United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic C. C. Hampton Homestead

and/or common Warner Ranch  (BN00-29)

2. Location

street & number N/A

X not for publication

city, town Harrisburg  X vicinity of

state Nebraska code 31 county Banner code 007

3. Classification

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
<th>Accessible</th>
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</thead>
<tbody>
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<td>public</td>
<td>X occupied</td>
<td>X agriculture</td>
<td>X yes: restricted</td>
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<tr>
<td>building(s)</td>
<td>X private</td>
<td>unoccupied</td>
<td>commercial</td>
<td>other:</td>
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<tr>
<td>structure</td>
<td>both</td>
<td>work in progress</td>
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<td>site</td>
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<td>object</td>
<td>n/a in process</td>
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<tr>
<td></td>
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<td>X private residence</td>
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4. Owner of Property

name Mr. and Mrs. Keith Warner

street & number 3309 Bluebell Court

city, town Scottsbluff n/a vicinity of state Nebraska

5. Location of Legal Description

courthouse, registry of deeds, etc. Banner County Clerk

street & number Banner County Courthouse

city, town Harrisburg state Nebraska

6. Representation in Existing Surveys

title Nebraska Historic Buildings Survey has this property been determined eligible? n/a yes ___ no

date On-going

X federal  ___ state ___ county ___ local

depository for survey records Nebraska State Historical Society

city, town Lincoln state Nebraska
The C. C. Hampton Homestead/Warner Ranch is located in the high plains of Banner County along the headwaters of Pumpkin Creek. The ranch headquarters consists of several buildings and corrals including the 1890 log ranch house now covered with frame siding.

The 160 acre C. C. Hampton Homestead/Warner Ranch Headquarters is located in northeastern Banner County along the headwaters of Pumpkin Creek. This 747 square mile county is located in the Nebraska panhandle on the Wyoming-Nebraska border and had a 1980 population of only 918 which translates into 1.2 people per square mile. Banner County is part of the high plains region in Nebraska which is typified by tableland suitable for farming and grazing, and the intermittent canyons and buttes which make the area quite scenic. Nebraska's highest elevation point is located in the southwestern part of this county.

Warner Ranch Headquarters consists of several buildings and corrals. The principal ones are described below according to their number of the accompanying site plan.

1. Log House with frame additions (photos 1, 2, 3). The one-room log portion of this house was constructed of local pitch pine in 1890 (see dotted line on plan). The frame additions date to the late 1890's early 1900's. The house has a gable roof, central chimney and full frontal porch.

2. Bunkhouse, ca. 1889 (photo #13). This one-room structure is frame with gable roof.

3. Stone spring house (photo #14). This small stone structure with rounded stone and concrete roof was used to store milk. Built ca. 1890's, the interior houses a trough through which flowed spring water. Milk, etc. could be placed in the trough to be kept cold. This structure is also known as the "rock house."

4. Well house (photos #14 and 15). This frame building with gable roof is built over the well. It is adjacent to the spring house. Water is piped between the two buildings.

5. Former coal storage shed (photos #11 and #15). This frame building is connected to the well house and the garage.

6. Garage (photos #11 and #15). This frame building is attached to the south end of the coal storage shed.

7. Grain bin (photos #7, #9 and #10). This frame, gable roofed building was a former homestead shack that was moved to the ranch many years ago to be used for grain storage.
United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

<table>
<thead>
<tr>
<th>Description</th>
<th>Item number</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>8. Banked barn (photos #4, #5, #7, #8 and #9). This barn is two story, frame with gable roof. It is banked into a hill on its north and west sides.</td>
<td></td>
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<tr>
<td>9. Calving shed (photos #4, #5 and #6). This one story frame structure with gabled roof pierced by two cupola's is attached to the barn.</td>
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<tr>
<td>10. Machine shed (photo #16). This one story frame, gable roofed building was formerly a calving shed. It now serves as a machine shed.</td>
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<tr>
<td>11. Breaking/sorting pen and loading chute area (photo #17). The circular rail section of this corral area is known as a breaking/sorting pen. Horses are saddle &quot;broke&quot; in this pen. A central post is available to use for tethering the animals. Access to other corral areas and a loading chute can be made from the breaking pen.</td>
<td></td>
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</table>

Today, the ranching and farming operation is run by owners Mr. and Mrs. Keith Warner of Scottsbluff and their son Randall and wife Paula who live on the ranch with their family. Corn and wheat are grown on the ranch, which also produces livestock.
8. Significance

<table>
<thead>
<tr>
<th>Period</th>
<th>Areas of Significance—Check and justify below</th>
<th>Specific dates</th>
<th>Builder/Architect</th>
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<td>1900-</td>
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**Statement of Significance (in one paragraph)**

The C. C. Hampton Homestead/Warner Ranch is significant in the area of agriculture as the result of Hampton's dedication to developing the rangeland in the Pumpkin Creek valley into fertile farmland. Hampton set an example for other ranchers in the valley, showing them that grain farming could be accomplished as a counterpart to stock raising. His association with the Aeromotor windmill company aided Banner County in becoming more progressive in agriculture.

Banner County was created from Cheyenne County in 1888. In western Nebraska, an assurance of an adequate water supply was vital before early settlers located in the area. The Pumpkin Creek valley, which traverses Banner county west to east was very inviting to settlers. The spring fed creek provided an abundant and good water supply which promoted the growth of grazing grasses. Settlers began to migrate to the area in the early 1880's. One of these Banner county pioneers, C. C. Hampton developed his homestead into a prosperous farming and ranching operation in a very short time.

Commodore C. Hampton was born October 21, 1867 in Clyde, Iowa. His parents William and Sarah Deeter Hampton moved their family of several children to the Hull Community in Banner County (then Cheyenne County) in 1887. Commodore and his three brothers filed homestead claims in close proximity to each other. Commodore's land consisted of 160 acres at the head of Pumpkin Creek which is the major water system in northern Banner County. In October 1892 he married Martha E. Rundell, an Iowa native who had come with her parents to the area in 1888. The young couple set up housekeeping in a log house constructed by Hampton on his homestead in 1890.

The Hamptons prospered and within 10 years the 160 acre homestead grew to a ranch of over 3000 acres. In 1902 Hamptons sold the ranch and purchased a farm near Gering.

Commodore Hampton was very interested in the development of the vast Banner County area into fertile farmland. Hampton raised "Rainbow" or mixed breed cattle at the beginning of his ranching career, but later switched to registered Herefords. He was the first rancher to raise this breed in the county.

Hampton had one of the first Aeromotor windmill distributorships in Nebraska located on the ranch in a sod building (no longer extant). The Aeromotor was a scientific windmill developed by Thomas O. Perry. This mill was all metal with curved sheet-steel sails set at angles to derive the most
power from the wind. Through an innovative system of gears, the Aeromotor could be much more efficient at pumping water than any of its predecessors. The Chicago-based Aeromotor Company guaranteed its 8-foot steel mill would do more work than any 10-foot wooden mill. In 1888, during the first year of business, only forty-five Aeromotors were sold, but in 1892 the company sold 20,000. By the 1930's this mill was the most popular model in America. Hampton also connected all of his ranch properties with telephone wires.

Hampton died in Gering in 1938. His wife Martha died in 1959.

The Hampton's ranch had three ownership changes before Lawrence H. Warner bought a parcel of land which included the original Hampton homestead on January 23, 1942. The Warner family conducts a ranching and farming operation on the property which is now known as the Warner Ranch.

The C. C. Hampton Homestead is significant in the area of agriculture due to Hampton's intense interest in making the open rangeland of Banner County into fertile ground suitable for farming. He had an early involvement with water conservation and management and was an early promoter of the Aeromotor windmill. By distributing these windmills to his fellow ranchers, Hampton helped assure that adequate water was available for stock, farming and domestic use in the Pumpkin Creek Valley.
10. Geographical Data

Acreage of nominated property: 160 acres

Quadrangle name: Murray Lake, NE, Nebr.

UTM References

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Quadrangle scale: 1:24000

Verbal boundary description and justification:
This property is described as the southeast quarter of section 26, Township 20 North, Range 57 West and contains 160 acres. It includes all historically associated property.

List all states and counties for properties overlapping state or county boundaries

<table>
<thead>
<tr>
<th>state</th>
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</tr>
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11. Form Prepared By

name/title: Janet Jeffries Spencer, Cultural Historian
organization: Nebraska State Historical Society
date: September, 1984
street & number: 1500 R Street
telephone: 402/471-4767
city or town: Lincoln
state: Nebraska

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national
state
local

As the designated State Historic Preservation 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.

State Historic Preservation Officer signature: [Signature]
date: 10/29/84

title: Director, Nebraska State Historical Society
date:

For NPS use only

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

date:

Keeper of the National Register:
date:
Agricultural History, Vol. 54, #1 (Jan. 1980).


Condra, George Evert. Geography of Nebraska, Lincoln, University Publishing Co., 1906.


Warner, H. Keith and Randy, Scottsbluff, Nebraska, interview July 1982.
WARNER RANCH (BN00-29)
BANNER COUNTY, NEBRASKA

LEGEND:

1. House (Original log construction in dotted line)
2. Bunk house - original homestead shack
3. Stone spring house
4. Well house
5. Former coal storage
6. Original garage
7. Grain bin - former homestead shack
8. Banked barn
9. Calving shed (lower) bull pens (upper)
10. Machine shed - formerly calving shed
11. Breaking/sorting pen

NORTH
Photo 1 of 17 – ranch house, south façade
Photo by David Murphy, 1982, N5HS (8207/44:2)
Photo 2 of 17 – ranch house, south façade
Photo by David Murphy, 1982, NSHS (8207/44:3)
Photo 3 of 17 – ranch house and cellar entrance, looking south
Photo by David Murphy, 1982, NSHS (8207/44:12)
Photo 4 of 17 – barn and calving shed, looking northwest
Photo by David Murphy, 1982, NSHS (8207/44:15)
Photo 5 of 17 – general view of barn looking northeast
Photo by David Murphy, 1982, NSHS (8207/44:17)
Photo 8 of 17 – barn, west façade
Photo by David Murphy, 1982, NSHS (8207/44:32)
Photo 9 of 17 – general view of barn, shed and bunkhouse, looking east
Photo by David Murphy, 1982, NSHS (8207/44:24)
Photo 10 of 17 – general view of buildings looking southeast from the north pasture
Photo by David Murphy, 1982, NSHS (8207/44:28)
Photo 11 of 17 – general view looking east

Photo by David Murphy, 1982, NSHS (8207/44:21)
Photo 12 of 17 – general view looking northwest toward buildings from east pasture
Photo by David Murphy, 1982, NSHS (8207/44:33)
Photo 14 of 17 – rock house, garage and outbuildings, looking north
Photo by David Murphy, 1982, NSHS (8207/44:8)
Photo 16 of 17 – machine shed, looking northwest
Photo by David Murphy, 1982, NSHS (8207/44:26)