

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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

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

For HCRS use only

received

date entered

## 1. Name

historic Robinson, J. C., House (D012-1)

and/or common Robinson House

## 2. Location

street & number 102 E. Lincoln Avenue \_\_\_ not for publication

city, town Waterloo \_\_\_ vicinity of congressional district Second

state Nebraska code 31 county Douglas code 055

## 3. Classification

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

## 4. Owner of Property

name Philip J. and Dorothy J. McCarthy

street & number 102 E. Lincoln Avenue

city, town Waterloo \_\_\_ vicinity of state Nebraska

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds, Douglas County Civic Center

street & number 1819 Farnam

city, town Omaha state Nebraska

## 6. Representation in Existing Surveys

title Nebraska Historic Buildings Survey has this property been determined eligible? \_\_\_ yes  no

date On-going \_\_\_ federal  state \_\_\_ county \_\_\_ local

depository for survey records Nebraska State Historical Society

city, town Lincoln state Nebraska

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## 7. Description

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**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved    date \_\_\_\_\_

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

The J. C. Robinson House represents a Neo-Classical Revival style of architecture. The two and one-half story, square house is frame, with a brick foundation. The hipped roof is penetrated by gabled dormer windows; with return gables and Palladian window on the southeast and southwest, and pedimented gables on the northeast and northwest (see photo #1). The front facade features a full-height pedimented portico supported by two massive Ionic columns, bracketed eaves, pseudo-dentilled cornice, and attic window. The square bay front entrance (see photo #2) has a transom window and side lights, flanked by recessed windows with transom lights, pseudo-dentilled cornice, and full height pilasters with Ionic capitals. The second story displays a walk out balcony with balustrade. Palladian windows are featured on the southwest facade (first story) and mullion windows with psuedo-fretwork on the second story. Decorative louvered shutters are present on the front facade. The northwest facade shows a one story bay window with pseudo-dentilled cornice. The southeast facade (see photo #3) has a side porch with columns, balustrade and pseudo-dentilled cornice. Again, entrances have transom lights. The northeast facade has a rear porch (see photo #4).

The interior of the house features four wood-burning fireplaces, (see photos #7, 8) open staircase (see photos #5, 6), and oak woodwork throughout the first floor and golden maple on second. Oak paneling is found on the first floor reception hall and dining room (see photos #5, 6, 8).

The J. C. Robinson house was built at the turn of the century (c. 1900) and designed by A. H. Dyer, architect from Fremont, Nebraska. The house was occupied by the Robinson family until 1960. At that time, its present owners, Philip and Dorothy McCarthy purchased the home.

Today the J. C. Robinson house retains much of its original appearance. The present owners have in their possession the original blue prints.

## 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 checked="" 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** c. 1900      **Builder/Architect** A. H. Dyer, Fremont, Nebraska

### Statement of Significance (in one paragraph)

Architecturally significant, the J. C. Robinson house exemplifies a Neo-Classical Revival style, which gained popularity at the turn of the century and which typifies Nebraska architecture between 1900-1920. The house is also an excellent example of the two story square, a ubiquitous Nebraska house type. As a prominent businessman and founder-owner of the J. C. Robinson Seed Co., (Rob-See-Co) Mr. Robinson played a significant role in the agricultural business of Waterloo and Douglas County.

James C. Robinson started his seed business under his own name and was sole proprietor until 1904. At that time he incorporated the J. C. Robinson Seed Company, the capital stock in possession of himself and his family. Shortly after, he established the J. C. Robinson Real Estate Company, which was handled as a holding concern for his family. The Robinson family owned approximately 2,000 acres used for the production of seed crops. In addition, they utilized from 15,000-20,000 acres annually under the contract system. By the year 1917, they had five large warehouses in Waterloo, and another located at Rocky Ford, Colorado. Their business extended throughout the country and the company became one of the best known commercial enterprises in Douglas County. In later years, Mr. Robinson's seed business spread to Canada and Europe.

Mr. Robinson was a director of the Waterloo Bank in Waterloo, and director of the Conservative Savings and Loan Association of Omaha. He served as president of the American Seed Trade Association in 1909 and 1910, being elected at the convention held in Niagara Falls, Canada.

## 9. Major Bibliographical References

Mr. and Mrs. Phillip McCarthy, draft, National Register of Historic Places  
Inventory-Nomination Form. March 1980. On file, Nebraska State Historical Society.

"Omaha, The Gate City and Douglas County, Nebraska", S. J. Clarke Publishing  
Company of Chicago, Illinois, 1917.

## 10. Geographical Data

Acreeage of nominated property 1.75

Quadrangle name Valley, Nebr.

Quadrangle scale 1:24,000

UMT References

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Verbal boundary description and justification

This property is located on lot 5, Waterloo outlots.

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

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

name/title Joni Gilkerson, Survey Associate Dorothy and Philip McCarthy  
102 E. Lincoln Avenue

organization Nebraska State Historical Society Waterloo, Nebraska  
date October, 1980

street & number 1500 R Street telephone 402/471-3270

city or town Lincoln state Nebraska

## 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Marcus O Kneth 10/7/80

title Director, Nebraska State Historical Society date

For HCRS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration



Photo 1 of 8—general view looking east.

Photo by D. Murphy, 1980, Nebraska State Historical Society (8005/1:18)



Photo 2 of—detail of main entrance façade looking northeast  
Photo by D. Murphy, 1980, Nebraska State Historical Society (8005/1:22)



Photo 3 of 8—view of side entrance façade looking north  
Photo by D. Murphy, 1980, Nebraska State Historical Society (8005/1:13)



Photo 4 of 8—view of rear and side entrance, looking west  
Photo by D. Murphy, 1980, Nebraska State Historical Society (8005/1:25)





Photo 5 of 8—view of stair hall on 1st floor looking east  
Photo by D. Murphy, 1980, Nebraska State Historical Society (8003/12:28)



Photo 6 of 8—1st floor stair hall looking southwest toward entrance vestibule  
Photo by D. Murphy, 1980, Nebraska State Historical Society (8003/12:29)



Photo 7 of 8—front parlor looking northwest at stair hall  
Photo by D. Murphy, 1980, Nebraska State Historical Society  
(8003/12:32)



Photo 8 of 8—view of dining room looking southeast toward stair hall  
Photo by D. Murphy, 1980, Nebraska State Historical Society (8003/12:30)