

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Oklahoma	
COUNTY: Beaver	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
JUN 5	1974

1. NAME

COMMON:
Lane Cabin

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
Main Street ^{and} Avenue C

CITY OR TOWN:
Beaver City

STATE Oklahoma	CODE 40	COUNTY: Beaver	CODE 007
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Comments <input type="checkbox"/> Other (Specify) _____

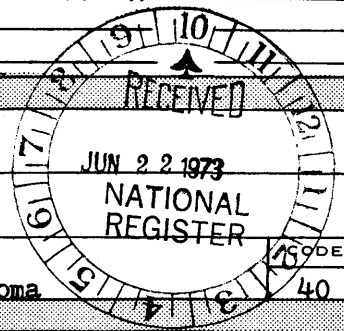
4. OWNER OF PROPERTY

OWNER'S NAME:
Louise Sharp

STREET AND NUMBER:
Main Street & Avenue C

CITY OR TOWN:
Beaver City

STATE:
Oklahoma



5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Office of the County Clerk

STREET AND NUMBER:
Beaver County Courthouse

CITY OR TOWN:
Beaver City

STATE:
Oklahoma

CODE:
40

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Special Survey by Beaver County Historical Society

DATE OF SURVEY: 1971 - 1972
 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Beaver County Historical Society

STREET AND NUMBER:
P.O. Box 457

CITY OR TOWN:
Beaver City 73932

STATE:
Oklahoma

CODE:
40

SEE INSTRUCTIONS

STATE: Oklahoma

COUNTY: Beaver

ENTRY NUMBER: JUN 5 1974

FOR NPS USE ONLY

DATE: _____

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Jim Lane's cabin is the oldest man-made structure still standing in Beaver City and, indeed, in all of No Man's Land. The following description of it is by a New York Sun reporter who visited the area and wrote a series of stories for eastern readers on the then wild frontier. This was in 1888 and 1889.

The house that he built is still standing in excellent condition. It is a monument to the skill of the frontiersman in adapting himself to his surroundings. It was built of prairie sod 14x36 feet large, with an L 18x14 at one end. Its rafters are made of poles cut from the woods that then stood along the streams; brush served in place of the ordinary sheeting over the rafters, and layers of prairie sod took the place of shingles on the brush sheeting. The walls within were plastered with a mixture of sand and gypsum dug from the hills along the stream. The prairie sod served admirably for a time as the floor, though a wooden one has since been added. Except for a few panes of glass and door and window frame and two doors Jim, as he was familiarly called depended not at all on the products of civilized communities for his shelter.

Some years later two rooms of this original soddy were incorporated into a larger house, given a new, unifying roof. The exterior walls were stuccoed. Because this stucco has weathered to a slightly darker color where it covered the sod, one can still clearly make out the conformation of the north wall of the original house. After the store was discontinued the building was used for a residence, and continues as a residence today. Over the years, however, the family now living in it has converted some of the interior and much of the yard into an informal, largely unorganized pioneer museum. The house itself, with its original sod section, is maintained in satisfactory condition.



SEE INSTRUCTIONS

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INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Oklahoma	
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Beaver	
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ENTRY NUMBER	DATE
JUN 5	1974

(Number all entries)

No. 7 Description

Lane Cabin

Despite appearances, the integrity of the original sod house is virtually complete. Lee Hulse acquired the property in 1935, the ninth owner after it passed from the Lane family to Carter Tracy in 1899. Hulse apparently recognized the historical value of the old house and, while adding to it, made an effort to keep the original intact. He added two frame rooms to the east, then extended the new roof back to the west so as to completely cover the old (original) section. He then stuccoed with cement, inside and out. While this has served to pretty well hide (disguise?) the original sod, it has also served to preserve it.

Attention is called again to the enclosed picture that delineates -- faintly, but irrefutably -- the outline of the sod. The stucco covering this original wall is definitely darker than that covering the much later addition, of frame construction. Unfortunately, this gable is on the north, so the lighting is not ideal. But the outline is unmistakable.

Beneath the stucco, as best as can be determined, the outside dimensions of the original sod house are 20 feet wide (east-west) and 30 feet long (north-south). Inside dimensions of the two rooms are 14-1/2 x 19 feet. Height of the side walls is 7 feet. Comb of the gable roof is 14 feet above the ground.

The two original sod house rooms are now used to house units of the Beaver Museum, a private venture of the present owner, Louise E. Sharp, who acquired the property in 1957.



SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

1880 to the present

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

So long as buffaloes roamed the arid section of the Southern Plains now known as the Oklahoma Panhandle, along with the various Indian tribes that lived off them, the region remained virtually uninhabited. Then around 1875, with the disappearance of the buffaloes and confinement of the Indians to reservations, cattlemen began to move in. And around 1885, as free land became increasingly scarce and word of the grass-rich region spread, settlers followed to "squat" on the more desirable parcels of land. With cattlemen and settlers thus contending for the land, and no legal government to maintain law and order, the situation was obviously ripe for trouble. And trouble came. In addition, No Man's Land -- and it was that, literally -- became a haven for criminals on the lam from surrounding states and territories that had no authority over this 5,738-square-mile rectangle (168 miles east-west, 34 miles north-south).

The problem had grown so serious by 1886 that various vigilante committees met to try to give the region a semblance of order and legitimacy. They organized a Respective Claim Board, divided the strip into three districts. Representatives of these districts met in Beaver City late that year, organized themselves into a deliberative body. By 1887 they had organized a territorial form of government and sent delegations to Washington to try to get Congressional approval for formation of the Territory of Cimarron. These efforts were continued, without success, until Oklahoma Territory became a fact in 1890.

Meanwhile, Beaver City itself had developed into a thriving little frontier settlement. It began in March 1880 when James Lane, a one-time cowboy, brought his family down from Dodge City and established a home and trading post where the Jones and Plummer Cattle Trail and the Tascosa Trail crossed the Beaver River. (The Beaver, which drains much of the Panhandle, is known as the North Fork of the Canadian in the rest of Oklahoma.)

To Lane's house/store ranchers of the area came for their beans, coffee, dried salt bacon, tobacco, whiskey, and cartridges. For a time he enjoyed a virtual monopoly and his business flourished. When agents for the Beaver City Town Company arrived in 1882 -- to lay out and "boom" a settlement in No Man's Land -- an oral agreement was made with

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

--- Beaver County History, 2 volumes, Beaver County Historical Society, 1970, 1971
 Wardell, Morris L., "The History of No-Man's Land, or Old Beaver County," The Chronicles of Oklahoma, Vol. I (1923), pp. 60-89

--- The New York Sun, New York, N. Y., 1888-1889
 --- Unpublished manuscripts prepared by the Beaver County Historical Society, Beaver City, 1970-1971

10. GEOGRAPHICAL DATA

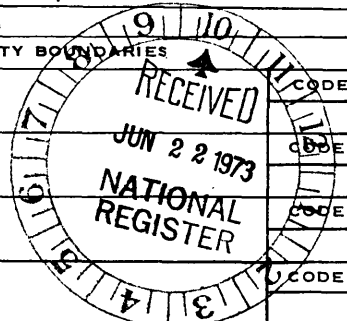
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	36°	49'	03"
NE	°	'	"	°	'	"	100°	31'	03"
SE	°	'	"	°	'	"			
SW	°	'	"	°	'	"			

No UTM
HL

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Less than one acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Kent Ruth, Deputy

ORGANIZATION: Oklahoma Historical Society DATE: April 1973

STREET AND NUMBER: Historical Building

CITY OR TOWN: Oklahoma City STATE: Oklahoma CODE: 40

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: [Signature]

Title: SHO for Okla

Date: JUN 2 1973

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

[Signature]
 Chief, Office of Archeology and Historic Preservation
 Associate Director
 Professional Services

Date: JUN 5 1974

ATTEST:

[Signature]
 Keeper of The National Register

Date: 6-4-74

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	Oklahoma
COUNTY	Beaver
FOR NPS USE ONLY	
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(Number all entries)

No. 8. Significance

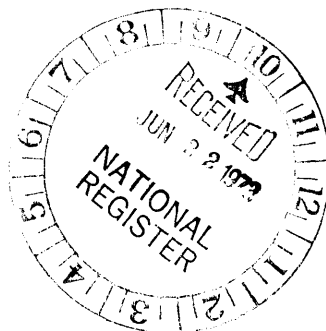
Lane Cabin

Lane whereby he waived his "squatter's right" to 160 acres of land in return for ownership of two blocks in the city-to-be. In the map of Beaver City as subsequently platted, two blocks are marked "Lane's Reserve."

The settlement did indeed boom. As ambitiously named Beaver City, it obtained a post office April 5, 1883. With a running start so far as organization was concerned, it naturally became the unofficial capital of Cimarron Territory and headquarters for the move to obtain legal status for it.

As word of potential home and farm sites spread to other parts of the country, of course, more and more people arrived. Jim Lane soon had competition. Four new sod houses were completed within a month of the platting of the town. Townsite agent Wm. Waddle built one of them - as a grocery. Within another month the town had twenty more "soddies" built or under construction. The first wooden structures appeared shortly. Beaver City soon had a livery stable, a saloon ... and a dance hall, the first in all No Man's Land. The town had arrived.

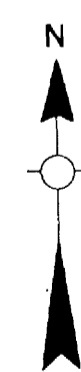
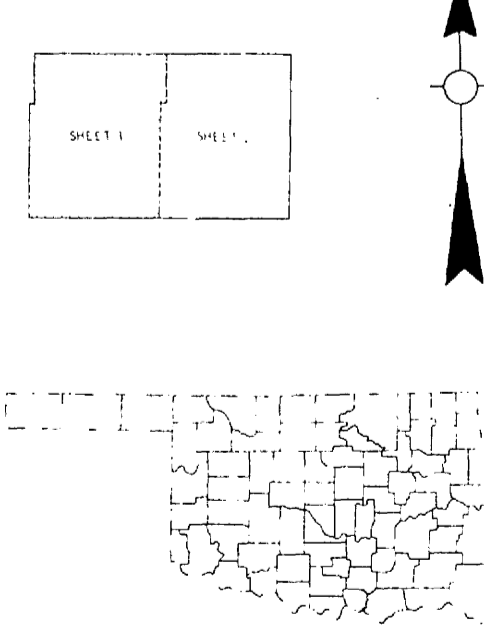
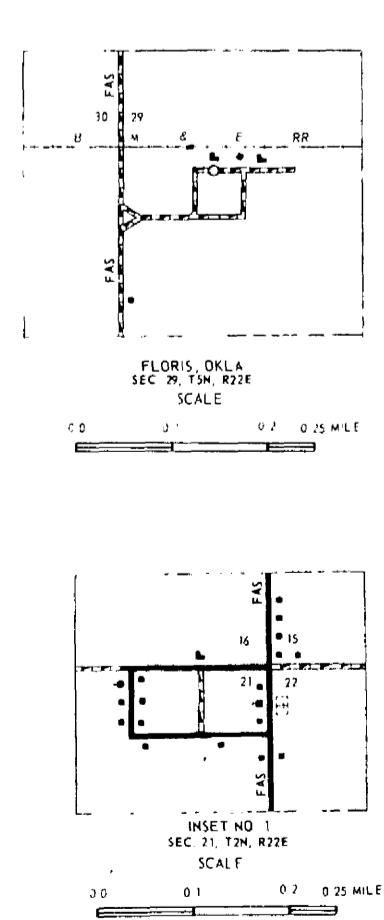
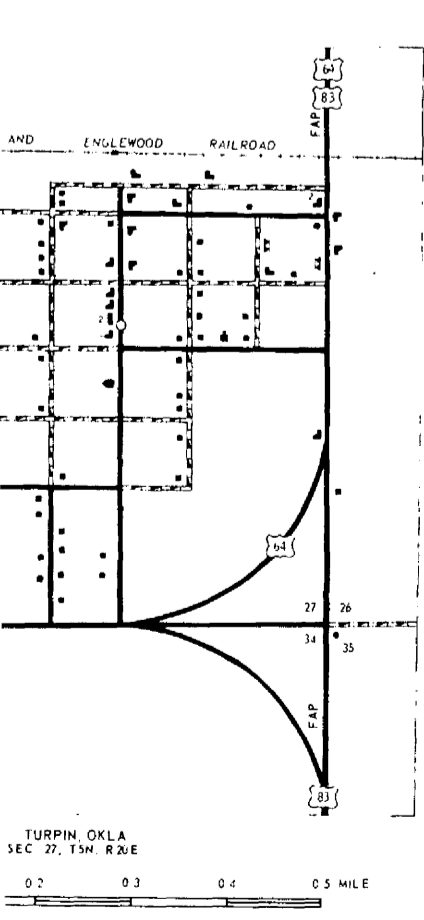
The Lane Cabin was later expanded. Two of the original sod rooms were incorporated into a larger house and given a new roof. Stuccoed on the outside, it still stands, a residence and a pioneer museum. All of the other Beaver City "soddies" have long since disappeared. For all its lack of contemporary glamor, then, the Lane Cabin remains as the first structure in the first permanent settlement of a true western No Man's Land.



RECEIVED
 NATIONAL REGISTER
 JAN 21 1973



OKLAHOMA
 COUNTY MEADE COUNTY
 FLORIS
 BEAVER
 ELMWOOD
 OKLAHOMA
 COUNTY TEXAS
 LIPSCOMB COUNTY



GENERAL HIGHWAY MAP BEAVER COUNTY OKLAHOMA

PREPARED BY THE
 OKLAHOMA DEPARTMENT OF HIGHWAYS
 PLANNING DIVISION
 IN COOPERATION WITH THE
 U.S. DEPARTMENT OF TRANSPORTATION
 FEDERAL HIGHWAY ADMINISTRATION

POPULATION FIGURES BASED ON 1970 CENSUS
 DRAINAGE FEATURES OBTAINED FROM 1963 AERIAL PHOTOGRAPHS
 DATE OF INVENTORY
 1970
 REVISIONS
 DATE BY
 1-1-71 J.A.
 ALL DATA EXCEPT CULTURE
 1-1-72 M.B.
 ALL DATA EXCEPT CULTURE
 1-1-73 K.L.
 ALL DATA EXCEPT CULTURE

SCALE
 1 0 1 2 3 4 MILES
 LAMBERT CONFORMAL CONIC PROJECTION U. S. COAST & GEODETIC SURVEY DATA 20,000
 FOOT GRID BASED ON PLANE COORDINATE SYSTEM NORTH PROJECTION ZONE.

Form 10-301
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Oklahoma	
COUNTY Beaver	
FOR NPS USE ONLY	
ENTRY NUMBER 5	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: **Lane Cabin**

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

Main Street & Avenue C

CITY OR TOWN:

Beaver City

STATE:

Oklahoma

CODE

40

COUNTY:

Beaver

CODE

007

3. MAP REFERENCE

SOURCE:

Oklahoma Department of Highways

SCALE:

1 inch equals 2 miles

DATE:

1970

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.

Long.: **100° 31' 03"**
Lat.: **36° 49' 03"**

