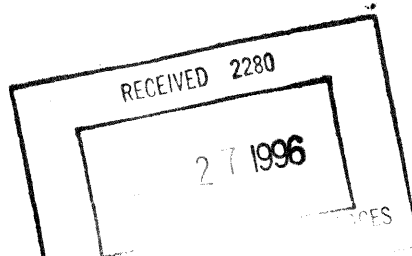


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions *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 Tri-State Land Company Headquarters Building

other names/site number I.O.O.F. Building, NeHBS #SF11-437

2. Location

street & number 13 West Overland Street not for publication [n/a]

city or town Scottsbluff vicinity [n/a]

state Nebraska code NE county Scotts Bluff code 157 zip code 69361

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.)

Laurence Summer
Signature of certifying official

12/17/96
Date

Director, Nebraska State Historical Society
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 this 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.

removed from the National Register.

other, (explain): _____

Edson A. Beall

1-25-97

bor
Signature of Keeper

Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

- private
- public-local
- public-state
- public-Federal

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

| | | |
|---------------------|------------------------|------------|
| Contributing | Noncontributing | |
| 1 | | buildings |
| | | sites |
| | | structures |
| | | objects |
| 1 | | Total |

Name of related multiple property listing
(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
n/a

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instruction)

AGRICULTURE/SUBSISTENCE

SOCIAL: meeting hall

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS:
Colonial Revival
OTHER: Dutch Colonial Revival

foundation CONCRETE
walls WOOD
roof ASPHALT
other _____

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 patters 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 a 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.)

Areas of Significance

(Enter categories from instructions.)

AGRICULTURE _____
 ARCHITECTURE _____

Period of Significance

1907-1909 _____

Significant Dates

1907 _____

Significant Person

(Complete if Criterion B is marked above.)

n/a _____

Cultural Affiliation

n/a _____

Architect/Builder

n/a _____

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 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 # _____

Primary Location for Additional Data:

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

Name of repository: _____

10. Geographical Data

Acreage of Property Less than one acre.

UTM References (place additional UTM references on a continuation sheet).

| | Zone | Easting | Northing | | Zone | Easting | Northing |
|----|------|---------|----------|----|------|---------|----------|
| 1. | 13 | 611000 | 4634840 | 3. | | | |
| 2. | | | | 4. | | | |

[] See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Greg Miller, Historian
organization Nebraska State Historic Preservation Office date August, 1996
street & number 1500 "R" Street telephone (402) 471-4787
city or town Lincoln state NE zip code 68501

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title Grand Lodge I.O.O.F. of Nebraska
street & number 2003 Lincoln Ave. telephone (402) 475-4640
city or town York state NE zip code 68467

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

**National Register of Historic Places
Continuation Sheet**

Tri-State Land Company Headquarters Building

Name of Property

Scotts Bluff, Nebraska

County and State

Section 7, 8 Page 1

Description

The Tri-State Land Company headquarters (currently the I.O.O.F. Hall) is a large one and one-half story frame building with a cross-gambrel roof. Constructed in 1907, the Dutch Colonial Revival style building is located at 13 West Overland Street in Scottsbluff, Scotts Bluff County, Nebraska. The hall is situated near the railroad tracks in the south part of the city on the edge of the business district. Interior and exterior integrity is very good. The nomination consists of one contributing building.

The Tri-State Land Company constructed this building in 1907 for use as its headquarters. The one and one-half story rectangular frame building was constructed in the Dutch Colonial Revival style. It has narrow-bevelled siding and a concrete block foundation. The cross-gambrel roof has asphalt shingles.

The main (south) facade exhibits a single wooden door. A six-step wooden porch with metal hand railings leads up to the door. West of the door is a two-over-two double-hung paired window. Three single two-over-two double-hung windows are located on the east side of the door.

The east side has two side-by-side wooden doors. Both lead into the main interior floor. The northerly (left) door has a four-step wooden stair case. To the north of this door are two single two-over-two double-hung windows. Next to the southern door (which does not have a stair case) is a single two-over-two double-hung window.

On the north side are six single two-over-two double-hung windows evenly spaced along the facade. There is also a wooden fire escape leading up to the second floor.

The west facade has a paired two-over-two double-hung window. This is flanked on either side by a set of three two-over-two double-hung windows.

The south, east, and west side of the cross-gambrel roof are identical. Each has two paired two-over-two double-hung windows. Centered above these windows is a circular attic vent. The north side, which has the fire escape, breaks the pattern. On the far left (east) is the door that leads to the fire escape. To the right (west) of the door are two single two-over-two double-hung windows. Directly over the window nearest the door is a circular attic vent as found on the other three sides.

The interior of the building retains a high degree of integrity. The main (south) entrance leads into a small vestibule. To the immediate left (west) is a stairway that runs up the south wall to a landing in the southwest corner and then continues up the west side to the second floor. To the right (east) of the main entrance door is a storage area. On the main floor the vestibule leads into a meeting room. This room has a hard wood floor. On the south side is a kitchen which is partially separated from the rest of the room by a counter. Otherwise the space is utilitarian.

The second floor contains what became the original I.O.O.F. lodge meeting hall. A transomed door leads from the stairs into the room. A restroom at the opposite end of the same (west) side also has a transomed door. Ceremonial furniture is placed between these two doors. On both the north and south sides are two rows of permanent seating. One row on the floor and the other on a raised platform. At the east end is additional furniture again arranged in ceremonial fashion. The interior layout of the building is virtually unchanged from the period of significance.

Statement of Significance

The Tri-State Land Company Headquarters Building in Scottsbluff, Scotts Bluff County, Nebraska is significant at the local level under Criterion A for its association with agriculture. It is also eligible locally under Criterion C as a good example of a commercial building constructed in the Dutch Colonial Revival style. While irrigation was still in its infancy in western Nebraska the Tri-State Land Company purchased an abandoned canal, put it back into use and extended its length allowing for increased agricultural production in the area. Additionally, Tri-State introduced the sugar beet on a large scale to the region. Tri-State encouraged sugar beet production by growing the crop on company owned land. Tri-State also sold large tracts of land to speculative investors. The period of significance is from 1907 to 1909. These mark the years the headquarters was constructed through the time the company

United State Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Tri-State Land Company Headquarters Building

Name of Property
Scotts Bluff, Nebraska
County and State

Section 8 Page 2

Statement of Significance (continued)

owned the canal. The Tri-State Land Company Headquarters Building is the best remaining corporate building associated with the Tri-State Land Company. The headquarters building retains a high degree of integrity and is the only known example of its architectural type in the region. The nomination consists of one contributing building.

In the 1880s, farmers in eastern Colorado used water from the South Platte River to irrigate their fields. Having been successful there, a number of farmers including William Akers moved into western Nebraska on the North Platte River in 1887 and began diverting water from the North Platte to irrigate their fields. That same year Akers, John Coy, Virgil Grout and about eleven other farmers formed the Farmers Canal Company. By October 1890, The Farmers Canal Company had constructed about 10 miles of the canal which irrigated two sections of land. By the end of 1890, however, due to poor financing, construction and operations on this original canal ceased (Green, 1950, p.75). Although the Farmers Canal Company was not successful, it demonstrated that the soil of the North Platte River Valley was suitable for irrigation farming. The crop yields were good and there was an abundant supply of water. This aroused interest in irrigation and agriculture in the region.

As the Farmers Canal Company failed William H. Wright, from Weeping Water, Nebraska, devised a plan to purchase the company. In 1891 he and his associates acquired the Farmers Canal Company and authorized a bond issue of \$450,000 for the new corporation. Initial bond sales were sufficiently successful to allow construction on the old canal to continue. However, the nationwide financial panic of June 1893 adversely affected bond sales. Consequently Wright was unable to meet payroll and work stopped on the canal which had grown to 30 miles in length (Green, 1950, p.77).

No new construction took place on the canal for several years. On December 23, 1901 Robert Walker purchased the canal and water rights at a foreclosure sale. His purpose was to hold the canal in receivership for the Tri-State Land Company. This company was formed the same year in New Jersey by H.G. Leavitt. Mr. Leavitt, who had experience growing sugar beets elsewhere in Nebraska, wanted to try beet production in the western part of the state. Leavitt knew that irrigation was necessary to grow beets in western Nebraska and he promoted the renewed construction of what came to be known as the Tri-State Canal.

In October 1904, after clearing several legal hurdles, the Tri-State Land Company gained control of the canal and corresponding water rights. The company wasted little time resuming construction of the canal. The canal was extended to 96 miles by 1905; and by July 1907 water ran in the ditch to a point north of Minatare.

In 1907, to support the operation of the canal and associated land dealings the Tri-State Land Company began construction of its headquarters building in Scottsbluff. On May 10, 1907 The Gering Courier reported the "company is getting material on the ground south of the depot to build its offices, warehouses, etc." In November, the paper reported that "Tri-State Land Co. has moved their offices into the new building across the track..." (The Gering Courier, November 8, 1907).

As its name implies, Tri-State Land Company's interest went beyond the canal's expansion and use. The company maintained its own land for sugar beet production and also sold real estate. For example, on August 23, 1907 The Gering Courier reported that "A party named O'Shea is here with a view of purchasing one thousand acres of Tri-State land." This transaction, or one similar to it, must have taken place because the newspaper later reported that O'Shea was showing prospective buyers "the fine land in the valley" (The Gering Courier, November 27, 1907).

The role played by the Tri-State Land Company had a positive impact on both irrigation and sugar beet production. The company spent more than \$1.5 million on the canal and other activities in the area (Green, 1950, p.77). The purchase of the canal by Tri-State saved it from an uncertain fate. By 1909, however, the Tri-State Land Company was running into financial difficulty due to a slowdown in the sale of water rights. According to published documentation, in 1909 J.G. White and Company of New York took over the task of the canal's construction. Under their supervision the canal system was virtually completed in 1911. "The entire system was later purchased by the Farmers Mutual Canal Company, a Nebraska corporation. In the year 1912, the farmers Irrigation District was formed to take over the entire plant. This district includes within its boundaries all the irrigated land under the canal..." (The Land Owner, August 1914, p. 3).

United State Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Tri-State Land Company Headquarters Building

Name of Property

Scotts Bluff, Nebraska

County and State

Section 8, 9, 10 Page 3

Statement of Significance (continued)

In 1923 the International Order of Odd Fellows took possession of the building. Along with the Past Noble Grands of Rebekah, the Odd Fellows have occupied the building to the present day. Both of the benevolent organizations have used this building as their meeting hall.

The story of the canal and irrigation systems that support North Platte Valley agriculture to this day cannot be told without understanding the indispensable role of the Tri-State Land Company. The company revitalized interest in a canal that was inactive for several years. Tri-State encouraged agricultural development through its own corporate production and by the selling of farm land. The Tri-State Land Company also introduced, on a large scale, the production of sugar beets. This new agricultural product added tremendous economic strength to the area's farm economy and remains the economic backbone of this region.

The Tri-State Land Company Headquarters Building is the best extant corporate representation of the important role this company played. For this reason, the building is eligible at the local level under Criterion A for its association with agriculture.

The Tri-State Land Company Headquarters Building is also eligible at the local level under Criterion C. It is a good example of a Dutch Colonial Revival style building. This style is characterized by a cross-gambrel roof with flared eaves and wood cladding. The small round windows on the gambrel ends are also common features. The Tri-State Land Company Headquarters Building exhibit all of these elements. According to current survey data, it is the only non-residential building constructed in the Dutch Colonial Revival style in Scotts Bluff County. Accordingly, this makes the building a rare property type in the region.

Bibliography

Flowerday, Charles A., ed. Flat Water: A History of Nebraska and its Water. Resource Report No. 12, March 1993. Conservation and Survey Division, Institute of Agricultural and Natural Resources, University of Nebraska-Lincoln.

Green, Thomas L., ed. Scottsbluff and the North Platte Valley. Scottsbluff Golden Jubilee Celebration Committee, 1950.

Holmes, O.C., ed. The Land Owner. Omaha: Payne Investment Company, 1914.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, Inc, 1984.

Moomaw, Leon. Pioneering in the Shadow of Chimney Rock. Gering, Nebraska: Courier Press, 1966.

Newspapers

The Gering Courier

Scottsbluff Daily Star-Herald

Verbal Boundary Description

Lot 1, Block 2, Tri-State Addition

Boundary Justification

The boundary contains that parcel of land which has historically been associated with the property.