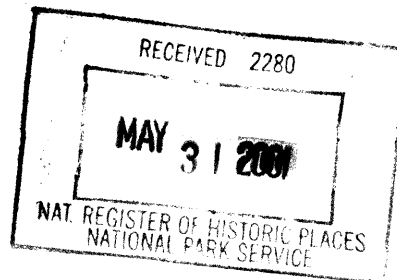


United States Department of the Interior
National Park Service



7/0

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 Keystone Hotel
Other names/site number NeHBS #RW05-011

2. Location

Street & number 402 Norris Avenue Not for publication
City or town McCook Vicinity
State Nebraska Code NE County Red Willow Code 145 Zip code 69001

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.)

Signature of certifying official

Date

Lawrence Sommer
Director, Nebraska State Historical Society
State or Federal agency and bureau

5/24/01

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 K. Beall 7/5/01

Signature of Keeper

Date of Action

Keystone Hotel

Name of Property

Red Willow County, Nebraska

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- x Private
Public-local
Public-state
Public-federal

Category of Property

(Check only one box)

- x Building(s)
District
Site
Structure
Object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Table with 2 columns: Contributing, Noncontributing. Rows: Buildings, Sites, Structures, Objects, Total. Values: 1, 0.

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

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: hotel

Current Functions

(Enter categories from instructions.)

VACANT: not in use

7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th & early 20th Century Revivals: Renaissance Revival

Materials

(Enter categories from instructions.)

Foundation Concrete

Walls Brick veneer

Roof Concrete/tar

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 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 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.)

Commerce

Architecture

Period of Significance

1922-1951

Significant Dates

1922

Significant Person

(Complete if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Archer and Gloyd

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: _____

Keystone Hotel

Name of Property

Red Willow County, Nebraska

County and State

10. Geographical DataAcreage of property Less than 1

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

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14	361120	4451660	3.			
2.				4.			

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 Melissa Dirr, Architectural Historian

organization Nebraska State Historic Preservation Office date April 2001

street & number 1500 R Street telephone 402.471.4408

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 Carol Schlegel and Dale Stewart

street & number 402 Norris Avenue telephone 308.345.3700

city or town McCook state NE zip code 69001

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determined eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended, (15 USC 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Keystone Hotel

Name of Property

Red Willow County, Nebraska

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Section 7 Page 1

McCook, located in far southwestern Nebraska, is the home of the Keystone Hotel. Prominently located on the corner of Norris and 4th Streets, the six story brick veneered hotel remains one of the most prominent buildings in this thriving downtown core. A concrete structure supports the brick veneer in an L shape floor plan. Designed by the architecture firm of Archer and Gloyd from Kansas City, the sleek modern building was designed to represent the Renaissance Revival stylistic features with arched brickwork over mezzanine windows and large urns that project from the cornice line. Completed in 1922 the building functioned as a hotel until 1970.

The building retains a typical tripartite horizontal division common in the era representing the base, shaft, and capital of a column. Its dominate corner location with two primary facades emphasizes this feeling with the application of ornamental stringcourse between the lobby and mezzanine level, then again above the fifth floor windows, and the capital defined with a strong course above the sixth floor creating the cornice line from which the seven urn ornaments project. Two entrances punctuate the main floor both leading into the marble clad lobby. Facing Norris Street, the east entrance has an arched window above the door and leads into a small glassed-in interior vestibule original to the building. A large metal canopy with applied floral medallions provides shelter at the south entrance. Because of its location on a hill, the south entrance opens to a half-flight of stairs into the lobby. Large storefront windows and some basement window openings punctuate the main floor.

Rising above the stringcourse at the main level the remainder of the building is clad in a running bond, hard fired, red brick. The mezzanine level has large windows and French doors that lead to an iron balcony on the central portion of the east façade only. An arch in the ornamental brickwork capped with a concrete keystone and infilled with header-coursed bricks delineates the specific openings. Inside the mezzanine is open and overlooks the large square columns and fireplace in the lobby.

The remaining height of the building to the cornice is ornamented through the rhythmic syncopation of the large double hung two over two windows. A stepped stringcourse with large geometric ornamental cartouche type medallions delineates the top of the building. There are eight medallions located two at each corner and four in the center pivot of the building. These medallions provide the base from which the urns project above the roofline.

The interior of this building remains retains a significant amount of historic integrity, primarily in the public areas. The L shaped floor plan provides natural light to all of the rooms and gives the building a deceptively large feel. Sleek terrazzo floors support the large square paneled columns rising to the roof of the second floor, revealing a dramatic and open interior space. A gas fireplace is the focal point of the lobby with the original reception desk, key boxes, and phone board along the back wall of the lobby. Cool grey marble walls and more terrazzo flooring define the elegant dining room. Hand painted scenic light fixtures also remain in the dining room. Adjacent to the south entrance is the main stair with geometric patterned railing.

Small rooms located off a double-loaded corridor remain on the upper floors. All rooms have private baths most of which are elevated from the floor level of the rooms to provide space for plumbing work. Most original doors and transoms remain in place; however, many have been insensitively altered through the addition of a large heating and ventilating systems on each floor with vents punched through doors and transoms. The basement houses the ballroom with a small stage used for performances and special events throughout the history of the building.

Since 1970 the building has been utilized as senior housing with no alteration to the historic room arrangement. Main level commercial space has been a café, beauty salon, and the Main Street Office. Current plans are to rehabilitate the building back to a hotel, utilizing the significant historic spaces in the lobby, dining room and mezzanine while altering the room configuration to accommodate a plan of suites.

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Keystone Hotel

Name of Property

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Overall the building retains a high degree of historic integrity and resides near the top of the hill on Norris Avenue in McCook, Nebraska. Two other major buildings in McCook, the Old Post Office, and the Courthouse accompany the hotel. It remains a prominent destination within this bustling community.

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Keystone Hotel

Name of Property

Red Willow County, Nebraska

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The Keystone Hotel, located in McCook, Nebraska, possesses local significance under Criterion A. The Hotel represents the organized efforts of a citizen group, the Can-Do Club to pursue the organization and completion of a new hotel to expand the commercial attraction to downtown McCook. The Hotel was built in 1922 by the Keystone Hotel Corporation and designed by the Kansas City firm of Archer and Gloyd.

McCook is located in the far southwest portion of Nebraska in a geographic area known as the dissected plains. Dissected Plains are old plains that have been eroded by water and wind. Therefore the landscape provides interesting grassy hills with steep slopes and sharp ridge crests where erosion has taken place. McCook was originally platted in 1882 and organized as a village in 1883. According to one local history the town began with merely four buildings a soddie and three wood shacks. Brigadier General Alexander McDowell McCook, a close companion of Alexander Campbell, the first superintendent of the local division of the Burlington Railroad line is the namesake of the town. He was known as one of the "fighting Ohio McCook's" and his military service endured through the Indian Wars and the Civil War. Fairview was the original name of the town platted along the banks of the Republican River, until the railroad came through relocating and renaming the settlement.

Early on McCook was a strategically located center of commerce serving southwest Nebraska, northwest Kansas, and northeast Colorado. It was the divisional point between Lincoln and Denver for the Burlington and Missouri Railroad and was the hub of many needed commercial ventures like the post office, lumberyard, general store, and drug dispensary. Early in its history during the 1880s and 1890s McCook had a number of rooming houses and hotels, the largest of which was the Commercial Hotel which was a huge wood frame, ornate Victorian Era structure that by the teens was rapidly becoming obsolete. Town officials were anxious for a new and modern hotel and in February of 1919 the Commercial Club authorized a new committee to push the matter. The next three years before the hotel was actually built was witness to an organized push to build a modern new hotel to serve the needs of the community and contribute to its strategic location. By May of the same year the Masons started a vigorous campaign to secure "a Modern Hotel for the City of McCook." (McCook Tribune, May 22, 1919). The summer of 1919 signified the organization of all McCook boosters to push for a new hotel. In June of 1919 over seventy thousand dollars was raised at a Boosters Banquet to support the construction of a new hotel which amount was rapidly increased to \$100,000. Stock was sold at this banquet and bought in sums of \$10,000, \$5,000, and \$1,000 and all the way down to \$100 amounts. Throughout the first night over 120 people bought stock and \$96,200 was raised. It was during this event that the boosters called themselves the "We Can Club". Later in the same week the booster organized the Keystone Hotel Corporation and the stockholders elected a board of nine directors to adopt articles of incorporation, by-laws, and meet regularly to see the project through. Members of the boosters included all prominent citizens, judges, lawyers, senators, bankers, and A.W. Archer, the architect from Kansas City. The name Keystone was selected for a very specific reason that was derived directly from its dictionary definition, meaning "a part or force on which associated things depend for support."

By the following year much of the \$300,000 needed to construct the hotel was raised. The only obstacle remaining was the current viability of the Commercial Hotel still standing and operating on Main Street in McCook. When that hotel burned in 1920, efforts to complete the fundraising and resources for the new Keystone Hotel were greatly accelerated. The building took two years to complete and the design was referred to as "six stories of concrete and steel." Construction began on the building in 1920 and by December of that year the forms for the second story concrete were being laid, allowing the basement floors to be finished. Stockholders and supporters were scurrying trying to raise the last \$100,000 dollars to complete the building while it was under construction. People were asked to go to the McCook National Bank and the Ford Garage to make payments on delinquent notes and many building needs were being supplied at cost to help the project along. A goal was set to have the building completed by June of 1922 in order to serve the Elks horse-racing event. The hotel opened to much fanfare for the event and was solidly booked on a regular basis thereafter.

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Keystone Hotel

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The hotel had all the modern conveniences and "service that is beyond the criticism of the most fastidious." (McCook Gazette 4-5-1997) The completed hotel had 105 rooms, 70 of which had bathrooms while each room had a toilet and telephone. The Executive Board of the Keystone Hotel Corporation leased the building to Max Merrill and Mr. Poland in 1922 to operate the business. Completion of the Keystone Hotel was considered " the greatest undertaking and accomplishment in the life of our city." (McCook Gazette 4-5-1997). Serving the people of McCook as a hotel until 1970, the Keystone remains one of the most significant community accomplishments in the city. Current plans are underway to convert the building back to its original function as a hotel, utilizing an arrangement of suites to serve current needs.

Architecturally the building merits attention through its nod to Renaissance Revival styling and its great deal of historic integrity. Dominating Norris Avenue the architecture firm of Archer and Gloyd made every attempt to construct a truly modern building that would be the center of attention for the community. The six-story structure is built entirely of concrete framing with brick veneer walls. It was and still is considered one of the strongest buildings in the community. Locally it is the only building of its type, and though the architectural details are minimal they represent a stylistic period that was very popular at the time. Renaissance Revival Buildings gained popularity in Nebraska during the period after World War I. Architecture in Nebraska was tapping into modern modes of construction like the concrete frame that was widely used across the state and looking more toward enlightened and sleek lines in architectural forms. Renaissance Revival styles, unlike early Romanesque Revivals, had more simple sleek lines with applied ornament illustrating the style. In this case the simple urn motifs projecting above the cornice line and the tripartite division of the building body itself through the use of stringcourses.

The building possesses significance under criterion A locally for the intense community involvement in funding and building the hotel, as well as criterion C for its architectural merit and contribution to the downtown streetscape.

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Keystone Hotel

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Section 9 Page 1

McCook Daily Gazette: April 5, 1997, March 29, 1997, July 1, 1997, November 27, 2000.

McCook Daily Gazette-Centennial Edition 1882-1982, Allen Strunk Publisher.

McCook Tribune: February 13, 1919; May 22, 1919; June 12, 1919; June 16, 1919; June 19, 1919; June 23, 1919; June 26, 1919; July 21, 1919.

Harris, Cyril, Illustrated Dictionary of Historic Architecture, Dover Publications, Inc., New York, 1977.

Curtis, William J.R., Modern Architecture since 1900, Prentice-Hall, Inc. Englewood Cliffs, NJ, 1982.

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Keystone Hotel

Name of Property

Red Willow County, Nebraska

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Boundary Description:

The Keystone Hotel occupies Lots 11-12, Block 9, Original Town of McCook, Red Willow County, Nebraska.

Boundary Justification:

The boundaries consist of the land historically associated with the building and no additional land.