

Perkins & Harford

(25th St to 39th St, 2nd to alley between 9th & 10th Ave.)

Buffalo Tales

May, 1981, Kearney's Prophet: Col. Patterson, by Marion Johnson

Col Patterson sold real estate through Perkins and Harford.

July-August, 1988, Harmon Park, by Alice Howell

“The oldest portion of the park, the block between 5th and 6th Avenues and 29th and 30th Streets, dates back to August 7, 1876, when it was given to the city by Thomas Perkins and James Harford "for the sole and only purpose of a public park for the use and benefit of the inhabitants of said city," according to the deed.”

Kearney Cemetery

Neither is buried in Kearney Cemetery

Kearney Hub

Dec. 27, 1889 – Story about birth of first Kearney baby (not officially since he lived outside the city limits) Luman Jay, son of Evan Jay. “In the early days Perkins & Harford, a real estate firm, offered a corner business lot to the first child born within the corporate limits. Mr. Jay and wife lived just outside the then narrow limits of the town. Seventeen years ago a baby boy was born to them...Four months later a child was born within the village limits and it was named Kearney Clark.”

Jan 11, 1896 – Lawsuit against George W. Frank Improvement Co. foreclosing on some lots purchased in Feb. 1888 in “Perkins & Harford’s addition to Kearney Junction (now City of Kearney)...”

Bassett, Vol. , page 186-195

Population at date of Incorporation

.... During this period Jasper L. Walker and Paul Moore, living in the eastern portion of the county, while en route for a buffalo hunt south of the Platte River, visited the junction and Mr. Walker states that he took pains to count the buildings erected or nearing completion and that the number was fourteen (14); these buildings were all located on either the Perkins and Harford addition on section 35 or on school section No. 36. He recalls that workmen were engaged in excavating and laying the foundation for the Burlington round house....

Incorporation of the Town of Kearney Junction

At a meeting of the board of county commissioners, November 30, 1872, W. F. McClure, Patrick Walsh and Dan A. Crowell, commissioners, the records disclose that: "A petition was presented by citizens of Kearney Junction praying to be incorporated into a town to be known as 'Town of Kearney Junction,'.... Thus on November 30, 1872, not to exceed, one hundred inhabitants (men, women, and children), a majority of the men not legal voters, less than a score of the men listed

as taxable even to the extent of a poll tax, incorporated an area of more than eighteen sections of land and named it Town of Kearney Junction.....

L. R. More

.... There seems no question that on arrival Mr. More at once determined to make here his future home and to engage in business; a hasty and somewhat superficial search of the deed record of the county seems to disclose that the first deed of record for a lot in the Town of Kearney Junction was to Rev. Wm. Morse, lot 16, block 57), Perkins and Harford Addition, date September 20, 1872, consideration, \$200. October 1, 1872, to L. R. More, lots 11 and 12, block 29, Perkins and Harford Addition, consideration, \$200.

The first lots of record, sold in the original townsite, bear date May 15, 1873, to L. R. More, lots 535, 536, 467, 468; consideration, \$950....

F. G. Hamer--A. H. Connor

An active force in the founding of the Town of Kearney Junction and the City of Kearney was Attorney F. G. Hamer. The first store building erected in the town was that of F. N. Dart, on the Perkins and Harford Addition. (This building was moved to Central Avenue, on the East Side and of late years has been used by A. H. Boltin in his fruit business.)

In Mr. Dart's store Attorney Hamer had his office, the furniture a table, a nail keg with an undressed sheepskin for a chair.

Proceedings of the Board of Trustees

At the February 7, 1873, meeting, Samuel Wenzell having resigned as marshal, John Bradley was appointed, and T. J. Murphy engineer. On February 10th, the Central Nebraska Press (Webster and R. H. Eaton, editors), was made the official organ for the publication of town ordinances. Felt and Coffman made application for liquor license; their bond was fixed at \$1,000, and license granted February 17th. This, appears to have been the first liquor license granted by the town trustees. This saloon appears to have been located on Nebraska Avenue, Perkins and Harford Addition. At this meeting the first dray license was issued to John Dermody. On March 3d, the office of marshal being vacant and on petition of numerous citizens, William Thomas was appointed. Among the ordinances adopted was one imposing a yearly tax of \$1 on each dog owned or harbored by a resident of the town; licenses to keep a dog were issued to Jas. A. Smith, F. N. Dart, A. H. Connor, Nathan Campbell, Charles Wakefield, H. M. Elliott, C. T. Weldin, A. H. Barlow, T. Billesbach, C. Fifield, L. R. More, W. S. Holt, Max Boetscher and F. G. Hamer.

PERKINS AND HARFORD'S ADDITION TO KEARNEY JUNCTION

In the month of September, 1872, Asbury Collins had C. W. Colt and James MacGonegal, surveyors residing at Lowell, Neb., survey South Kearney as an addition to Kearney Junction, the same being on the northwest quarter of section 12, town 8, range 16. In July, 1872, D. N. Smith bought of the Union Pacific Railway Company the east half of section 35, town 9, range 16, for a consideration of \$960, and sold the same to Perkins and Harford for a consideration of \$16,000. In volumes No. 1 and No. 3, issue of the Buffalo County Beacon, published at Gibbon and dated July 27, 1872, appears the following item: "Esquire Collins of Kearney Junction made us a pleasant call a few days ago. He informs us that real estate at that point is on the rise in price. Mr. Smith (D. N. Smith) sold to parties from Minnesota

(Minneapolis), (Perkins and Harford), a short time since the east half of section 35, town 9, range 16, for the snug sum of \$50 per acre." In the month of August, 1872, Perkins and Harford had Anselmo B. Smith survey and plat into city lots Perkins and Harford's first and second additions to Kearney Junction, being the east half of section 35, town 9, range 16. Thus it will be noted that before the Burlington had made junction with the Union Pacific there had been surveyed and platted into city lots and such plats made a matter of record, 960 acres of land in a solid body.

It is a matter of tradition that because of the unfair advantage taken by the townsite company in obtaining possession, in advance, of the townsite and because of the extravagant prices asked for city lots, the first buildings erected were on school section No. 36 and the Perkins and Harford Addition. The county records show that on April 2, 1872, A. Collins was appointed agent for the county to notify all parties not to occupy or erect any buildings on section 36, town 9, range 16, the same being school lands. In March, 1872, F. N. Dart erected a store building on the school section. An advertisement of Mr. Dart's business appeared in issues of the Buffalo County Beacon in the year 1872. Rev. Wm. Morse also erected a building on a lot in Perkins and Harford's addition, purchased in September, 1872. As before noted, the first lots sold in the original townsite was to L. R. More in May, 1873. The building erected by Rev. Wm. Morse was occupied by James Jenkins as a shoe store, Mr. Jenkins being a shoemaker by trade. The first saloon opened at Kearney Junction was either on section 35 or section 36.

Kearney Additions

Kearney Hub – Nov 7, 1891

Perkins & Harford's Addition

Crawford's Addition

Ashland Addition

West's Addition

Capitol Hill Addition

Kearney Land and Investment Co.'s 1st, 2nd, & 3rd Additions

School Section Addition

Original Town

East Lawn Addition

South Kearney

Original Town

Bassett, p185

SURVEYING THE TOWN-SITE OF KEARNEY

During the summer of 1871 Anselmo B. Smith surveyed, into city lots, the original town-site of Kearney Junction and the original plat was filed for record in the county clerk's office October 27, 1871.

This survey and plat comprised all of section one (1) as aforesaid.

School Section Addition

Ave N to 2nd Ave, 25th to 39th St.

SCHOOL SECTION NUMBER 36

It was doubtless the intention of the South Platte Land Company to secure possession of school section No. 36, adjoining, on the north, the town-site, the minimum price for such lands being \$7 per acre, some \$4,480 for the section. At that date school lands were in charge of the county board, and the county commissioners of Buffalo County would not permit the sale. C. Putnam was employed to survey this section into lots and acreage property. In June, 1873, the county board appointed F. S. Trew, D. Allen Crowell and J. Marsh Grant to appraise the value of these lots; the appraised value as reported was \$49,108.00.

At a later date--1874--these lots were sold at public auction by the treasurer of Buffalo County, the state realizing, from this sale, approximately \$67,000 for the lots in school section No. 36.

Time Line for land ownership in locating the junction point

April 11, 1871 - D. N. Smith, Moses Sydenham and Rev. Ashbury Collins located the junction point of the two roads.

April 21, 1871, friendly parties filed pre-emption claims on the north one-half of section two (2).

May 3, 1871 - D. N. Smith purchased from the U P section one (1) and part of eleven (11), 993.10 acres for \$2,979.30, an average price of \$3 per acre.

Summer 1871 - Anselmo B. Smith surveyed the original town-site of Kearney Junction into city lots,

October 27, 1871 - original plat, all of section one (1), was filed for record in the county clerk's office.

November 21, 1871, D. N. Smith purchased the two claims, north half of Section 2, 300 acres in all, for \$500 each.

February, 1872 - another quarter section of Section No. 2 was purchased by Mr. Smith

Nearly a year before the B&MRR made junction with the UP, the South Platte Land Company, by its agent D. N. Smith, had secured 1,473.10 acres of land covering the junction point, at a total expense of approximately \$4,419.00.

April 2, 1872 - A. Collins appointed agent for the county to notify all parties not to occupy or erect buildings on section 36

September 1, 1872 - The Burlington was completed and made junction with the Union Pacific
The Burlington built a union station at the junction point but the UP refused to stop
Continued to stop at the Junction House station on section No. 2,

August, 1872 - Perkins and Harford had Anselmo B. Smith survey the east half of section 35 and plat it into city lots for their first and second additions to Kearney Junction.

September 14, 1872 - UP demanded an interest in the town-site, one-half of the lots in the original town-site of Kearney Junction conveyed to UP for \$1,075.18.

September, 1872 - Asbury Collins had surveyors residing at Lowell, Neb., survey the northwest quarter of section 1 as the South Kearney addition to Kearney Junction.

November 30, 1872 – Incorporation of the Town of Kearney Junction

1874 – Lots in school section No. 36 sold at public auction for a total of \$67,000

August 7, 1876 – Third Ward Park block donated to the city

Incorporated town of Kearney Junction

Bassett, p 187-188

November 30, 1872 - "A petition was presented by citizens of Kearney Junction praying to be incorporated into a town to be known as 'Town of Kearney Junction,' to include the following described lands, viz: sections 1, 2, 3, 10, 11 and 12, town No. 8, range No. 16; sections 24, 25, 26, 27, 34; 35 and 36, town No. 9 range No. 16; and sections 6 and 7, town No. 8, range No. 16; sections 30, 31, town No. 9, range No. 15, and also the territory extending southward from the mainland in front of said sections 10, 11 and 12, town No. 8, range No. 16, and section No. 7, town No. 8, range No. 15, and of the same width to the channel of the Platte River, was received and on motion agreed to, and the appointing of the following trustees ratified: John Mahon, D. B. Marsh, L. R. More, E. B. Carter and J. S. Chandler." The records do not give the names of the petitioners neither does a prolonged search disclose that such a petition is on file in the office of the county clerk. The records do not disclose the number of petitioners, whether the petitioners were a majority of the inhabitants or whether a majority of the taxable inhabitants had signed the petition. Thus on November 30, 1872, not to exceed, one hundred inhabitants (men, women, and children), a majority of the men not legal voters, less than a score of the men listed as taxable even to the extent of a poll tax, incorporated an area of more than eighteen sections of land and named it Town of Kearney Junction

Present day boundaries – Ave N to 30th Ave, 56th St. to the Platte River (all of Kearney west of N Ave N to 2nd Ave, 56th St to 70th and Riverdale Rd to Evergreen Rd, 56th St. to the Platte (Sec 31, 6 & 7 which are 2-mile wide sections on west edge of Collins Township) (legally 17 sections plus river frontage but really 21 sections)

At that time settlement and building was taking place on 1 & 2