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 RECEIVED JAN 30 1976
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**NATIONAL REGISTER OF HISTORIC PLACES
 INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
 TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC ****** Boscobel
 AND/OR COMMON

2 LOCATION

STREET & NUMBER *N of Nebraska City on*
 Steamwagon Road
 CITY, TOWN Nebraska City VICINITY OF First
 STATE Nebraska CODE 31 COUNTY Otoe CODE 131

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 type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Mr. and Mrs. Lynn Bobbitt
 STREET & NUMBER Steamwagon Road
 CITY, TOWN Nebraska City VICINITY OF Nebraska STATE Nebraska

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Register of Deeds, Otoe County Courthouse
 STREET & NUMBER
 CITY, TOWN Nebraska City STATE Nebraska

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
 DATE
 DEPOSITORY FOR SURVEY RECORDS
 CITY, TOWN STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Boscobel is a two story brick Italianate dwelling located on a small acreage in the Avondale suburb just northwest of Nebraska City and adjoins the historic Steamwagon Road on the south. The house remains today as an isolated country dwelling surrounded by trees and shrubs. The few farm out-buildings north of the house are not a part of this nomination.

Built in 1879 for the prominent Nebraska City freighter and businessman, Rollin M. Rolfe, the brick walls of this house are supported on a foundation of locally quarried limestone. Irregular in plan, the house features two, two story bay windows (a typical Italianate feature in Nebraska). An ell-shaped frame porch connects the two bay windows around the southeast corner of the house. The porch columns support a bracketed cornice with a paneled frieze that is topped with elaborate iron cresting. The roof, hipped and faceted to conform to the irregular outline, is supported by a bracketed cornice similar, but more elaborate than that of the porch. Stone quoins accent the corners of the house while decorative stone lintels above each window are a distinguished feature of the walls.

Boscobel purportedly has seen little alteration on the interior. On the exterior, painted brick and a new roof constitute the major changes to the house, while minor damage is apparent on a few window hoods and a portion of the iron cresting above the porch. Nevertheless, this property is a remarkable well-preserved nineteenth century dwelling.

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 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 checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1879

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

By 1861, Nebraska City had become the trade center of Nebraska and the "Jumping off" point for the western movement. When freighting became a lucrative business, many merchants began to participate in overland trading. One merchant, Rollin M. Rolfe became the first wholesale "jobber" south of the Platte River and was also instrumental in developing a direct route from Nebraska City to Fort Kearny known as the Nebraska City-Fort Kearny cut-off.

A native of New York, Rolfe came to Nebraska City in 1860 and immediately became involved in the wholesale and retail grocery business. As the need for more supplies in the far west increased, Rolfe became interested in the prospect of freighting and in May of 1862 he organized a train of wagons pulled by oxen and took his first load of merchandise to Denver. Rolfe and E. W. Terry formed a partnership that same year and continued to be very active in freighting for the next several years, working mainly between Nebraska City and Denver.

In 1867, Mr. Rolfe sold his interest in the grocery partnership. The Union Pacific Railroad had extended far enough west by that time to put a damper on overland freighting. Rolfe then entered the banking business and became quite active in business and civic affairs. In 1865 he helped to organize the Immigration Association where he served on the finance committee. He was one of the original incorporators of the Midland Pacific Railroad in the fall of 1867 and spent much time soliciting subscriptions to the capital stock while he fulfilled his duties as secretary of the company.

Rolfe was also politically active. He was an unsuccessful Republican candidate for mayor of Nebraska City in 1868, was a delegate to the Republican state convention that same year, and in 1873 was elected to the city council. Rolfe had business interests outside Nebraska City as well. After Lincoln was chosen as the sight for the Nebraska State Capitol in 1867 he bought much land in the future city. He also had shares in the mining industry in New Mexico.

Architecturally the Rolfe house remains as one of Nebraska's fine examples of the Italianate style of architecture. Typical of most extant ex-

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amples of the style in Nebraska, this house is conservative of detail with the paneled and bracketed cornice and the stone quoins constituting the bulk of Italianate detailing. The porch columns and cornice conform to Italianate detailing, however, the Eastlake inspired cresting around the porch is common to many late nineteenth century styles in Nebraska. The bay windows, in one- or two-story configurations, is a standard feature of the style in the state. Unique, perhaps, to this residence are the decorative stone lintels above the windows, used in lieu of one of the many forms of arched window-hoods so common to the style around the United States. Absent also is the cupola.

Boscobel's plan-form establishes a somewhat unusual character to the house when viewed with respect to other outstanding examples of the style in Nebraska. Three basic plan-forms have been identified to date: the rectangular plan (see Muir house - Brownville Historic District - Nemaha County), the ell-shaped plan (see Kennard House - Lancaster County) and the ell-shaped plan with entrance tower (no examples are included on the National Register to date, however a rudimentary example may be seen in the Covell house on an accompanying nomination - Nebraska City Historic District - Otoe County). Irregular plans, of course, are not rare, however they are more likely found in association with less highly-developed examples of the style.

Boscobel, along with the Italianate style in general, may be seen more clearly as exemplary of the tendency to move away from the rigid classicism of the well-defined Revival styles toward the more romantic associations that the "Picturesque" offered. This tendency became embodied in the Italianate mode which "offered legitimate escape from rigid categories of style" and cleared the way for the later eclectic styles with their characteristically complex plan configurations and picturesque forms. In addition, romantic and not classic associations are conjured up in the decorative stone lintels above the windows. In this sense Boscobel embodies the kind of individuality that characterized the builder, Rollin Rolfe, who so successfully moved from one business enterprise to another as the need required. The Rolfe family resided at Boscobel until 1886 when due to his wife's ill health, they moved back into town and resided at 420 1st Avenue, a house no longer extant.