

56-1420



United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

## 1. Name of Property

historic name Robinson, E. O., House  
other names/site number CP-335  
Related Multiple Property NA

## 2. Location

street & number 105 Regency Court

NA	not for publication
NA	vicinity

  
city or town Highland Heights  
state Kentucky code KY county Campbell code 037 zip code 41076

## 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 at the following level(s) of significance:

    national     statewide   X   local

Applicable National Register Criteria:

    A   X   B     C     D

  
Signature of certifying official/Title Craig Potts/SHPO Date 6-22-17

**Kentucky Heritage Council/State Historic Preservation Office**  
State or Federal agency/bureau or Tribal Government

In my opinion, the property     meets     does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:  
 entered in the National Register     determined eligible for the National Register  
 determined not eligible for the National Register     removed from the National Register

other (explain): \_\_\_\_\_

  
Signature of the Keeper \_\_\_\_\_ Date of Action 8.2.2017

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**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.)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	2	buildings
		district
		site
		structure
		object
2	2	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

NA

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

Single resident dwelling

**Current Functions**  
(Enter categories from instructions.)

Single resident dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

Colonial Revival

**Materials**  
(Enter categories from instructions.)

foundation: Concrete/stone

walls: Wood shingles

roof: Tin

other:

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### **Narrative Description**

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#### **Summary Paragraph**

The E. O. Robinson House (CP-335) stands at 105 Regency Court in Highland Heights, Campbell County, in northern Kentucky. It was the dwelling built for Robinson and his wife Lydia in 1909. He occupied it until his death in 1934 and she lived there until she passed away in 1951. The property today occupies a parcel of 2 acres, and the nomination proposes the listing of the entire 2 acres, which includes 2 contributing features---the house and a pergola—and 2 non-contributing features—a modern garage and pool.

#### **Setting and Character of the Property, Change in Acreage over Time**

When the Robinsons purchased it, the property consisted of 500 acres in what was then known as Cold Spring, Kentucky, on the East side of the Alexandria Turnpike.

The property also included a barn, carriage house, and several caretaker quarters. It was hilly and full of trees when Robinson bought the land. He had some cattle and horses, housing them in a barn that was torn down in 1976. A previous owner said that Robinson had a grist mill in the barn, which suggests that some land was used for corn and possibly vegetables (personal interview with Linda Linss Derosset-August of 2014, Source 1 in bibliography).

People who visited the property in the 1930s have recalled that the main driveway from the city was lined with rose bushes (personal interview with Al Schabell October of 2011). The backyard contained gardens and fountains where the pool now lies. Witness trees from the 1909 deed to Robinson indicate that the property had Black walnut, ash and beech trees. In speaking with a University of Kentucky Forestry Department member, those three species are common to Northern Kentucky at the time Robinson's House was built (personal interview with D.J Scully Feb 2017).

Deeds indicate that no parcels of land were sold during Mr. Robinson's lifetime. With his death in 1934, his widow began to sell parcels of the land. By her death 1951, the house sat on only 80 of the original 500 acres. After her husband's passing, Mrs. Robinson was believed to spend a considerable amount of her time living in a Cincinnati hotel. The selling of lots provided income and fewer maintenance expenses as compared to life at the nominated property (personal interview with Caroline Edgar, great-niece of Lydia Edgar Robinson, August of 2013).

Later owners continued selling parcels, so that in 1976 the land surrounding the house had been reduced to 30 acres. The 1976 owners sold the house with its current 2 acres in 1977. The two-story 4,268-square-foot house sits on the highest point of the neighborhood, on a 2-acre parcel, what remains of the original estate.

#### **Exterior Description of the House**

This historic manor house was designed by architect G.C. Burroughs and built circa 1909 for E.O. Robinson, a local timber forester. The house is designed in the Shingle style. It contains 4 bedrooms and 3 baths.

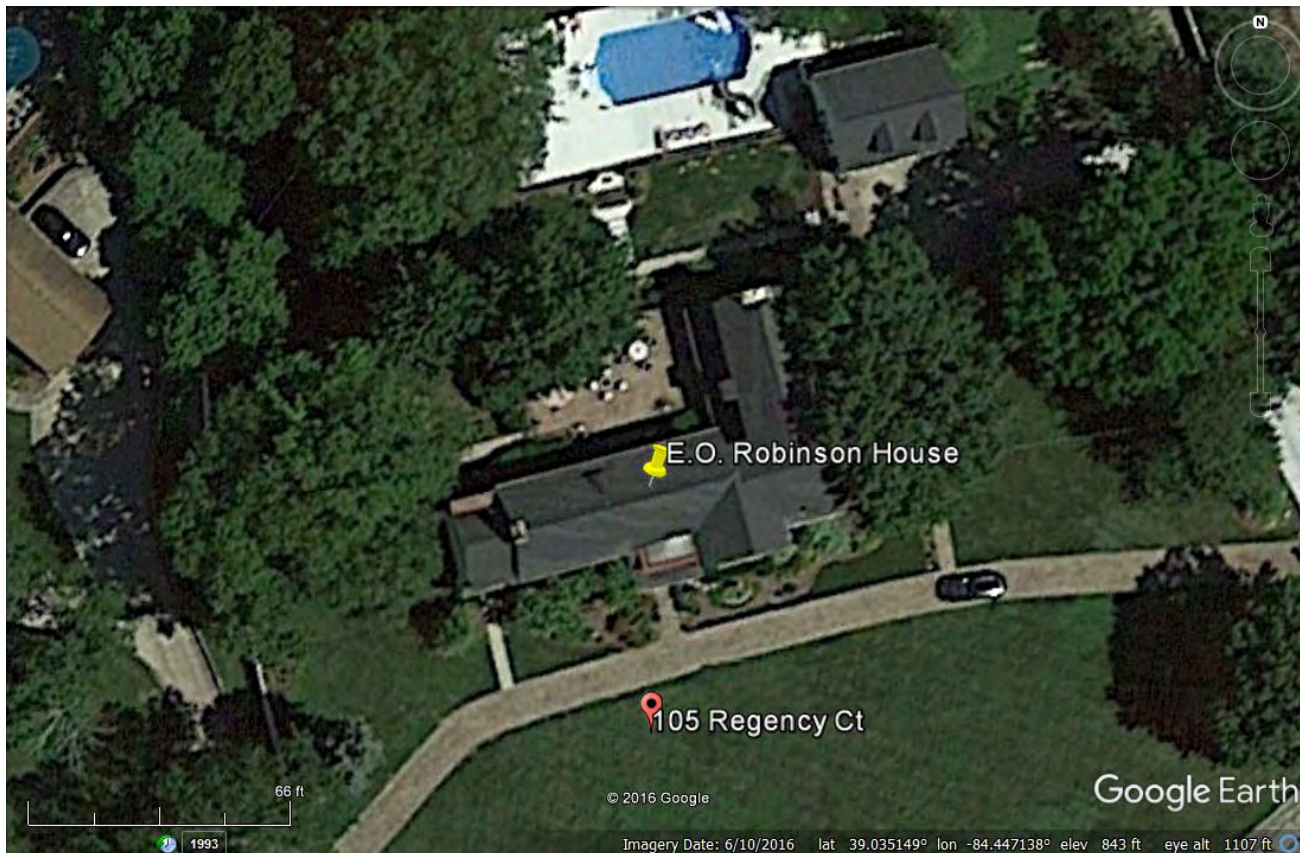
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The house is oriented with its main entry facing toward the south. It has a complex plan. The western half of the house is a rectangular mass with a gable roof and a bay that projects forward, making an ell on the front facade. Attached to that large mass is the east half of the house, made of two masses forming an ell, both with gambrel roofs, one facing east and the other facing north.



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Campbell County, KY**

**Latitude: 39.035149° Longitude -84.447138°**

According to the house's specifications, the roof and walls were covered by two different colors of stained red cedar shakes; those have been painted. The specifications also mention tin roofing on the main roof and covering the porch roofs; most of that metal roof material has been replaced with asphalt shingles, though the porch off of the kitchen is still covered in metal. The outside trim work was finish grade red cypress, which suggests staining as well.

The house has a stone foundation. Specifications called for the reuse of any suitable stone found on site for the new foundations. The basement floor is 4" of concrete, with brick porches placed over concrete as well. The first floor is 7" thick concrete with concrete beam construction. That structural system provided long structural spans, allowing large rooms uninterrupted by columns and supports.

*Main (south) facade*

The main façade presentation is complex, with multiple aspects. The house is asymmetrical between its left and right halves, and even the lower-floor fenestration patterns are not repeated in the upper-floor openings. The

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house has many windows, several ganged in sets of three, others puncturing the wall singly, all with double-hung 8-over-8 wood sashes. Numerous porches, a porte cochere on the west, a bay-sized room, and dormers project from the main body of the house. The many projections and windows allow for a great deal of natural light to pass into the house.



**South (main) façade**



**East facade**

*East side facade*

The house's large gambrel roof is most evident on the east side, as is the house's full two-floor height. A single dormer is visible on this side. The roof also has numerous gangs of triple 8-over-8-light double-hung sash windows. Windows and most doors were made of white pine.



**North side (back)**



**West Side façade**

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*North (back) facade*

The back side of the house exhibits nearly as much asymmetry as the front does. The main feature of the north side is the entry, which opens under a pent roof stoop. A gang of 3 8-over-8-light double-hung sash windows is found both to the left of the door and to the right. Also immediately left of the door is a 6-light casement window. The upper floor has several types of windows of various sizes: a single 8-over-8 light double-hung sash window, three 8-light crank windows, and three scattered 6-over-6-light double-hung sash windows. An eyebrow dormer slits the roof. The porte cochere has a north face, and has a bank of 4 crank windows, each with 6 lights, corresponding to the 4 windows on the front.

*West side facade*

The west side is dominated by the porte cochere. It is supported by paired wooden columns. It is covered by a gambrel roof and has dormers punctuating the north and south side. The dormers have crank windows; six identical crank windows, of 8 lights each, like the west side, matching the banks of 4 crank windows on the north and south dormers. A small semi-circular vent occurs near the apex of the gambrel.

**Interior Description of the House**

The long, narrow floor plan ensured every bedroom and common space had access to natural light and ventilation through the many windows, making cross-ventilation possible. A transom located above the hall door in "Bed Rm. #2" (typically the Nursery) allowed ventilation even when the door was closed.



A Maid's Room was designed above the Kitchen adjacent to the back stair. That was a common element of many large houses, used by the house's live-in cook. At the opposite (west) end, a Hunter's Porch stood off the Living Room, with what was originally a sleeping porch, now closed in as a sun room above. Originally these

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porches provided a place for hunters to hang pheasants and other fowl for aging. Now it is a covered outdoor area overlooking the west half of the property.

Interior trim work was select yellow poplar. The central stair off the Foyer was constructed of oak treads and landings with white birch handrails, with a hairpin turn at the first floor. Wall and ceiling finishes were primarily plaster on lath throughout. Local Rookwood tile work was used throughout the house. It dresses the walls, tub/shower, floors, and ceilings of the master bath, as well much of the Master Bedroom.



The attic remains unfinished but there are several dormers including an ‘eyebrow’ style one, located on the north façade.

When you enter the house through the main front door, you enter what Robinson called the lobby. It had a small bathroom off the north wall and a small closet. The floors were hardwood throughout the entire house. The entry way leads to a stairway to the 2<sup>nd</sup> floor; the living room resides on the left of the hall and the dining room on the right.

The living room originally had built-in shelves with glassed doors (since removed). A Rookwood fireplace on the west wall has French doors with original glass.

To the right of the entry hall is the dining room. That still has the original chandelier in the middle of the room with similar style sconces on the four walls. A built-in wooden window seat covers a long heat radiator on the north wall.

One moves from the dining room into the kitchen on the east side of the home. It has been remodeled several times but contains the original butler’s pantry and two cabinets that are wooded with glass doors.

On the west side of the kitchen there is a back stairway that takes you to the 2<sup>nd</sup> floor. The steps lead you to the “maid’s room” that we know was occupied by a Japanese cook that lived there. Also next to the maid’s room is a walk-in linen closet with built-in wooden shelves.

Going north from there is the 2<sup>nd</sup> floor of the addition which is more of a loft, as it does not go the length of the 1<sup>st</sup> floor great room.

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Going west down the hallway from the linen closet, you come to the 2<sup>nd</sup> bedroom where Robinson's mother-in-law stayed until her death. The bedroom had a small bathroom and closet attached.

Next to the 2<sup>nd</sup> bedroom was a room designated for a nursery. It became a dressing room, as the Robinson's had no children. This room had built-in drawers on one wall and built-in shelves and places to hang clothes.

The nursery/dressing room led to the master bath, and then the master bedroom. The master bath has floor-to-ceiling Rookwood pottery tiles and a bathtub.

The master bedroom has a Rookwood fireplace on the west side almost directly above the fireplace in the living room and the hunter's porch.



Off the master bedroom is the sleeping porch that was enclosed with widows on three of the four sides.



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**Pergola. Contributing structure**

The pergola has a concrete base and 8 wood columns and wooden planks on top.



**Current view of Pergola**



**Historic view of Pergola published in a magazine**

**Garage. Non-Contributing Outbuilding-**

The two-story garage was added to the property in 1990. It has a 32' x 24' footprint and is covered in white aluminum siding. There was not another garage previously. In speaking with previous owners, there was a circular driveway that went around the back of the house. People parked by the back door.

**Swimming Pool. Non-contributing Structure**

A built-in swimming pool measures 16' X 34' and is surrounded by a concrete apron measuring 60' X 120' and encompassing the pergola was constructed in 2015.

**Changes to property since the Period of Significance**

The original wooden cedar shake roof was replaced by standard shingles and has been replaced several times based on photos in our possession from the 1950s, 1960s and 1970s.

The house received a two-story addition in the back, off of the kitchen, in 1990. The addition has the same cedar shake siding and a roof the same style as the house, which makes the addition it look like part of the original construction.

The garage also was added circa 1990.

The inside of the house is in very much the same condition and shape compared to the blue prints and specifications, with the exception of the kitchen. There has been an island added in the kitchen and exterior

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doors added. While owners removed the butler pantry, the built-in cabinets remain in the kitchen. A walk-in refrigerator was removed in the late 1950s.

Air conditioning was added to the house in the 1960s, along with the necessary ducts and vents. Electric was changed from knob and tube to current electric in 2011.

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**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 old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Industry  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1909-1925  
\_\_\_\_\_

**Significant Dates**

1909  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

Robinson, Edward (aka E.O. Robinson)  
\_\_\_\_\_

**Cultural Affiliation**

NA  
\_\_\_\_\_

**Architect/Builder**

Burroughs, G.C. (architect)  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

The Period of Significance consists of the years when the important person, E.O. Robinson, occupied the house and was important in the timber industry. The Period ends in 1925, when he discontinued his most active participation in the timber industry.

Criteria Considerations: NA

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## Statement of Significance

### Summary Paragraph

The E.O. Robinson House (CP-335) meets National Register criterion B. Edward O. Robinson (1867-1938) was a significant person in Kentucky's forest industry during the early 20<sup>th</sup> century. He played a key role in developing Kentucky's forests into a commercialized natural resource. As a partner in the Robinson-Mowbray Lumber Company, he provided lumber for homes and businesses needed to fuel the growth of the United States in the years that began this country's Industrial Revolution, when Americans were moving from an agrarian society to an industrial one. His role in that large chain of events will be interpreted in the historic context Forestry in Eastern Kentucky, 1880-1925.

### Historic Context: Forestry in Eastern Kentucky, 1880-1925

In the oldest parts of the U.S. were huge forests of valuable hardwoods. Settlers began cutting and using local trees from the first year of any area's settlement, but just how many trees could be taken was limited by the power available. With only human and animal power, it was a challenge to cut, move, and mill that timber. Until the middle of the nineteenth century, relatively little lumber was cut for export to other places in the US or world, beyond that which was near to sizable streams which allowed the timber to be floated to urban markets.

Prices paid by the timber companies for land in the southern mountains were astonishingly low. The agents of northern and foreign firms found a people unaccustomed to dealing in cash and unfamiliar with timber and mineral rights and deeds. The companies bought huge tracts of land for small sums. When local opposition to such purchases began to develop, the lumber corporations switched to buying only timber or coal rights. Some lumber companies even purchased selected trees. The mountaineer, offered more cash than he had seen before in one transaction, found it difficult to refuse an offer.

The logging industry started gradually, with investments scattered along rivers and streams which could be used to float trees to market. In the early 1880s, Alexander A. Arthur arrived in Newport, Tennessee, and purchased 10 square miles of forest land for the Scottish Carolina Timber and Land Co. With funds supplied by backers in Glasgow, Scotland, and in Cape Town, South Africa, he constructed a sawmill at Newport, Tennessee, and built a huge boom across the Pigeon River above the town. French Canadian loggers and rivermen came to eastern Tennessee for this enterprise. For 3 years the operation was successful; however, in 1886 a storm flooded the Pigeon River, broke the boom, and swept away a great number of ash, cherry, oak and yellow (tulip) poplar logs, and the company closed for lack of additional capital (*The Value of the Commonwealth: An Ecocritical History of Robinson Forest*—David Barrett Gough).

New timber companies also acquired land and timber rights in eastern Kentucky, eastern Tennessee, and northern Georgia. The Burt-Brabb and Swann-Day lumber companies, early developers in eastern Kentucky, were followed by the Kentucky River Hardwood Lumber Co., which at one point owned over 30,000 acres of forest land. Watson G. Caudill operated a lumber company that was active in several counties.

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Before railroads extended branches into the mountains, the big mills moved to the railheads, usually upstream along the major rivers. In the 1880s and 1890s, some of the major operations cut vast acreages of timber within the area now taken up by the Daniel Boone National Forest. Cut trees were rafted to large mills located in new industrial centers along rivers, such as Valley View, Ford, West Irvine, Beattyville, and Jackson. Some of the big companies operating these mills were the Swan-Day Lumber Company, the Mowbray-Robinson Lumber Company, the John Mayo Lumber Company, the J. G. Brown Lumber Company and scores of others whose names have long been forgotten by any but the oldest residents. Most of these lumber companies either owned thousands of acres of timberland outright or at least the cutting rights on them. Today the sites where these big mills operated are no longer identifiable. The sawdust piles have long disappeared and some of them have been occupied by building or housing developments (*The Embattled Wilderness: The Natural and Human History of Robinson Forest* - Erik Reece and James J. Krupa).

In the late 1880s, railroads began to extend deeper and deeper into the forest areas of eastern Kentucky. Between 1880 and 1900, lumbermen ceased their long log drives to market by raft, and began short drives overland of timber by railroads to eastern Kentucky saw mills.

The lumber business in the United States began its peak in the 1890s. By that time, all parts of the nation had some settlement. Once steam power, railroads, and portable sawmills became available, many forests, once out of reach, could be profitably harvested.

Mowbray and Robinson Lumber Company lumbered the land in Eastern Kentucky counties from 1901-1922. They cut over 23 square miles of trees and left the land bare. During this 20-year period, they were producing more than 30 million feet of lumber a year. Mowbray and Robinson's lumber was sold across the U.S. Eventually, 1/3 of their product was sold abroad. Their first mill was in Irvine, Kentucky in 1905 and the largest was in Quicksand, Kentucky, in 1910. They eventually owned 5 mills and lumberyards and sales offices across the Midwest, and as far east as Brooklyn, New York (personal interview, Linda Linss DeRosset).

The William Ritter Company stands out as the truly extensive and long-term operation in eastern Kentucky. The Ritter companies were so large and enterprising that they built their own railroads, after the Norfolk and Western Railroad refused to construct lines needed for their business (*Good Neighbor to the Mountains: the Story of the E.O. Robinson Mountain Fund, 1922-1987*-L. Edward Purcell). The Ritter Co. also purchased acreage in the mountains of eastern Tennessee.

Demand for newly-cut wood increased at the opening of the 20<sup>th</sup> century, peaking in the second decade, before and during World War I (*History of Daniel Boone Forest-1770-1970*). Until the 1920s, the three states of Kentucky, West Virginia, and Tennessee yielded up to 2.5 billion board feet of lumber annually.

This statement from the Breathitt County Bureau of Agriculture report gives some view into the immensity of opportunity for harvesting old growth timber in that eastern Kentucky County in the first two decades of the 20<sup>th</sup> century:

Breathitt County is covered with the finest oak, poplar, ash, cucumber, sugar tree, beech, birch, and hickory timber. The poplar is being very rapidly worked out, but the rest of the timber is comparatively untouched, and almost inexhaustible in quantity, and can be bought for from \$4.00 to \$20.00 per acre.

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There are a number of saw mills in operation on the various streams in Breathitt County in addition to the larger mills located at Jackson. The two principal mills are the Swan Day Lumber Company, at Jackson, and the Kentucky Saw Mill Company's plant which is located on the Ohio and Kentucky Railroad, about a mile below Jackson; the former being a band saw with an output of 50,000 feet of lumber per day. Mowbray and Robinson Lumber company took advantage of this area as well but this points out the fact there were other players in the area before they dominated in the next decade. (1907 Breathitt county bureau of Agriculture report).

### **History of E.O. Robinson:**

E.O. Robinson was born in 1867 in Olney, Illinois. He attended DePauw University in Greencastle, Indiana for 6 months until his father passed away. This family crisis encouraged him to return home and start working as a clerk at a general store to assist in their support. After two years, in the late 1880s, he joined the Crane Lumber Company in Cincinnati, Ohio where he worked the next 15 years. At Crane Lumber, he learned all aspects of the lumber business. While there he also met his future business partner-Frederick W. Mowbray. During this time he married Lydia Jane Edgar in 1895.

Robinson entered into a partnership with Frederick Mowbray during the peak years of old growth hardwood lumber production in the United States. In 1901 he and Mowbray started buying land in Eastern Kentucky for timber purchase. They bought a mill and eventually bought around 50,000 acres of forest in Breathitt, Perry and Knott Counties in the most rugged terrain of eastern Kentucky Appalachian Mountain region. Robinson and Mowbray's companies cut huge volumes of timber, moving it to mills in the American South, and shipped the cut lumber all over the country by rail to distribution centers.

In 1908 they incorporated the Mowbray-Robinson Lumber Company. They built a mill in Quicksand, Kentucky near Jackson. This mill became so large that at its peak it employed over 1000 people, enabling the population of Quicksand to grow to 5000. The corporation built general stores, commissaries, company houses, and even a narrow gauge railroad to move the raw timber and finished lumber.

Their firm produced lumber from the Appalachian Mountains of Eastern Kentucky from 1905 to 1925 creating jobs for the local residents and building the economy of the area for over a 20 year period. E.O. Robinson and Frederick W. Mowbray became very wealthy in the process and set the stage for the Philanthropic stage of Robinson's life (*The Value of the Commonwealth: An Ecocritical History of Robinson Forest* –David Barrett Gough).

As the last trees were cleared off the land they owned and the mills were starting to slow down, E.O. Robinson started planning for the next stage of his life. He envisioned a plan to help the mountain people of Eastern Kentucky to recover jobs and income. As the firm sold off the empty land, he kept 15,000 acres for himself. This eventually became what is today the Robinson Forest in Breathitt, Knott, and Perry Counties, Kentucky ([https://en.wikipedia.org/wiki/Robinson\\_Forest](https://en.wikipedia.org/wiki/Robinson_Forest)).

In 1922, Robinson formed and funded the E.O. Mountain Fund with a \$1 million dollar donation and donated the 15,000 acres to the University of Kentucky with the stipulation they would use it as a research and training center for the people of the region. Education, Healthcare, Community and Economic Welfare were the 4 basic

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components of the E.O. Mountain Fund's Mission. The forest and houses are controlled by the University of KY and are used for teaching biology and forestry since 1922.

In 1929 Robinson named Lula Hale as Director of the Research Center in a place she named Homeplace near Ary, Kentucky. She ran this until her retirement in the 1970s. He wanted to make the conveniences of modern life available to the people of Eastern Kentucky, things such as healthcare, education, cultural enrichment.

The EO Mountain fund also sponsored Robinson Scholarships for Berea College and ultimately several other colleges in Kentucky. In the years of 1951 through 1988, over \$7 million was given out in scholarships, grants to hospitals, schools, other programs in Kentucky. Through the years, millions of dollars have been given to people and programs to people from the state of Kentucky in the name of Robinson. (personal interview, DJ Sculley)

### **Evaluation of the significance of E.O. Robinson within the historic context of Forestry in Eastern Kentucky, 1880-1925**

As a partner in the Robinson-Mowbray Lumber Company, E.O. Robinson provided lumber for homes and businesses—a vital resource that supported the growth of the United States in the beginning of the Industrial Revolution.

Robinson's company produced a large portion of the lumber being turned out by mills in not only Eastern Kentucky, but also the Southeastern US. Robinson and company lumbered over 50,000 acres or around 23 square miles of forest in the years 1901 to 1922. As they were clearing the timber during those years; they added railroads, mills, houses, schools and others buildings to support the thousands of laborers needed. They built the economy of eastern Kentucky until such a time as all of the trees were cleared.

Frederick W. Mowbray and E.O. Robinson's partnership in the lumber business made both men extremely wealthy. When the Mowbray & Robinson Lumber Company liquidated most of its holdings near Quicksand, Robinson's fortune stood at over \$4 million—around \$5 billion in 2011 dollars (Purcell).

E.O. Robinson, who worked more directly with the day-to-day operations at Quicksand than Frederick Mowbray did, seemed to recognize his own disproportional economic gain over that of the local residents. In fact, even during the peak production at the Quicksand mill, Robinson was already partially involved in local philanthropic endeavors. Robinson spoke at the opening of the first grade school in Quicksand, on September 3, 1917. He had helped raise funding for the construction of the school. In the opening ceremony, he said, "This is the proudest moment of my life and after the years of cutting of timber are over in this country, I do not want Quicksand to be a town in oblivion, but I want it known as one of the great educational centers in the state of Kentucky.

Another legacy of his lumber business was establishing the Robinson Forest, an area of nearly 15,000 acres in Breathitt, Knott, and Perry Counties of Kentucky. Robinson donated the forest to the University of Kentucky, to be used for agricultural research, especially as a demonstration project for reforestation ([https://en.wikipedia.org/wiki/Robinson\\_Forest](https://en.wikipedia.org/wiki/Robinson_Forest), accessed on March 8, 2017).

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### **Evaluation of the integrity between the significance of E.O. Robinson and the physical condition of his house today**

The association between E.O. Robinson, a historically significant forester, and the house he is identified with, will be supported through an integrity of location, materials, and design. If a house has integrity of location, materials, and design, it will then be said to have integrity of association, which is the foundation quality that supports the claim of Criterion B, i.e., that the property is associated with an important persons, and thus, be eligible for National Register listing. As any property more than 50 years of age, the E.O. Robinson House has had some changes. The property's various integrity factors are analyzed below.

The house has complete integrity of **location**. It has not moved. Further, it stands about 10 miles from Cincinnati, Ohio where Robinson had his offices and lumber yard. This proximity illustrates the importance of the house's location to Robinson's livelihood. Working for Mowbray-Robinson Lumber company, he would have wanted to maintain closeness to the offices and lumberyard, while also having access to a fully functional farm with livestock and crops. He was a practical businessman, and grew up on a farm in Illinois, where he grew used to supporting himself through agricultural endeavors.

The house maintains integrity of **setting** on three levels: within the Robinson house site, the immediate setting of a virgin forest and the area of Kentucky close to his business. Robinson by all accounts was accumulating wealth as he forested in Eastern Kentucky from 1901 through the time the property was bought and the house built around 1909. By purchasing such a large tract of land (500 acres) and building what was an extravagant home at the time demonstrates his wealth.

The topography that he picked is one of the highest in the area. It gave him the ability to survey all of his land holdings from his home. His selection of G.C. Burroughs as the house's architect--someone who had designed renowned buildings in the Cincinnati area (Gruen Watch Company Building and Rookwood Pottery Building) again demonstrates his wealth as a successful timber baron. At the same time, Robinson was a practical man; he had the house oriented for solar gain from its facing south. The hilltop location provided cross winds to cool in the summer. In all the house's rooms he called for the rooms all to have windows on the south and north sides. The workmanship was precise, and the specifications called for the best material available. The house was viewed as an excellent architectural example in the 1915 magazine-Architectural Design. The house has a very stately feeling to it with the main lobby that welcomes you into the house and a formal sitting (living room) and formal dining room. It was suited for entertaining and hosting political and social events, all of which Robinson played a part in.

The house maintains integrity of **materials** and **design**. The historic exterior materials Shag Bark shingle is still intact, although painted several times through the years. The interior has had few significant alterations or remodeling. The bathrooms and kitchen have been changed the most. The hardwood floors, plaster walls, and three fireplaces and moldings remain intact. The house design closely resembles its original plan as we can tell by the blueprints. Materials and design convey Robinsons' importance, in that the house incorporates many distinct architectural elements that set it apart within and enable it to serve as a symbol of wealth. The house gives the same impressions that one might have had while viewing it during the Period of Significance, knowing the identity and occupation of its owner.



E. O. Robinson House  
Name of Property

Campbell County, Kentucky  
County and State

Finally, the factors identified above all provide an integrity of **association** between Robinson, the Property, and the industry in which he achieved his success. Robinson moved in to the house in 1909 and it was his final residence until his death in 1934. The house is a well preserved element of an important State industry. Given these considerations, the conclusion is the house is eligible for National Historic Consideration.

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## 9. Major Bibliographical References

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Burroughs, G.C.

1909? Specifications book that accompanies the Architect's drawings of the house.

Collins, Robert F.

1975 *History of Daniel Boone Forest-1770-1970*. U.S. Department of Agriculture, Forest Service, Southern Region.

Gough, David Barrett

2013 *The Value of the Commonwealth: An Ecocritical History of Robinson Forest*, doctoral dissertation, University of Iowa.

Purcell, L. Edward

1988 *Good Neighbor to the Mountains: the Story of the E.O. Robinson Mountain Fund, 1922-1987*. E.O. Robinson Mountain Fund.

Reece, Erik and James J. Krupa

2013 *The Embattled Wilderness: The Natural and Human History of Robinson Forest*. Athens, Georgia: University of Georgia Press

### Personal Interviews

Linda Linss DeRosset, Summerfield FL –Former resident 1951-1958

Al Schabel-Highland Heights KY

DJ Sculley-UK Extension Agent, Alexandria, KY

Caroline Edgar Grand Rapids Michigan- great-Niece to Lydia Edgar Robinson

Taulbee, S.S.

1907 *Breathitt County 17<sup>th</sup> Biennial Report Bureau of Agriculture*. Online source:  
<http://www.breathittcounty.com/Breathitt1907.html> (see below)

### Internet Sources:

[https://en.wikipedia.org/wiki/Robinson\\_Forest](https://en.wikipedia.org/wiki/Robinson_Forest), accessed on May 18, 2017

<http://www.breathittcounty.com/Breathitt1907.html>, accessed on May 18, 2017

E. O. Robinson House  
Name of Property

Campbell County, Kentucky  
County and State

**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67 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 # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_ CP-335

**10. Geographical Data**

**Acree of Property** 1.95 acres

**Coordinates obtained from Google Earth**  
**Latitude: 39.035149 Longitude: -84.447138**

**UTM References**

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description**

The area proposed for listing is a 1.95-acre parcel in Campbell County, Kentucky. The parcel is identified by the Property Valuation Administrator under account number 999-99-21-849.00. That parcel is described in Campbell County deed book 738, page 823, which refers to lot PT 11 in the Verst Subdivision.

**Boundary Justification**

This property possesses the densest concentration of land and physical resources with an integrity between the important person, E.O. Robinson, who lived at the property from 1909 until ceasing his active timber business in 1925, and our sense of Robinson's significance, as a historic lumberman.

**11. Form Prepared By**

name/title John Hoffert/owner  
organization \_\_\_\_\_ date March 2017  
street & number 105 Regency Court telephone \_\_\_\_\_

E. O. Robinson House  
Name of Property

Campbell County, Kentucky  
County and State

city or town Highland Heights state KY zip code 41076

e-mail [John.Hoffert@formica.com](mailto:John.Hoffert@formica.com)

**Photographs:**

**Name of Property:** E.O. Robinson House  
**City or Vicinity:** Highland Heights  
**County:** Campbell  
**State:** Kentucky  
**Photographer:** Stephen Kreyling  
**Date Photographed:** February 2017

**Description of Photograph(s) and number:**

- 1 of 21: East side of pergola with camera angle facing west
- 2 of 21: Kitchen pantry with camera angle facing north
- 3 of 21: Right(east) view of house with camera angle facing west
- 4 of 21: Dining room(south) view with camera angle facing north
- 5 of 21: Front(south) view of house with camera angle facing north
- 6 of 21: Living room (east)view of house with camera angle facing west
- 7 of 21: Left(west) view of house with camera angle facing east
- 8 of 21: Main stairs to second floor form lobby, camera facing northeast
- 9 of 21: Bathroom of master bedroom on second floor with camera angle facing northeast
- 10 of 21: Built in closets on second floor with camera facing north
- 11 of 21: Walk in closets with storage drawers off master bedroom with camera facing east
- 12 of 21: Lobby bathroom(west)view camera angle facing east
- 13 of 21: Back(north) view of house with camera angle facing southeast
- 14 of 21: Original windows on back(north) of house, camera angle facing north
- 15 of 21: Back stairways to kitchen, camera angle facing south
- 16 of 21: Back (west) view of house with camera angle facing southeast
- 17 of 21: Back(north) view of house with camera angle facing south
- 18 of 21: Back(north) view of house with camera angle facing southeast
- 19 of 21: Pergola-(south)view with camera facing north
- 20 of 21: Detached Garage, camera facing north
- 21 of 21: Detail of shingles, camera facing north

**Property Owner:**

name John E and Kimberly B. Hoffert  
street & number 105 Regency Court telephone  
city or town Highland Heights state KY zip code 41076

















































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: 6/23/2017      Date of Pending List: 7/18/2017      Date of 16th Day: 8/2/2017      Date of 45th Day: 8/7/2017      Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      8/2/2017 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.



# CITY OF HIGHLAND HEIGHTS

176 Johns Hill Road Highland Heights, KY 41076-1498 P: 859-441-8575 F: 859-441-8293 www.hhky.com

HOME OF NORTHERN KENTUCKY UNIVERSITY

TDD: 1-800-648-6057

Mr. Craig A. Potts  
Executive Director and  
State Historic Preservation Officer  
The Barstow House  
410 High Street  
Frankfort, KY 40601



Re. E.O. Robinson House  
105 Regency Road  
Highland Heights, KY 41076

Dear Mr. Potts:

Thank you for your invitation to attend the Review Board Meeting on Wednesday May 17, 2017. Unfortunately I cannot attend this meeting.

It is an honor to have this house nominated to the National Register. I therefore am expressing my support that the Kentucky Historic Preservation Review Board consider nominating the E.O. Robinson House to the National Register of Historic Places.

Sincerely

Gregory V. Meyers

Mayor

City of Highland Heights, KY



MATTHEW G. BEVIN  
GOVERNOR

**TOURISM, ARTS AND HERITAGE CABINET  
KENTUCKY HERITAGE COUNCIL**

DON PARKINSON  
SECRETARY



**THE STATE HISTORIC PRESERVATION OFFICE**  
300 WASHINGTON STREET  
FRANKFORT, KENTUCKY 40601  
PHONE (502) 564-7005  
FAX (502) 564-5820  
[www.heritage.ky.gov](http://www.heritage.ky.gov)

**CRAIG A. POTTS**  
EXECUTIVE DIRECTOR AND  
STATE HISTORIC PRESERVATION OFFICER

June 16, 2017

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

Dear Mr. Loether:

We enclose the following nominations, approved by the Review Board at their May 17, 2017 meeting, and asking that these Kentucky properties be listed in the National Register:

- Rock Cabin Camp, Barren County**
- Middlesboro Jewish Cemetery, Bell County**
- E.O. Robinson House, Campbell County**
- Montgomery-Sandidge House, Green County**
- Kentucky Home School for Girls, Jefferson County**
- Devou Park, Kenton County**
- Kellog and Company Wholesale Grocery Warehouse, Madison County**
- West Second Street Historic District, Mason County**
- Westminster Presbyterian Church, McCracken County**
- Harrodsburg Downtown Historic District (Boundary Increase), Mercer County**
- Craig-Peak House, Scott County**

We enclose a revised nomination for a returned property, which we have revised according to the return comments:  
**Paducah City Hall, McCracken County**

We thank you for your assistance in listing these properties.

Sincerely,

Craig A. Potts  
Executive Director and  
State Historic Preservation Officer