proctor grazed cattle on the land and became the president of the Alachua County Cattlemen's Association.²⁰ They sold the property with the log buildings on SW 8th Avenue to Eugene and Margery Boorde in 1949, who then sold it to Sammie Horton in 1950.²¹

Through the next years, according to the Gainesville City Directories, the 1940s log house and cottage were rented to students.²² Around 1972, the property was purchased by Donald S. and Nancy Wright, who made

¹⁵ University Record reports in the University of Florida Smathers Library for the years 1936 through 1955 were consulted.

¹⁶ Woodland Hills was platted by Carlos and Marjorie Proctor on February 17, 1948 in Plat Book D, page 46.

¹⁷ Milena Alanosova. "Cabin Fever," *Florida Living Magazine*, July 1995, 34. The writer interviewed the current owners for this article.

¹⁸ City directories in the collection of the Alachua County Library for the years 1936 through 1963 were consulted.

¹⁹ Carlos Proctor's son Robert Proctor provided photos of the original house and cottage and the log house in the Kanapaha area, west of Gainesville, built by the Proctors after they sold the property on NW 8th Avenue.

²⁰ Carlos R. Proctor, obituary. *Gainesville Sun*, November 8, 1983; Marjorie Bernice Proctor, funeral service program, First Presbyterian Church, Gainesville, June 15, 2000.

²¹ Alachua County Records, Deed Book 262, pages 475-476 and Deed Book 278, page 420.

²² Gainesville City directories list names of residents, which changed almost yearly during this period.

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very few changes during the next twenty years.²³ The current owners purchased the property from the Wrights in 1993. That the house and cottage have survived with so much of its integrity intact is remarkable, and a tribute to the conservation and preservation efforts of the later owners. The city has grown up around the small subdivision of Woodland Hills, and NW 8th Avenue is a heavily traveled east-west thoroughfare, but the two log structures still retain the “little cabin in the woods” ambiance created by Carlos and Marjorie Proctor.

ARCHITECTURAL CONTEXT

Rustic Architecture

The National Park Service (NPS) and US Forest Service (USFS) are generally credited with developing the Rustic architectural motif. The style became one of the significant characteristics of the NPS during the Great Depression. Applied to buildings, bridges, signs, and other structures in national parks, the Rustic style derived its roots from contemporary needs and traditional American values. Drawing from colonial and early American antecedents, Depression-era rustic buildings largely reflected folk and rural precedents. The style assumed various forms and materials, depending upon the architect, regional contexts, availability of materials, local economics, and personnel. Concrete, hewn lumber, wood shingles, and natural stone constituted the primary building materials. Architectural features included gable roofs, log or square hewn timbers chinked with composite mortars, post-and-girt construction, extensive porches with exposed materials, stone chimneys, exposed rafter ends, projecting purlins, gable-end trusses, and articulated foundation systems.²⁴

The NPS issued several publications during the 1930s documenting the extent and variety of buildings, structures, and objects constructed in both national and state parks. Albert H. Good, an architectural consultant to the NPS, composed two series which helped standardize future park development and building construction. Providing a permanent visual record of Rustic architecture, Good’s volumes helped codify an important part of the Great Depression ethos - make do, or do without.²⁵

The NPS relied heavily on the Civilian Conservation Corps (CCC), which provided the construction crews for the development of parks and construction of buildings and structures during the Great Depression. In Florida, the CCC made extensive use of Rustic architecture while developing the first state parks. The CCC had a presence in Gainesville, playing a role in the development of the nearby Devil’s Millhopper State Geological Park.

²³ Alachua County Records, Mortgage book 792, page 214. Personal communication, Arnall Downs, May 30, 2017.

²⁴ Sidney Johnston, “Florida’s New Deal Resources,” U.S. Department of the Interior, National Park Service, National Register of Historic Places Multiple Property Documentation Form (2004), F-94-95.

²⁵ Ibid.

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Section number 8 Page 11 Carlos and Marjorie Proctor Log House and Cottage
Gainesville, Alachua County, Florida

Most of Florida's New Deal buildings associated with Rustic architecture stand within federal and state forests and parks. Those buildings typically feature a gable or hip roof with cypress shake surfacing; wood frame or masonry wall systems; gable-end trusses and brackets mounted under the eaves; cypress, palm, or pine log walls; post-and-girt or mortice-and-tenon joinery; limestone chimneys; and limestone piers or articulated limestone foundations supported by concrete slabs.²⁶

ARCHITECTURAL SIGNIFICANCE

The Carlos and Marjorie Proctor log house and cottage are locally significant examples of New Deal Era Rustic Style architecture applied to residential construction. The usage of locally milled log style hewn lumber with heavy chinking, incorporation of natural stone, exposed rafters, and wood flooring are all indicative of the Rustic Style.

Several log houses were constructed in the northwest section of Gainesville in the 1930s, built of cypress, which abounded in the area. Acres of native cypress lowlands were being cleared and filled for residential and commercial development in Gainesville in the middle of the 20th century. The Proctor House and Cottage are one of only two surviving examples of New Deal Era Rustic architecture applied to residential buildings in Gainesville. The other is the Cox Family Log House (NR 2017).²⁷ The Cox Family Log House, although a larger more complex example of Rustic architecture, has seen some changes to the building, including an expansion beyond its original footprint. The Proctor house and cottage has a higher degree of integrity than the Cox House, and as such are the best surviving examples of New Deal Era Rustic architecture applied to residential buildings in Gainesville.

²⁶ Ibid.

²⁷ National Register of Historic Places. Cox Family Log House, listed May 2017.

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 12 Carlos and Marjorie Proctor Log House and Cottage
Gainesville, Alachua County, Florida

BIBLIOGRAPHY

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Alachua County Records, Mortgage Book 792, page 214; Deed Book 262, pages 475-476; Deed Book 278, page 42; Plat Book D, page 46.

National Register of Historic Places. Cox Family Log House, listed May, 2017.

WEBSITES

<http://brunerlumber.com/pecky-sinker-cypress/>

www.gatorclub.org/hall-of-fame/greats

http://en.wikipedia.org/wiki/List_of_University_of_Florida_Athletic_Hall_of_Fame_members

PERSONAL COMMUNICATION

Arnall Downs, February 20, 2017 and May 30, 2017.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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Gainesville, Alachua County, FL

GEOGRAPHICAL DATA

Verbal Boundary Description

The boundary encompasses all of parcel number 09221-000-000 in the Alachua County Property Appraiser Office records.

Boundary Justification:

The land boundary encompasses land historically associated with the Carlos and Marjorie Proctor House.

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National Park Service**

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CONTINUATION SHEET**

Section number Photos Page 14 Carlos and Marjorie Proctor Log House and Cottage
Gainesville, Alachua County, FL

1. Carlos Proctor Log House and Cabin
2. Gainesville, Alachua County, Florida
3. Murray D. Laurie
4. February 2017
5. Murray D. Laurie
6. View of Northwest 22 Terrace, *photographer facing north*
7. Number 1 of 32

Note: numbers 1-5 are the same for the following photographs except where noted

4. January 2017
6. View of front façade of log house, *photographer facing south*
7. Number 2 of 32

4. January 2017
6. View of front of house: *photographer facing southwest*
7. Number 3 of 32

4. May 2017
6. View of front patio: *photographer facing west*
7. Number 4 of 32

6. View of view of front façade: *photographer facing south*
7. Number 5 of 32

6. View of west edge of front patio and front door: *photographer facing south*
7. Number 6 of 32

4. January 2017
6. View of west façade of house: *photographer facing east*
7. Number 7 of 32

4. May 2017
6. View of rear of house: *photographer facing east*
7. Number 8 of 32

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photos Page 15 Carlos and Marjorie Proctor Log House and Cottage
Gainesville, Alachua County, FL

- 4. May 2017
- 6. View of rear of house, patio, and kitchen bay window: *photographer facing west*
- 7. Number 9 of 32

- 4. May 2017
- 6. View of rear patio and stone wall: *photographer facing west*
- 7. Number 10 of 32

- 4. September 2017
- 6. View of view of BBQ grill at east end of rear patio: *photographer facing southeast*
- 7. Number 11 of 32

- 6. View of east side of house and shed storage addition: *photographer facing northwest*
- 7. Number 12 of 32

- 6. View of house interior, living and room area: *photographer facing east*
- 7. Number 13 of 32

- 4. September 2017
- 6. View of fireplace in living room area: *photographer facing south*
- 7. Number 14 of 32

- 6. View of divider between living room and dining room: *photographer facing north*
- 7. Number 15 of 32

- 4. January 2017
- 6. View of dining room: *photographer facing north*
- 7. Number 16 of 32

- 6. View of west wall of living room: *photographer facing west*
- 7. Number 17 of 32

- 6. View of hallway in house: *photographer facing south*
- 7. Number 18 of 32

- 4. January 2017
- 6. View of front bedroom: *photographer facing northwest*
- 7. Number 19 of 32

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CONTINUATION SHEET**

Section number Photos Page 16 Carlos and Marjorie Proctor Log House and Cottage
Gainesville, Alachua County, FL

4. January 2017
6. View of rear log-walled porch: *photographer facing northeast*
7. Number 20 of 32

4. January 2017
6. View of view of ceiling and east wall of rear log porch: *photographer facing east*
7. Number 21 of 32

4. July 2017
6. View of kitchen bay window: *photographer facing south*
7. Number 22 of 32

4. January 2017
6. View of kitchen window above sink: *photographer facing east*
7. Number 23 of 32

6. View of front façade of log cabin: *photographer facing southwest*
7. Number 24 of 32

4. September 2017
6. View of north façade of log cabin: *photographer facing south*
7. Number 25 of 32

4. January 2017
6. View of west façade of log cabin: *photographer facing east*
7. Number 26 of 32

4. May 2017
6. View of south façade of log cabin: *photographer facing north*
7. Number 27 of 32

4. September 2017
6. View of interior of log cabin, main room: *photographer facing south*
7. Number 28 of 32

4. September 2017
6. View of fireplace in log cabin main room: *photographer facing southwest*
7. Number 29 of 32

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Photos _____ Page 17 Carlos and Marjorie Proctor Log House and Cottage
Gainesville, Alachua County, FL

- 4. January 2017
- 6. View of bedroom in log cabin: *photographer facing north*
- 7. Number 30 of 32

- 4. January 2017
- 6. View of ceiling of bedroom in log cabin: *photographer facing north*
- 7. Number 31 of 32

- 4. January 2017
- 6. View of noncontributing metal storage shed: *photographer facing north*
- 7. Number 32 of 32

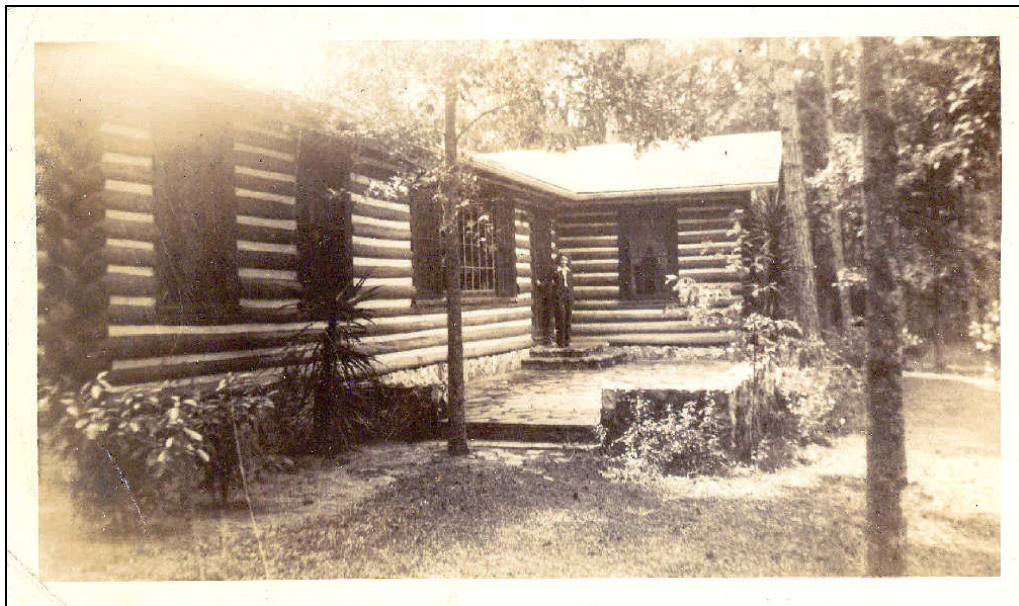
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

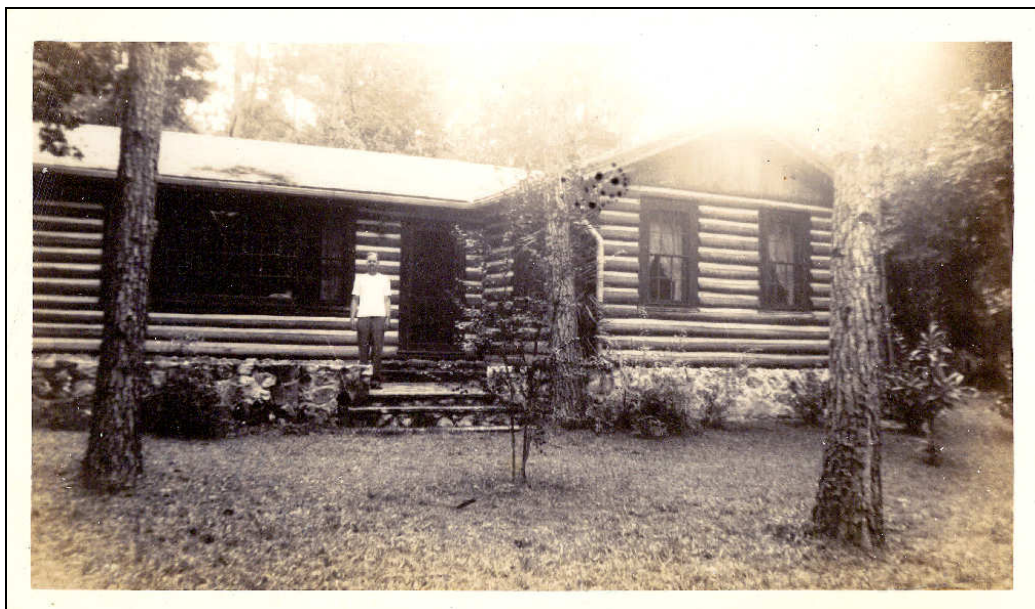
Section number Figures Page 18

Carlos and Marjorie Proctor Log House and Cottage
Gainesville, Alachua County, FL

Figure 1: Circa 1939-1940 views of the Carlos Proctor Log House and Cabin



Marjorie Proctor standing by front door.



Carlos Proctor standing on front patio.

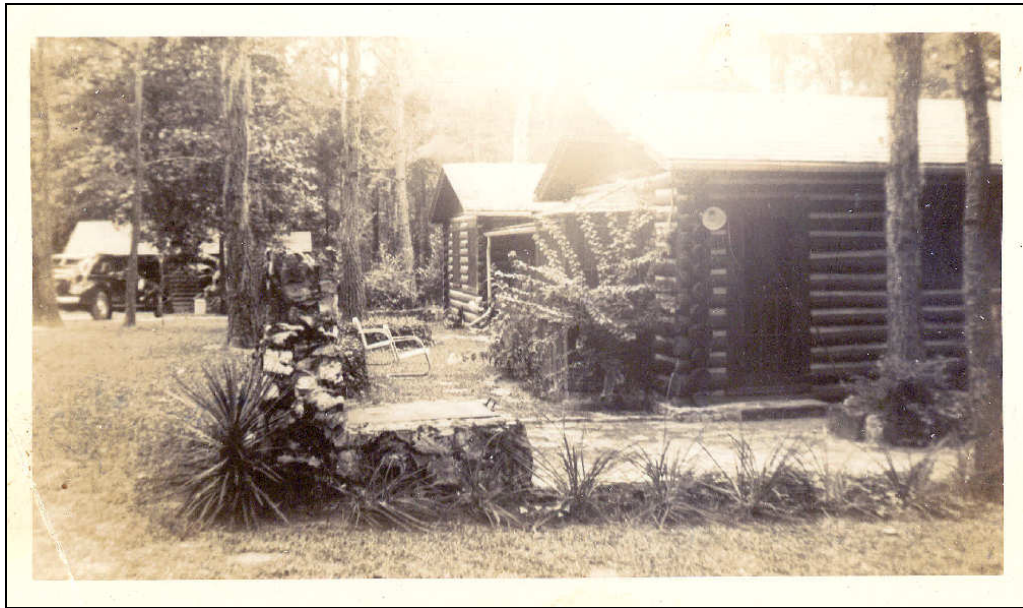
United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Figures Page 19

Carlos and Marjorie Proctor Log House and Cottage
Gainesville, Alachua County, FL

Figure 2: Circa 1939-1940 views of the Carlos Proctor Log House and Cabin



Rear of house, patio, BBQ grill, and stone wall: cabin in background.



Rear of house with screen porch in the middle.

Carlos and Marjorie Proctor Log House and Cottage

2250 NW 8th Avenue
Gainesville, Alachua Co., FL

UTM:
17R 368823 3281860

Latitude: 29.3554
Longitude: -82.3554

Datum: WGS84

Date: 2/9/2018

1:1,000



0 40 80 160 Feet

0 10 20 40 Meters

Basemap Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Carlos and Marjorie Proctor Log House and Cottage

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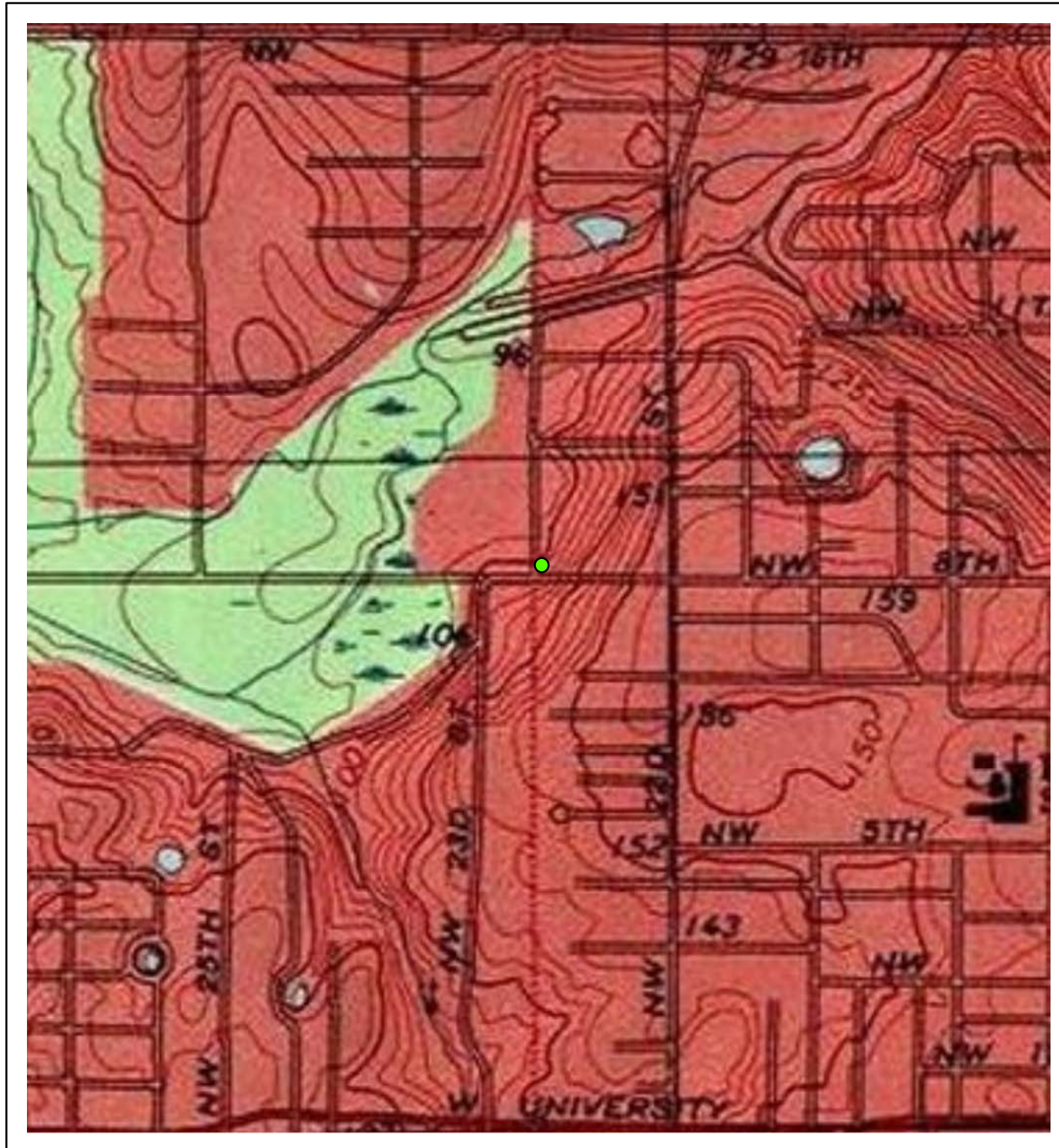
1:10,000



0 420 840 1,680 Feet

0 105 210 420 Meters

Basemap Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



































































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 5/9/2018 Date of Pending List: 6/13/2018 Date of 16th Day: 6/28/2018 Date of 45th Day: 6/25/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 6/25/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Planning & Development Services

Station 11
PO Box 490
Gainesville, FL 32627-0490
352-334-5022
352-334-2648 (Fax)

www.cityofgainesville.org/planningdepartment

January 5, 2018

Ruben A. Acosta
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

RE: Proctor House

Dear Mr. Acosta:

On Tuesday, January 2, 2018, during a regularly scheduled meeting, the City of Gainesville Historic Preservation Board voted to support the nomination of the Carlos and Marjorie Proctor Log House and Cottage to the National Register of Historic Places. The vote was 7-0, with no official comments. The property, located at 2250 NW 8th Avenue, and built circa 1938, is an example of the residential adaptation of the New Deal Era Rustic Style of architecture. The board noted the good condition of the structures, particularly the rustic interiors. The board complimented the owners for the work they have done over the years to restore the property and they voted to support the effort to register the property on the National Register.

If we can be of any additional service, please do not hesitate to contact us at 352-334-5022.

Sincerely,

Jay Reeves, Jr., Chair



FLORIDA DEPARTMENT OF STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State



May 4, 2018

J. Paul Loether, Deputy Keeper and Chief,
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Mr. Loether:

The enclosed disks contain the true and correct copy of the nomination for **Carlos and Marjorie Proctor Log House and Cottage (FMSF#: 8AL01362), in Alachua 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) 245-6364 if you have any questions or require any additional information.

Sincerely,

Ruben A. Acosta
Supervisor, Survey & Registration
Bureau of Historic Preservation

RAA/raa

Enclosures