

Guide to a Microfilm Edition of

The

Northern Pacific

Land Department Records



William M. Bomash

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Foreword

LAND DEPARTMENT RECORDS of the Northern Pacific Railway Company is the eighth microfilm edition the Minnesota Historical Society has produced with funding from the National Historical Publications and Records Commission since the program began in 1964. The first in the series to tap the Society's business records holdings, the edition reproduces one of the many Northern Pacific series particularly rich in information about the development of the Northwest. The company's land--millions of acres granted by the federal government to support construction of the first northern transcontinental railroad from the head of the Great Lakes in northeastern Minnesota to the Pacific Coast--was a resource commensurate with the challenge of spanning 2,000 miles of prairies, plains, mountains, and forests in sparsely occupied country. The materials filmed document the company's efforts to wring the promised bounty from the land by selling it and promoting settlement of the country that would provide business for the road.

By the time construction of the railroad began in 1870, the resources of the vast region the line would penetrate were well known to travelers, fur traders, miners, missionaries, soldiers, and others in the white vanguard invading the Indian country. Even before 1853, when expeditions exploring a route for a transcontinental line led westward from St. Paul by Isaac Stevens and eastward from Fort Vancouver by George B. McClellan focused attention on the region, frontier boosters were predicting rapid development once the railroad was built. With this development, the *St. Anthony Express* commented on February 14, 1852, with typical Western optimism, the balance of power in the nation would shift to the Mississippi Valley as cities on the Atlantic Coast lost the "commanding influence which they at present exercise over the wealth and commerce of the country."

Beckoning the settlers needed to make the dream a reality was a host of promoters, including states and territories carved out of the Northwest, the federal government distributing free land under the Homestead Act, newspapers in young communities envisioning miraculous growth based on the area's productivity, colonization companies, and the railroads. The Northern Pacific's far-ranging campaign was an important factor in the effort during the early 1870s. Preparing its land for sale, employing agents abroad, organizing colonies for group migration, and advertising the riches of the "New Northwest," the railroad evolved a complex program well documented in its land department records. Promotional enthusiasm was often expressed in language so extravagant that the land-grant strip was called "Jay Cooke's Banana Belt."

Acknowledgments

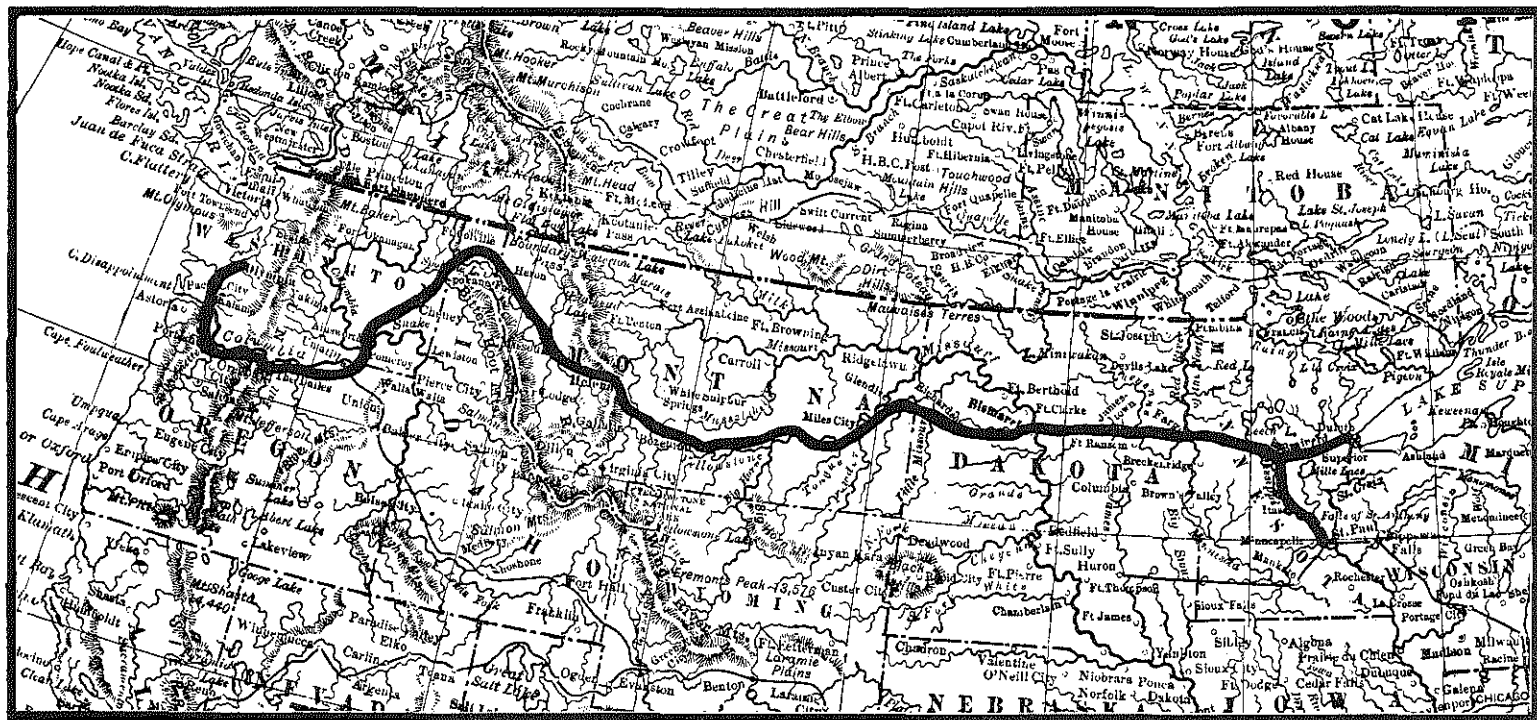
Many people have contributed to producing the microfilm edition that reproduces these records. Among them are several members of the Society's staff. Deborah K. Neubeck supervised all aspects of the project. William M. Bomash edited the microfilm and wrote the guide. Tracey I. Baker organized the records and prepared them for filming. Lawrence E. Bloom, Dan Dolan, and Christine A. Leitner filmed them. Audrey D. Johnson and Catherine Creedon checked the film. Catherine A. Emkovik and Geraldine K. Nielsen assisted in other tasks. Lydia Lucas and Marion Matters edited the guide and supervised its production. Jean Kirby typed the final copy of the guide, while Susan Cogan and Sherry Wiener provided additional typing assistance. Maureen J. Leverty, Duane P. Swanson, and John M. Wickre shared their extensive knowledge of the records' content and provenance. Sue E. Holbert and Lydia Lucas provided important counsel. Russell W. Fridley, the Society's director, and John J. Wood, deputy director, continued the supportive roles they have played since the institution began producing microfilm editions sixteen years ago.

Thanks are due to the Northern Pacific Railway Company, now Burlington Northern Inc., for donating the records to the Society as well as for providing funds to establish preliminary controls over them; and to Helen M. White, former staff member who as Northern Pacific project director in 1968-1970 had a crucial role in acquisition and management of the material.

The significant contributions of the National Historical Publications and Records Commission staff are also gratefully acknowledged. Fred Shelley, former deputy executive director, initiated the project by suggesting that the Society include in its microfilming plans a unit of the Northern Pacific records documenting the railroad's impact on western settlement. Frank G. Burke, executive director, and Roger A. Bruns and George L. Vogt, director and assistant director of the commission's publications program, were unfailing in their cooperation and encouragement.

Early in the commission's program of sponsoring microfilm editions, Oliver W. Holmes, former executive director, expressed hopes that institutions participating in the program would also undertake projects on their own. In the spirit of the commission's objectives, the Society has microfilmed an additional series of Northern Pacific records. Closely related to the Land Department materials, the series is entitled "Secretary's Unregistered Letters Received and Related Records, undated and 1864-1876."

Lucile M. Kane
Senior Research Fellow



Northern Pacific Railway line (Minnesota to the West Coast ca. 1891). Reproduced from larger map appearing on pages 362-363 of *Cram's Standard American Railway System Atlas of the World* (Chicago: George F. Cram, 1891). As of 1874, the line had been completed only from Duluth to Bismarck (450 miles) and from Kalama to Tacoma (197 miles).

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Introduction

THE NORTHERN PACIFIC RAILWAY COMPANY* RECORDS reproduced in this microfilm edition measure thirteen and one-quarter linear feet and consist of four series: Land Department Letters Received and Related Records, 1870-1876; Land Department Letters Sent, 1871-1876; Printed Materials, 1821-1876; and Land Committee Minutes, 1871-1876. They represent a small but extremely rich portion of the more than ten thousand linear feet of manuscript and printed materials relating to the Northern Pacific in the collections of the Minnesota Historical Society.

The records contain a wealth of information on the establishment and daily operations of the Land Department's main office in New York City and of its local, district, and foreign offices; the acquisition, preparation for sale, and promotion of the railroad's land grant; foreign and domestic immigration to and settlement of the region tributary to the line; the region's agricultural, commercial, and industrial development; the company's financial relationship with the Philadelphia banking firm of Jay Cooke & Co., as well as the relationship between the American railroad industry in general and the national and international financial communities; the railroad's attitudes and policies toward the American Indians living on lands included in the land grant; the company's involvement in regional and national politics; social, economic, and political conditions in the United States, Europe, and Canada; and a host of related topics.

*Until 1896 the official name of the company was the Northern Pacific Railroad Company.

The major focus of this microfilm edition is the early incoming and outgoing correspondence (1870-1876) of the Northern Pacific Land Department's New York office. These two series, which together measure eleven and one-quarter linear feet, constitute a discrete record unit within the files of the Land Department. They document the activities of the department from its creation in 1871 through the company's bankruptcy and reorganization in 1875. The bulk of the correspondence covers the period 1871-1873. Major correspondents include the chairman of the Land Committee; the land commissioner (the head of the Land Department); the superintendent of emigration; the district and foreign agents; clerks and other personnel in the department's various offices; other Northern Pacific officers and employees; the company's financial agent, trustees' agent, and attorneys; politicians and government officials; colony organizers and promoters; prospective settlers; and other members of the general public. The Letters Received and Related Records are filmed on rolls 1-14; the Letters Sent appear on rolls 15-32.

While there are some printed items in the Letters Received and Related Records (as enclosures or as photocopies of originals, for example), most are in a separate collection of Printed Materials (1821-1876) measuring two linear feet. They were assembled from those originally found with the Letters Received and Related Records and augmented by selected items found elsewhere among the Northern Pacific Railway Company Records, in the Society's Reference Library, and in the Southwest Minnesota Historical Center at Marshall. These materials include pamphlets, leaflets, and circulars; maps; blank forms; newspaper clippings; government documents; and copies of federal laws. They are included in this microfilm edition, on rolls 33-37, because they provide additional documentation and background information essential to the understanding of the Land Department's organization and activities.

Minutes of the meetings of the Land Committee (1871-1876) also have been filmed on roll 37 in order to provide supplemental information about the Land Department. They are in a volume that is part of a set of corporate records originally kept by the Northern Pacific Secretary's Office. The Land Committee minutes also contain excerpts dealing with land matters from the minutes of the company's board of directors and executive committee meetings. Finally, the notes taken by the editor during the preparation of this microfilm edition are microfilmed on roll 38 as a research aid. They briefly note subjects documented in the records and list the names of significant authors and recipients.

The materials included in this microfilm edition should be used in conjunction with another group of early Northern Pacific Railway records: the Secretary's Unregistered Letters Received and Related Records, undated and 1864-1876, available on microfilm from the Division of Archives and Manuscripts. These records contain numerous items that were originally part of the records of the Land Department and, therefore, are integrally related to the records reproduced in this microfilm edition.

The Letters Received and Related Records are arranged chronologically, with partially dated and questionably dated items appearing before those that are fully dated. When two or more letters are filed under the same date, they are arranged alphabetically by name of recipient. Although attempts were made to date all undated or partially dated items prior to microfilming, it was not possible to determine with certainty the date of every such item. The reader therefore is urged to use caution when dealing with items whose dates appear in brackets.

Some exceptions have been made to the strict chronological arrangement of the Letters Received and Related Records. Whenever possible, enclosures are filed immediately after their covering letters rather than under their own dates. In certain instances, where one document contains significant information necessary to the understanding of another, a photocopy of the former is filmed together with the latter. Where this technique is used, the photocopy is accompanied by a statement identifying it as such and indicating the date under which the original is filmed. On occasion, certain groups of papers, all of which relate to a particular topic or event, are filed together under a single date or date span. These groups of papers are identified by typewritten targets.

The Letters Sent are contained in twenty-five letterpress volumes. Volumes 1-24 are arranged either by author (volumes 1-14) or by recipient (volumes 15-24). The title of each volume indicates the author(s) or the intended recipient(s) of most of the letters contained therein, as well as their inclusive dates. Volume 24 also contains a group of letters pertaining to the 1873 International Exposition at Vienna. Volume 25 consists of copies of outgoing telegrams. The letters in each volume generally are in chronological order. As an aid to the researcher, the recipient indexes that precede the letters in many of the volumes have been rearranged in a single alphabetical sequence and refilmed (together with the subject registers that are found instead of recipient indexes in four volumes) on roll 32, following volume 25.

The Printed Materials are divided into four sections, each of which represents a different type of publication: materials issued by or on behalf of the Northern Pacific Railway Company; promotional materials issued by colonization societies, land companies, and other railroads; government publications; and miscellaneous publications.

The minutes of the meetings of the Land Committee are in chronological order. The arrangement of the Editor's Notes corresponds to that of the microfilm rolls.

The 2-B (comic) film format has been used in microfilming the records; the Editor's Notes are filmed in the 1-B (comic) format. A running title beneath each film frame gives the title and publisher of the microfilm and the frame number. Targets usually identify

enclosures, incomplete or seriously defective documents and volumes, and items filmed at reduction ratios other than the standard 14-to-1. Typed targets indicate the provenance of printed materials that were gathered from sources other than the Land Department Records.

The Letters Received and Related Records are generally legible and in good condition, although occasionally part of the text may be faint due to faded ink or pencil or may be obscured by ink smears and tape residue. Many of the pages in the letterpress volumes are difficult to read. In some cases, the copies appear to have been smeared, incomplete, or defective in some other way at the time of their creation. In other cases, the passage of time has caused the ink to bleed through to the adjoining pages or to fade severely.

Several techniques have been used in an effort to increase the legibility of certain items. Sometimes an item or letterpress page is filmed more than once at different camera settings, with a target identifying the intentional duplicate exposure. In a few instances, photocopies have been filmed in place of faded or otherwise defective documents when the photocopies produced superior film images. In those cases where a letterpress copy containing valuable information could not be legibly reproduced on film, a typed transcription of the text has been filmed beside the original page. No transcriptions were prepared for nearly illegible letters if they contained only routine or insignificant information, although the letters themselves are filmed.

Items that were inadvertently not filmed and those exhibiting major filming errors were refilmed with frame numbers that indicate their correct locations in the film sequence. The retakes for each microfilm roll appear at the beginning of that roll, following the introductory materials. Items mistakenly filmed only a few frames out of sequence and those with only minor errors were not refilmed.

Origin of the Collection

THE MINNESOTA HISTORICAL SOCIETY'S interest in materials pertaining to the Northern Pacific Railway Company dates back to the earliest years of the company's existence. By November, 1871, the Society had collected "nearly a complete set of [pamphlets] relating to the N.P.R.R. and [intended] to have them handsomely bound."¹ This interest in collecting published works has not waned, as evidenced by the number of pamphlets from the Society's Reference Library included in this microfilm edition.

1. J. Fletcher Williams to John S. Loomis, November 16, 1871, roll 3, frames 142-143. Northern Pacific Railway Company Land Department Records, 1870-1876. Microfilm edition. Originals in the Minnesota Historical Society.

Attempts by the Society to acquire the company's corporate records began in 1930 when Solon J. Buck, superintendent of the Society and later archivist of the United States, wrote to the Northern Pacific land commissioner suggesting that "the old records of the Land Department . . . [containing] much valuable material relating to the settlement of Minnesota and the Northwest . . . be transferred to the custody of the Minnesota Historical Society [in order to make] more adequate arrangements for their permanent preservation and accessibility."¹ The Land Department records in which Buck was interested are those reproduced in this microfilm edition.

Although Buck's request was denied, the Society persevered. Several times during the ensuing years--in 1934, in the early 1940s, and in 1953--the Society's directors and manuscripts curators again proposed that the railway donate its historical records to the Society. Throughout these years the company's position remained the same: while it had no objection to making its records available to researchers, it preferred to retain custody of them.²

It was not until 1967 that negotiations regarding the transfer of Northern Pacific records to the Society began in earnest, in connection with the pending merger negotiations among the Northern Pacific, the Great Northern, and the Chicago, Burlington and Quincy railways. An appraisal and inventory project conducted by curator of manuscripts Lucile M. Kane and assistant curator Helen M. White during 1967-1968 identified 3,500 linear feet of records as being of prime historical value. A contract governing the donation of these and subsequent selections was signed in December, 1968, and the first group of records arrived at the Society in March, 1969. Most of the records included in this microfilm edition were identified in this initial inventory and were received in 1969 and 1970.

1. Solon J. Buck to J. M. Hughes, June 26, 1930. Minnesota Historical Society Archives, General Correspondence Files.
2. Charles M. Gates to Charles Donnelly, October 19, 1934; J. M. Hughes to Donnelly, October 23, 1934; B. W. Scandrett to Gates, October 24, 1934. Northern Pacific Railway Company, President's Department, Subject File No. 2344.
Harold Dean Cater to Robert S. Macfarlane, May 25, 1953. Minnesota Historical Society Archives, General Correspondence Files.
Macfarlane to Cater, May 27, 1953. Minnesota Historical Society, Division of Archives and Manuscripts, Accessions Files.

Historical Sketch

THE NORTHERN PACIFIC RAILROAD COMPANY was chartered by the United States Congress in 1864 and empowered to construct a railroad and telegraph line along a northerly route from Lake Superior to Puget Sound. In return for building the road, the company was granted title to all the odd-numbered sections of land lying within ten miles either side of the line where it was located in states, and within twenty miles either side of the line where it passed through the territories. This grant, estimated to encompass between 47 and 60 million acres, constituted the largest land grant ever awarded by Congress.

The charter outlined the procedures by which the land was to be turned over to the company. After completing its preliminary surveys, the company was to submit a map of the general route of the line to the United States Department of the Interior. Upon receipt of this map, the government would withdraw from public sale, homestead, or pre-emption all odd-numbered sections of land lying within the limits as defined by the charter. The railroad could not take immediate possession of its lands, however. Only after each 25 miles of completed track had been inspected and approved by the government would the railroad be granted clear title to lands bordering the newly constructed section of track.

During the period between 1864 and 1870 several unsuccessful attempts were made to finance the enterprise. In 1869, negotiations were opened with the renowned banking house of Jay Cooke & Co., and by the beginning of 1870 an agreement was concluded. As the Northern Pacific's financial agent, Jay Cooke & Co. was authorized to sell \$100 million worth of 7.3 percent tax-free 30-year bonds. The bonds, which were to be exchangeable at par (later raised to 10 percent over par) for the company's lands, were secured by a first mortgage upon all the "lands and property, real and personal" of the railroad. In May, 1870, Congress passed a joint resolution granting the railroad permission to pledge its as yet unearned lands as security for the first mortgage bonds.

Jay Cooke played a dual role in the enterprise. He and J. Edgar Thomson, a prominent Philadelphia railroad executive, served as trustees for the bondholders. Thus, not only was Jay Cooke & Co. responsible for the sale of the bonds, but Cooke took it upon himself personally to guarantee the interests of the investors.

In many respects the key element in the project was the land grant. Financial success was predicated upon the assumption that the proceeds from the sale of the company's lands would be used to redeem the first mortgage bonds. It was the job of the Land Department to promote and supervise the sale of these lands.

On February 1, 1871, the board of directors of the railroad named a five-member Land Committee, under the chairmanship of Frederick Billings, to organize the Land Department and oversee its operations. The Land Committee served as the link between the Northern Pacific's board of directors and the Land Department. The head of the Land Department, the land commissioner, reported to the committee which in turn reported to the board of directors.

Originally, the Land Committee was to consist of five members: the president of the Northern Pacific and four members of the board of directors. In May, 1871, the number was increased to six with the addition of the Northern Pacific vice president. The committee was abolished on March 6, 1872, but was reactivated on March 13, 1873, at which time the number of members was reduced to three. Billings chaired the committee until October 20, 1875, when he was succeeded by John M. Hutchinson.

Under Billings' direction, office space for the Land Department was rented in New York City; furnishings and supplies were purchased; a clerk, James G. Dudley, was hired; office books were opened; and in March a land commissioner, John S. Loomis, was appointed to head the department. Two other offices were opened: the Minnesota district office in St. Paul and the Pacific district office in Kalama, Washington Territory. All Land Department business between Lake Superior and the Rocky Mountains was to be handled by the St. Paul office; all business west of the Rockies was to be the responsibility of the Kalama office.

The main duties of the district offices were threefold: first, they were to supervise the examination and platting of the company's lands; second, they were to promote the sale of the lands; and third, they were to handle all the office work necessary to expedite the sales. In addition, the district offices performed a multitude of ancillary services. They answered inquiries regarding the company's lands; helped newly arrived settlers find temporary lodging and procure supplies, equipment, fuel, and other necessities; escorted excursion groups, land selection committees, influential investors, government officials, and others on tours of the line and the surrounding communities; reported on and attempted to prevent illicit logging in the vicinity of the line; sought to maintain good public relations with the local communities; and kept the New York headquarters informed about conditions and significant events in the districts.

Preparations to open the Minnesota district office were begun late in the spring of 1871. George B. Wright, who was hired in May to manage the office, sent out twelve teams of land examiners to begin inspecting and assessing the company's future lands. Most of the efforts of the St. Paul office during this first year were directed toward examining and mapping the lands in preparation for putting them on the market. In the spring of 1872, four local Land Department agents were hired to handle all sales in the vicinities of Duluth, Wadena, Audubon, and Glyndon, Minnesota. At the height of its activities, in the summer

of 1872, the St. Paul office employed over forty persons with a monthly payroll of nearly \$3,000. In addition to Wright and the local agents, there were five clerks, four draftsmen, two attorneys and their three assistants, and four field teams consisting of five to six men each.

Activity remained high throughout that summer. Several immigrant reception houses were opened along the line to provide temporary lodging for newly arrived immigrants who intended to purchase lands from the railroad. Colonists arrived regularly at the two recently established colonies near Hawley and Glyndon, Minnesota--the Detroit Lake and Red River colonies, respectively. Numerous persons traveled along the line in search of lands for themselves or for future colonies. In the late summer and early autumn, the St. Paul office was busy collecting agricultural and mineral specimens for display at fairs and exhibitions in the United States and abroad.

Despite the elaborate preparations and fevered activity, relatively few of the company's lands were sold in 1872. The first sales contract was not signed until the end of May, 1872, a full year after the St. Paul office was opened. Sales during that summer were greatly hampered by delays in getting the company's European operations and promotional activities underway. In November, Wright reported to Billings that of the more than 1,500,000 acres of company lands that had been examined in the Minnesota district over the last year-and-a-half, only 18,000 acres (about 1 percent) had been sold as of the first of that month. The poor sales of the 1872 season, coupled with the general financial malaise of the company, prompted Billings to order district operations cut back severely. Wright was forced to dismiss the local land agents and reduce his office staff. The following spring, Wright resigned and his duties were assumed by the chief clerk of the St. Paul office, James Buel Power.

In spite of optimistic projections, sales in 1873 were not much better than they had been in 1872. New colonies were founded in western Minnesota--the Yeovil Colony near Hawley and the Furness Colony near Wadena--but sales as a whole continued to fall well below Land Department projections. With the failure of Jay Cooke & Co. in September, nearly all Land Department activities in the Minnesota district came to a halt. The field operations were abandoned and only a skeletal office staff was retained. Expenses were further reduced by moving the district headquarters to Brainerd where other company offices were located. Thenceforth, the Minnesota office restricted its activities solely to performing whatever office work was necessary to expedite the company's land sales.

Ironically, the collapse of Jay Cooke & Co. achieved for the Land Department what no amount of labor had theretofore been able to accomplish. Land sales in Minnesota and eastern Dakota Territory mushroomed as settlers and investors from all over the country rushed forward to exchange their nearly worthless bonds for the company's valuable lands. By September, 1873, the Land Department had been able to sell only about 41,000 acres of land in the Minnesota district; by the end of

the year, another 22,000 acres had been disposed of. In 1874, the company sold nearly 190,000 acres in Minnesota and Dakota Territory, over three times as much land as it had sold during the entire first three years of operation. In 1875, sales more than doubled again when the company sold in excess of 475,000 acres. By January, 1876, the company had sold a total of 728,000 acres in its Minnesota district.

The Land Department's operations were far less extensive on the West Coast than they were in the Minnesota district. Early on, the decision had been made to concentrate the resources of the Land Department upon opening the company's more accessible midwestern prairie lands to settlement as rapidly as possible. Therefore, it was expected that the West Coast office would function initially in somewhat of a caretaker capacity, watching over and protecting the company's lands until conditions were more favorable for their settlement. In March, 1871, the board of directors appointed John W. Sprague as general agent for the company's Pacific district and put him in charge of all company business (exclusive of engineering and construction matters) on the West Coast. As one of his multiple duties, Sprague managed the Land Department office that was opened at Kalama, Washington Territory, in June of 1871. Aside from putting several land examination teams in the field, most of the work of the Kalama office consisted of protecting the company's vast West Coast timber resources. Stumpage agreements were reached with some loggers specifying the amount they were to pay the company in return for harvesting the timber in a specific area. In order to discourage unauthorized logging, agents were hired to police the region and seize any logs cut illegally. This was a rather futile endeavor, as illicit logging was common in the Pacific Northwest at that time.

It was anticipated that in time the work of the office would increase to the point where it would require the services of a full-time manager. Sprague was unable to make such a commitment due to his other duties and political activities. In the spring of 1873, Nathaniel P. Jacobs was appointed assistant land commissioner and directed to take charge of the office at Kalama. Jacobs' tenure there was short. He quickly came into conflict with Sprague and the company's managing director on the Pacific coast, John C. Ainsworth. Early in 1874, Jacobs was recalled and George B. Hibbard, superintendent of emigration in the New York office of the Land Department, was named to replace him.

The collapse of Jay Cooke & Co. in September, 1873, cut short whatever plans there were to expand the West Coast operations of the Land Department. The Kalama office, like its Minnesota counterpart, was forced to curtail its activities and lay off most of its personnel. In October, 1874, the decision was made to move the Pacific district office to Tacoma, the western terminus of the line. Office space and personnel were to be shared with the Tacoma Land Company, a townsite development company headed by Ainsworth. Hibbard was dismissed from his post in October of 1875 and Sprague was once again put in charge of Land Department affairs in the Pacific district.

Very few lands were sold in the Pacific district prior to 1874. The first sales contract was not signed until November, 1872, and only a little more than 6,000 acres had been sold by September, 1873. But the collapse of Jay Cooke & Co. had the same effect on land sales in the Pacific district as it did in Minnesota and Dakota Territory. Land sales on the West Coast tripled in 1874; by the end of that year, 17,000 additional acres had been sold. According to the Land Committee report of June 21, 1876, sales increased eightfold in 1875 when more than 144,000 acres were sold. By January, 1876, the company had sold a total of nearly 168,000 acres on the West Coast.

As originally envisioned, the Land Department was not only to be responsible for managing the company's lands, it was also supposed to help stimulate demand for them. Billings submitted a general plan for the organization of the Land Department to the board of directors in March, 1871, in which he wrote: "Directly connected with . . . [the work of preparing the lands for sale] . . . comes the work of emigration, and this is really the great work of the Land Department."

In order to undertake this "great work," the department needed a European representative. Throughout 1871, the Land Department's affairs in Europe were handled by George Sheppard, working out of the offices of Jay Cooke's London affiliate, Jay Cooke, McCulloch & Co. Sheppard familiarized himself with all aspects of the emigration business, established contacts with groups of potential emigrants, and organized a publicity campaign to promote the Northern Pacific and its lands. He reported regularly to Billings and to officials of Jay Cooke & Co. about affairs in Europe--especially insofar as they affected emigration. Plans for the creation of a network of local agencies in Great Britain and on the continent evolved during the fall and winter of 1871.

In March, 1872, Sheppard opened a Northern Pacific Land Department office in London and shortly thereafter appointed several agents to work in the agriculturally depressed areas of southwest England and Wales. In June another office was opened in Liverpool. After touring several northern European cities making contacts and assessing emigration prospects, Sheppard appointed Land Department agents in Paris, Rotterdam, Düsseldorf, Geneva, Gothenburg, and Christiania (Oslo), and hired a publicist to work in Berlin.

European emigration to Northern Pacific lands was relatively light in 1872, as the Land Department's European network was not in place until well after the peak of the emigration season had passed. In England, the leaders of several prospective colonies were contacted and plans were made to establish the Yeovil and Furness colonies along the line of the Northern Pacific in western Minnesota. The news of a particularly severe winter storm in the midwestern United States and uncertainty about the financial stability of the Northern Pacific enterprise helped hold emigration down in 1873. In July, after conferring with Sheppard, the board of directors reduced the budget for the European activities significantly. With the collapse of Jay

Cooke & Co. a few months later, the entire European operation came to a halt. Most of the agents were dismissed immediately. For a few months, talks continued with the promoters of a proposed Dutch colony, but shortly after these negotiations failed, the remaining offices were closed.

The hub of all Land Department activities was the New York office. Its primary function was to direct and coordinate the district and foreign operations. In addition, the office worked closely with officials of Jay Cooke & Co.--most notably Alvred Bayard Nettleton, agent for the trustees--to plan and conduct the massive publicity campaign that was being launched to promote the sale of the company's bonds and lands. The office staff was relatively small, consisting of the land commissioner, the commissioner (later superintendent) of emigration, and several clerks. Theoretically, the Land Committee functioned in an oversight capacity while the actual head of the Land Department was the land commissioner. In reality, however, certain persons--Sheppard, for example--tended to report directly to Billings (as chairman of the Land Committee) instead of to the land commissioner.

Shortly after being named land commissioner in March, 1871, John Loomis departed for Minnesota to begin inspecting the company's lands and to inaugurate district operations. Except for a brief visit to New York, Loomis remained in Minnesota through the end of 1871. During his absence, the affairs of the New York office were handled by its chief clerk, James G. Dudley. While in Minnesota, Loomis escorted several excursion parties on tours of the Northern Pacific lands, and met with prospective investors and colony organizers. At the same time, he helped set up the Minnesota district operations and developed procedures for putting the lands on the market. These procedures called for the St. Paul office to prepare detailed plats of each section of company land from the examination teams' field notes. This plan, while ambitious, was extremely impractical, and it soon became apparent that the office staff could not keep up with the amount of work required to implement it.

In March, 1872, the board of directors ordered a total reorganization of the administrative structure of the company. As a result, both the Land Committee and the office of the land commissioner were temporarily abolished. Frederick Billings was appointed managing director of the Land Department and took personal charge of its affairs.

Billings' main concern was to end the delays and get the primary work of the department--selling land--underway as soon as possible. One of his first actions as managing director was to abandon Loomis' elaborate platting program and replace it with a far simpler one; thenceforth, only rough township plats were to be prepared. Another major obstacle was removed when Billings granted Sheppard the authority to commence full-scale operations in Europe.

Satisfied that the work would now proceed quickly, Billings began looking for a new land commissioner to take charge of the department,

and in November, 1872, William Alanson Howard was appointed to this position. Howard assumed his duties as land commissioner in March, 1873, whereupon Billings stepped down as head of the Land Department and was reappointed chairman of the resurrected Land Committee.

Much of the energy of the land commissioner and the Land Committee chairman was directed toward influencing legislation and procuring favorable administrative rulings in Washington, D.C. Billings and Howard were in constant contact with the company's attorney and chief lobbyist in Washington, former president pro tempore of the Senate, Benjamin F. Wade. Most of the issues that were of interest to the Land Department concerned, in one way or another, the removal of what the railroad considered to be adverse claims to its lands. The company lobbied vigorously in favor of legislation to extinguish Indian claims, particularly those of the Sisseton-Wahpeton Sioux in Dakota Territory. In order to set aside numerous private claims (and several put forth by other railroads as well), the company sought favorable rulings from the Department of the Interior specifying the exact dates upon which its land withdrawals became effective.

As noted earlier, one of the primary responsibilities of the Land Department was to stimulate demand for the company's lands. Both the promotional campaign and the European operations were directed toward this end, as were the activities of the commissioner of emigration for soldiers' colonies, George B. Hibbard. As his title implies, Hibbard's primary responsibility was to encourage the establishment of veterans' colonies along the line of the Northern Pacific. In the course of his official duties, Hibbard cultivated contacts with numerous veterans' organizations and incipient colony associations, provided information on the nature and availability of government and company land, helped negotiate land purchase agreements, and arranged reduced transportation rates for colonists and settlers intending to settle along the line. He also took a leading role in efforts to convince Congress to extend additional homestead and preemption benefits to Civil War veterans and their families.

In April, 1872, Hibbard was promoted to superintendent of emigration and given responsibility for supervising all of the company's domestic operations connected with immigration. In large part his new duties consisted of helping plan the itineraries and making the necessary travel arrangements for representatives of European colony associations or for influential European investors visiting the United States to inspect Northern Pacific lands. He was also responsible for supervising the construction and maintenance of the company's three immigrant reception houses in Minnesota. The following spring, anticipating the arrival of large numbers of European settlers and colonists, the Land Department opened an immigration office near the New York immigrant reception facility at Castle Garden. Sheppard and his agents kept Hibbard apprised of the departures of groups of emigrants intending to settle on lands bordering the Northern Pacific line. Hibbard arranged to have someone meet the immigrants upon their arrival in this country, made preparations for their safe passage to Minnesota (where

virtually all of these immigrants were expected to settle), and helped them deal with any difficulties they encountered after their arrival.

The collapse of Jay Cooke & Co. forced the closing of the immigration office and the suspension of Hibbard's immigration work. The entire promotional campaign also had to be discontinued and the New York office staff was reduced to the absolute minimum needed to handle correspondence and expedite sales contracts and transfers of deeds.

The failure of Jay Cooke & Co. was the pivotal event in the early history of the railroad. "The great thoroughfare of the northwest" was discredited in the eyes of the public; it was blamed by many for causing the downfall of the highly respected banking house. This view was not entirely inaccurate, for while the railroad was not solely responsible for Jay Cooke's difficulties, it was undoubtedly one of the main factors contributing to the collapse of the firm. The loss of public confidence and the depressed economy made it difficult for the railroad to raise the funds needed to continue operations. Although land sales were up considerably, nearly all purchases were made with bonds, so that these sales, while reducing the company's bonded indebtedness, provided little in the way of operating capital. Despite attempts to raise money (by selling off investments or leasing or selling surplus rolling stock, for example) and to implement stringent cost-cutting measures (dismissing staff, cutting back operations and rail service, and halting construction), the company was able to stave off bankruptcy only until 1875. In April of that year, a federal judge ordered the company into receivership. Frederick Billings devised a bold plan for reorganization whereby the company could retire most of its outstanding debt and obtain the additional financing it needed to proceed. The reorganization, completed in September, 1875, enabled the Northern Pacific Railroad Company to embark cautiously on a new beginning.

CHRONOLOGY

*Selected events in the history of the
Northern Pacific Railway Company, 1864-1896*

1864

July 2

Congressional act chartering the Northern Pacific Railroad Company.

December 7

Company organized. Josiah Perham elected president; serves until January 5, 1866.

1865

Perham's attempts to finance construction of the road through the sale of capital stock prove futile.

1866

January 5

John Gregory Smith elected president; serves until October 1, 1872.

April-July

N.P. unsuccessful in attempts to obtain congressional subsidy for construction of the railroad.

May 7

Congress grants N.P. a two-year extension of the deadline for beginning construction of the road.

1867

Board of directors continues its attempts to arrange satisfactory financing.

May

Board of directors commissions Edwin F. Johnson to undertake preliminary surveys and suggest potential routes.

1868

February

N.P. unsuccessful in further attempts to secure government subsidy.

July 1

Congress grants a second two-year extension of the deadline for beginning construction of the road.

1869

March 1

Joint congressional resolution allows N.P. to issue bonds secured by a mortgage on the railroad and the telegraph line to finance construction of the road.

April

Report on preliminary surveys prepared.

May 20

Preliminary arrangement by which Jay Cooke & Co. agrees to assume financial management of N.P.

June

Jay Cooke & Co. commissions W. Milnor Roberts to conduct additional surveys of the route.

1870

January 1

Final agreement with Jay Cooke & Co. signed. Sale of first mortgage bonds begins.

February 15

Ground breaking ceremonies at Thompson Junction (Carlton), Minnesota.

April 7

N.P.'s executive committee authorizes purchase of two-thirds of the stock of the St. Paul and Pacific Railroad Company.

May 31

Joint congressional resolution authorizes N.P. to issue bonds secured by a mortgage on its land grant to finance construction of the road.

July 15

Congress grants Civil War veterans special homesteading privileges on land within the withdrawal limits of land grant railroads.

August

Lake Superior and Mississippi Railroad completed, linking N.P. with Duluth and St. Paul.

N.P. starts laying track in Minnesota.

August 13

Preliminary maps of N.P. routes in Minnesota, Oregon, and Washington Territory filed with U.S. Department of the Interior.

1871

February 1

Land Committee established; Frederick Billings named chairman.

March-April

Land Department organized; Minnesota and Pacific districts created; James G. Dudley hired as chief clerk, New York office.

March

Rail line in Minnesota completed to Brainerd.

John W. Sprague named general agent for N.P.'s Pacific operations, with a variety of duties.

March 3

Congress approves changes in the proposed route of the St. Paul and Pacific, St. Vincent extension, to Pembina, Manitoba.

March 16

Tracklaying begins at Kalama, Washington Territory.

March 22

John S. Loomis appointed land commissioner.

April 19

Loomis, Smith, and others visit Minnesota to inspect lands; return to New York by May 23.

May

New England Military and Naval Bureau of Migration inspects N.P. lands in Becker County, Minnesota. Preliminary settlement established at Detroit Lake shortly thereafter.

George B. Wright hired as special agent to supervise land examinations in Minnesota; appointment confirmed on June 3.

1871 (cont.)

June 21

Major George B. Hibbard appointed N.P. commissioner of emigration for soldiers' colonies.

July-August

Excursion party of East Coast newspaper editors travels along N.P. line in Minnesota.

Members of the board of directors travel to Minnesota to inspect N.P. lands and decide where the line would cross the Red River of the North.

July 31

Loomis visits Minnesota and Dakota Territory. Returns to New York ca. January 8, 1872.

August

German "commissioners" tour N.P. lands in Minnesota.

Early autumn

First 25 miles of track completed in Washington Territory.

November 16

N.P. president authorized to engage Benjamin F. Wade to act as company attorney in Washington, D.C.

November 17

Billings authorized to set up a system of tree nurseries along the line.

"Land exploration tickets" are to be sold to prospective purchasers of N.P. lands.

November 21

Map of final location of the line in Minnesota filed with U.S. Department of the Interior.

ca. December 8

Track completed through Minnesota to the Red River of the North.

Winter

Bond sales slump.

1872

January

First mortgage bonds offered on the European market.

February 10

Contract signed with L. H. Tenney and Company, promoters of the Red River Colony, for purchase of N.P. lands in Clay County, Minnesota. Tenney subsequently becomes agent for sale of N.P. lands in this area.

March

N.P. land and emigration office opened in London, with George Sheppard as general manager; appointment confirmed on May 3.

March 1

Congress passes legislation establishing Yellowstone National Park.

1872 (cont.)

March 6-7

N.P. administrative structure reorganized. Land Committee abolished. Billings appointed managing director of the Land Department.

March 16

Loomis resigns as land commissioner, effective April 15, 1872.

March 20

Alfred Bayard Nettleton officially appointed agent for N.P. trustees, Jay Cooke and J. Edgar Thomson.

April-May

Network of local Land Department agencies established in Minnesota. Main groups of colonists start arriving at Detroit Lake and Red River colonies.

April 1

Hibbard promoted to superintendent of emigration.

April 2

Land Department adopts designations "Minnesota district" and "Pacific district" for its two subdivisions.

April 4

Soldiers' and sailors' homestead law passed.

May 1

N.P. leases the Lake Superior and Mississippi Railroad.

May 3

Executive committee of board of directors confirms appointments of George B. Wright as general agent for the Minnesota district, John W. Sprague as general agent for the Pacific district, and George Sheppard as general manager for Great Britain; approves schedule of prices for lands in Minnesota.

Sale of "land exploration tickets" ceases.

May 30

First N.P. lands in Minnesota sold.

Summer

N.P. plagued by lack of funds.

June

Immigration reception houses opened at Duluth, Brainerd, and Glyndon, Minnesota.

Land Department office opened in Liverpool.

June 7

Congress orders U.S. Secretary of the Interior to investigate validity of the Sisseton and Wahpeton Sioux Indians' claims to lands in Dakota Territory.

July 9

First payment made by Detroit Lake Colony for its lands.

August

European agency established for southern Germany and Switzerland.

August 4

Reverend George Rodgers arrives in Minnesota from England to select lands near Glyndon and Hawley for the future Yeovil Colony.

1872 (cont.)

August 19

Commissioner of U.S. General Land Office rejects N.P.'s claim that withdrawal of its land grant properties from public sale, homestead, or preemption should coincide with the filing of the map of the line.

September-October

N.P. exhibits displayed at various fairs and exhibitions in the U.S.

Executive committee of the board of directors visits Pacific coast to inspect sites for N.P. western terminus.

European emigration agents appointed.

October

Construction of the eastern portion of the road completed to within 30 miles of the Missouri River.

October 1

George Washington Cass assumes the presidency of N.P.; serves until April 22, 1875.

November

Additional 40 miles of road completed in Washington Territory. Financial difficulties necessitate the dismissal of local land agents in Minnesota and the reduction of the district office staff in St. Paul.

November 4

First N.P. lands in Washington Territory sold.

November 21

William Alanson Howard appointed land commissioner; formally accepts appointment on December 5.

November 25

James G. Dudley, chief clerk of the New York office, dies. His duties are assumed by the bookkeeper, Augustus C. Wackerhagen.

1873

January 7-9

Midwestern states battered by severe blizzard.

February 14

Congress approves agreement extinguishing the Sisseton-Wahpeton Sioux claims to lands in Dakota Territory.

March 12

L. H. Tenney and Company contract extended for one year.

March 13

Land Committee reactivated; Billings reinstated as chairman.

March 21

Nathaniel P. Jacobs formally accepts appointment as assistant land commissioner for the Pacific district, taking over many of Sprague's duties; arrives June 14.

1873 (cont.)

April-May

Several groups of Yeovil colonists arrive at Hawley, Minnesota, following a small advance party that arrived in mid-March. Leaders of Furness Colony select lands at Wadena, Minnesota, and colonists begin arriving from England shortly thereafter.

April 1

Land Department opens immigration office near U.S. immigrant receiving station in New York City to receive newly arrived settlers bound for N.P. lands.

James Buel Power takes over management of the Minnesota district from George B. Wright.

May

International Exposition opens in Vienna, Austria; continues until end of September, 1873.

May 13

U.S. Secretary of the Interior rules against N.P. in its dispute with the St. Paul and Pacific Railroad Company over title to lands near Glyndon.

John C. Ainsworth appointed managing director for N.P. affairs on the Pacific coast.

May 31

Russian Mennonite delegation arrives for inspection tour of N.P. lands in Minnesota and Dakota.

June 3

Eastern portion of the road completed to Bismarck (formerly Edwinton), Dakota Territory.

June 25

N.P. reaches agreement with the St. Paul and Pacific concerning land grant dispute.

June 30

Sheppard arrives in New York to meet with the directors; remains until July 19. European operations to be scaled down significantly.

July-August

Negotiations underway with representatives of proposed Russian Mennonite colony.

Negotiations underway with promoters of Dutch colony in Becker County; negotiations continue into November.

July 10

Tacoma selected as N.P. West Coast terminus.

July 19

Directors appointed for newly created Tacoma Land Company to develop townsite at Tacoma.

September 18

Jay Cooke & Co. suspends operations, precipitating panic of 1873.

September-October

Economic panic sweeps both U.S. and Europe. Construction of the line halted. N.P. European operations cease. Domestic operations of Land Department reduced drastically; most office and field personnel dismissed.

1873 (cont.)

December 1

Minnesota district office moved from St. Paul to Brainerd to reduce expenses.

December 8

L. H. Tenney and Company contract terminated.

1874

January 1

N.P. defaults on interest payments due on first mortgage bonds.

January 2

Jacobs leaves Pacific district office.

January 7

Board of directors authorizes distribution of land warrant bonds in lieu of interest on first mortgage bonds.

February 12

Hibbard appointed to replace Jacobs as assistant land commissioner for Pacific district; arrives April 10.

Spring-summer

Land sales increase dramatically. Most purchases made with bonds rather than cash.

April 6

N.P. arranges a settlement of its outstanding accounts with the now bankrupt Jay Cooke & Co.

April 21

N.P. and Lake Superior and Mississippi Railroad Company agree on termination of lease arrangement.

May

Additional Furness colonists arrive in Minnesota from England.

May 27

John Edgar Thomson, trustee, dies; William B. Ogden appointed to replace him.

June 1

N.P. surrenders its St. Paul and Pacific First Division stock.

June 22

Congress passes "An act for the relief of settlers on railroad lands."

August 8

Cass authorized to dispose of N.P.'s remaining St. Paul and Pacific stock.

October

Decision made to move Pacific district office to Tacoma; move made ca. March, 1875.

December 21

Wackerhagen dismissed as chief clerk of the New York office, effective January 1, 1875; later replaced by J. H. Johnson.

1875

January

Rich coal deposits discovered on N.P. lands in Washington Territory.

March 18

N.P. bondholders appoint a committee to investigate and report on the financial status of the company. Committee recommends receivership shortly thereafter.

April 16

Company ordered into receivership. Cass appointed receiver; resigns as president on April 22.

April 17

Board of directors approves final settlement with Jay Cooke & Co.

April 23

Charles Barstow Wright elected president; serves until May 24, 1879.

Charlemagne Tower appointed trustee, replacing Ogden who resigned April 13.

May 20

Billings' plan for the reorganization of N.P. presented to the U.S. Circuit Court for the Southern District of New York.

June 30

Reorganization plan presented to the bondholders.

Purchasing committee appointed to purchase the reorganized company.

August 12

N.P. purchased by Johnston Livingston, chairman of the purchasing committee, on behalf of the bondholders.

September 29-30

N.P. reorganized. New board of directors and officers elected; Wright remains as president.

October 1

Sprague appointed general superintendent and assistant land commissioner for the Pacific district. Hibbard dismissed.

October 20

New Land Committee appointed; John M. Hutchinson succeeds Billings as chairman.

1876

Large blocks of land in the Red River Valley and Dakota Territory purchased by several N.P. directors and others. First "bonanza farms" appear.

1877 - 1879

Road construction resumes.

1883

August 23

N.P.'s rail line linking the Great Lakes and the Pacific Ocean completed.

1893

August 15

N.P. once again ordered into receivership.

1896

April 27

Second reorganization effected by a committee of bondholders.

August 31

Reorganized firm officially established as the Northern Pacific Railway Company, under the management of J. P. Morgan & Company.

Description of the Records - Roll Notes

LETTERS RECEIVED AND RELATED RECORDS, 1870-1876 (Rolls 1-14)

Rolls 1-14 contain letters, reports, circulars, flyers, announcements, telegrams, and other materials received by the New York office of the Northern Pacific Railroad Land Department between 1870 and 1876. The correspondents include a wide range of individuals: prospective land purchasers and colonists, Land Department agents and personnel, Northern Pacific corporate officials, agents and officers of other railroad and steamship lines, government officials, and representatives of Jay Cooke & Co. The principal recipients are: Frederick Billings, chairman of the Land Committee; land commissioners John S. Loomis and William A. Howard; superintendent of emigration George B. Hibbard; and the chief clerks of the Land Department, James G. Dudley and Augustus C. Wackerhagen.

The Letters Received and Related Records are arranged chronologically. For the purposes of description, they have been divided into three groups, each of which corresponds roughly to a different phase in the early history of the Land Department: 1870 - February, 1872; March, 1872 - June, 1873; and July, 1873 - 1876. Each group is introduced by a brief narrative that describes the materials, notes the predominant record types, summarizes the activities of the Land Department during that period, and points out subjects that occur frequently on all or nearly all of the rolls in the group. The introductory narratives are followed by roll notes that list in alphabetical order the major subjects dealt with or referred to in the records filmed on each roll. Both major topics mentioned in the narratives and entries of a more specific nature have been included in the roll notes. Because the topical relationships are often complex, references to certain types of information have, on occasion, been included under more than one heading. Descriptive phrases or subheadings indented beneath the main subject headings are intended to indicate subtopics of particular interest or to suggest the scope of the main entry. *The headings and subheadings should not be considered either restrictive or all-inclusive.*

In most cases, personal and organizational names do not appear in the roll notes. Researchers wishing to locate information about individuals and organizations should look for related subject headings in the roll notes, examine the narrative descriptions for references to topics not listed in the individual roll notes, and consult the selected list of authors on pages 60-63. For more detailed information about individuals, organizations, or particular subjects, the reader is encouraged to consult the Editor's Notes, which have been filmed on roll 38. Because both the description of the records and the author list are necessarily selective, it is possible that a topic may be documented in the records and mentioned in the Editor's Notes even though it is not referred to--directly or indirectly--in this guide.

1870 - February, 1872

Rolls 1-4

The records for this period include only a few items from 1870. Most of the material dates from March, 1871, through February, 1872. During this period, the New York office was primarily responsible for directing and coordinating the operations of the district and foreign offices; handling negotiations and other matters involving colony organizers and major land purchasers; and conducting an extensive promotional campaign intended to encourage the sale of the company's lands.

The records contain considerable information on the establishment of the Land Department, the opening of its New York office, and the implementation of accounting, bookkeeping, and general office procedures. The elaborate campaign, undertaken jointly by the Land Department and Jay Cooke & Co., to promote the sale of Northern Pacific lands is well documented in the records. Preparing and disseminating promotional materials, arranging lectures, commissioning translations into European languages of particular promotional pamphlets, and placing advertisements in selected newspapers and journals were some of the more important activities associated with this campaign.

Much of the correspondence of the Land Department was carried on with colonization and land sales companies, particularly the New England Military and Naval Bureau of Migration and L. H. Tenney and Company. The former established a veterans' colony near Detroit Lake, Minnesota; the latter organized and operated the Red River Colony near Glyndon, Minnesota, and also acted as land agent for the Northern Pacific in the Red River Valley.

The records also contain valuable information about the activities of lobbyists (chief among them former Senator Benjamin F. Wade), legislators, and government officials in Washington, D.C., on behalf of the railroad. They sponsored and promoted the passage of desired legislation, encouraged favorable interpretation and strict enforcement of Department of the Interior regulations, and generally cultivated the good will of influential persons in the nation's capital.

Many of the letters on these rolls are of a routine nature: inquiries about the company's lands and their agricultural potential, the route of the line, the industrial and commercial opportunities in the regions to be served by the railroad, transportation and freight rates, possibilities for employment, and colonies and settlements adjacent to or near the line; solicitations inviting the railroad to purchase advertising space or to underwrite special projects; and requests for informational literature, maps, reduced fares or passes over the line, and employment as land agents, examiners, surveyors, publicists, and the like. A sizable number of the routine letters deal with the day-to-day operations of the office: ordering supplies; hiring staff; making or confirming appointments; paying bills; acknowledging the receipt of correspondence, vouchers, and reports; and maintaining regular communications with the district offices.

Many of the letters reveal the deliberations that underlay some of the more important policy decisions that were under consideration at this time, particularly those having to do with the sale of the company's lands. There is considerable discussion of such issues as: fixing land prices; paying commissions on the sale of lands; deciding upon the terms governing the purchase of lands; offering reduced fares or free transportation to purchasers; determining the proper direction and focus for the promotional campaign; and establishing a European network to stimulate emigration and funnel it to the company's lands. The records show that Jay Cooke was intimately involved in many of these early decisions.

Finally, the records for this period reveal a great deal about the establishment and organization of the Minnesota and Pacific district offices and about their field operations. Much of the information about affairs in the two districts is found in the reports submitted periodically by the district offices to the New York headquarters. During the first year of operation, most of the field work was concentrated in Minnesota, where the company's lands were being readied for sale to the scores of settlers who were expected to begin arriving in 1872.

ROLL 1. 1870 - July, 1871.

Colonies.

Detroit Lake (Boston) Colony; soldiers' and sailors' colonies; other colonization projects.

Emigration.

Social and economic conditions in Europe, especially Germany and Great Britain; Franco-Prussian War; German emigration policies; emigration prospects in Germany and Great Britain; European promotional activities of U.S. railroads, steamship companies, and emigration agents.

Excursions.

East Coast newspaper editors; "German commissioners."

Foreign Operations.

Deliberations surrounding selection of N.P. emigration agents.

Frauds and Swindles.

Against N.P.

Indians.

Treaties; general Indian affairs.

Jay Cooke & Co.

Sale of N.P. bonds; preparation and distribution of promotional materials.

Laborers.

Imported from Scandinavia and other European countries to aid in the construction of the road.

Lands.

Examination, prices, and sales; conflicting claims; soldiers' and sailors' homestead legislation.

Minnesota District.

Examination, classification, and appraisal of lands; reports on finances, office work, and field operations; attempts to prevent timber depredation (unauthorized logging); mineral deposits; appointment of local agents.

National Immigration Convention, Indianapolis, November 23-24, 1870.
New York Office.

Commencement of operations; promotional activities; transportation arrangements; information collected; routine business; Loomis report no. 1 on organization and operation of Land Department (May 30, 1871).

Pacific District.

Examination, classification, and appraisal of lands; reports on finances, office work, and field operations; attempts to prevent timber depredation; mineral deposits; appointment of local agents; San Juan Island controversy (U.S.-Canadian border dispute).

St. Paul and Pacific Railroad.

Relations with N.P.

Townsite Development Companies.

Lake Superior and Puget Sound Co.; Western Land Association.

ROLL 2. August - October, 1871.

Chicago Fire.

Colonies.

Detroit Lake Colony; soldiers' and sailors' colonies; other colonization projects.

Duluth, Minnesota.

Development of.

Emigration.

Social and economic conditions in Germany and Great Britain; emigration prospects in Germany, Bavaria, Alsace-Lorraine, France, Great Britain, and Scandinavia; factors influencing domestic and foreign emigration such as the forest fires and climate in Minnesota; economic distress in eastern U.S.

Excursions.

East Coast newspaper editors; "German commissioners"; N.P. officials and other dignitaries.

Foreign Operations.

Selection of N.P. emigration agents; activities of N.P. agent in New Brunswick, Nova Scotia.

Indians.

Sisseton-Wahpeton Sioux treaty and land claims in Dakota Territory.

Jay Cooke & Co.

Sale of N.P. bonds; preparation and distribution of promotional materials.

Laborers.

Imported from Europe to aid in construction of the road.

Lands.

Government surveys and survey appropriations; filing maps of the line with U.S. Interior Department; examinations; conflicting claims.

Minnesota District.

Examination, classification, and appraisal of lands; reports on finances, office work, and field operations; timber depredation; government surveys; homestead and preemption controversies; selection of station sites and Red River crossing; appointment of local agents.

New York Office.

Commencement of operations; promotional activities; transportation arrangements; routine business.

Pacific District.

Land surveys and examinations; reports on finances, office work, and field operations; timber depredation; selection of new U.S. district attorney and U.S. land commissioner for Washington Territory.

St. Paul and Pacific Railroad.

Relations with N.P.

Townsite Development Companies.

Lake Superior and Puget Sound Co.

ROLL 3. November - December, 1871.

Chicago Fire.

Colonies.

Detroit Lake Colony; soldiers' and sailors' colonies; Red River Colony; other colonization projects including Welsh, Scottish, and Scandinavian colonies.

Emigration.

Social and economic conditions in Europe, especially Germany and Great Britain; Mennonites in Russia; factors influencing domestic and foreign emigration such as the Minnesota climate and the Chicago fire.

Foreign Operations.

Selection of N.P. emigration agents; N.P. agent in New Brunswick.

Frauds and Swindles.

"Lord Gordon Gordon" (impersonated a wealthy British land purchaser).

Indians.

Sisseton-Wahpeton Sioux treaty and land claims; general Indian affairs.

Jay Cooke & Co.

Sale of N.P. bonds; European loan; preparation and distribution of promotional materials.

Lands.

Taxation of land grant property.

Minnesota District.

Land examinations; reports on finances, office work, and field operations; timber depredation; mineral deposits; concerns about intemperance in frontier communities; homestead and preemption controversies; appointment of local agents; arboriculture.

Montana Territory.

Water rights; diverse information.

New York Office.

Promotional activities; transportation arrangements; routine business.

Pacific District.

Land examinations; reports on finances, office work, and field operations; timber depredation; selection of new U.S. district attorney for Washington Territory; selection of site for West Coast terminus.

ROLL 4. January - February, 1872.

Chicago Fire.

Colonies.

Detroit Lake Colony; soldiers' and sailors' colonies; Red River Colony; other colonization projects including proposed Scottish and Yellowstone Valley colonies.

Emigration.

Social and economic conditions in Europe, especially Great Britain; emigration prospects in Great Britain.

Foreign Operations.

Commencement of N.P. Land Department operations in Great Britain; selection of N.P. emigration agents; N.P. agent in New Brunswick.

Frauds and Swindles.

"Lord Gordon Gordon."

Indians.

Sisseton-Wahpeton Sioux land claims.

Jay Cooke & Co.

Sale of N.P. bonds; preparation and distribution of promotional materials.

Laborers.

Imported from Europe to aid in construction of the road.

Lands.

Examinations; government survey appropriations; possible sales; soldiers' and sailors' homestead legislation; contested homestead and preemption claims.

Minnesota District.

Land surveys and examinations; reports on finances, office work, and field operations; timber depredation; aid to settlers; arboriculture.

Montana Territory.

Water rights; diverse information.

New York Office.

Promotional activities; transportation arrangements; routine business; report on office business from July, 1871, to January, 1872 (January 9).

Pacific District.

Land examinations; reports on finances, office work, and field operations; timber depredation; political controversies in Washington Territory including appointment of new U.S. district attorney.

Yellowstone National Park.

Bill to establish.

March, 1872 - June, 1873
Rolls 5-11

The materials for this period document the operations of the Land Department at the height of its activities. The department expanded the scope of its operations during this period. At the same time, the nature of the work changed significantly. Whereas most of the activities conducted throughout 1871 had been of a preparatory nature (establishing offices and agencies, examining and appraising lands, preparing maps of lands to be sold, etc.), by the spring of 1872 the department was actually starting to carry out the work for which it had long been preparing--stimulating immigration, directing it to the line of the road, and promoting and ultimately selling the company's lands. It was a period of intense activity and enthusiasm; yet the campaign proved to be only moderately successful.

In many respects the activities of the New York office were the same as before. Many of the incoming letters continue to consist of routine inquiries, requests, and acknowledgments, as well as discussions of office operations, land sales, and transportation arrangements. There are fewer such letters, however, as increasing numbers of them were being sent directly to the district offices. During certain periods--in the spring of 1872 and the first few weeks of 1873, for example--routine inquiries are almost totally absent. Promotional activities still appear to have dominated much of the office work, although the emphasis had shifted more toward the distribution of existing materials than the production of new ones. One type of promotional activity about which there is considerable information was the practice of setting up elaborate displays of agricultural products and mineral samples at major fairs and expositions in the United States and abroad. Major policy questions, particularly those involving land sales and foreign operations, continued to be the focus of much attention.

The materials for this period contain much more information about emigration and related matters than do those for the earlier period. The records include numerous letters from emigration agents and colony promoters, in addition to regular progress and financial reports from the London office and continental European agents. There is considerable discussion of social and economic conditions in Europe, including information about the attitudes toward, prospects for, and regulation of emigration from various European countries. The records contain many details about the departures, arrivals, and itineraries of individual immigrants and groups. Also documented in these records are the operations of the Land Department's immigration office, which was established in the spring of 1873 near the immigrant reception terminal at Castle Garden, New York City, as a way station for newly arrived immigrants traveling to the company's western lands.

A great number of the documents come from the district offices, including periodic reports of office and field work. However, the monthly financial statements, which were also prepared by the district offices and forwarded to the New York office, are not found among these

records. By early 1872, the classification and appraisal of the company's most valuable lands in Minnesota had been completed, and as a result the letters and reports tend to deal more with the sale of these lands than with the examination of them. Other subjects discussed frequently in the communications from the Minnesota district are: timber depredation (unauthorized logging) on railroad and government lands; affairs of the local Land Department agents; Indian affairs in Dakota Territory; United States government surveys; arrangements for the reception of colonists, settlers, and immigrants; conditions in various frontier communities along the line; and matters relating to several colonization projects, among them the Detroit Lake, Red River, Yeovil, and Furness colonies.

The Land Department operations on the West Coast were far more modest than were those in the Minnesota district. While there is a certain amount of information about office work and land examinations, most of the material from the Pacific district tends to deal with the railroad's attempts to prevent illicit logging in Washington Territory. The records also contain information on political affairs in the Pacific Northwest, including several conflicts in which John W. Sprague, general agent for the Land Department on the West Coast, was involved. One controversy of particular interest involved accusations that the state of Oregon had fraudulently designated as swamp lands certain tracts of valuable timber lying within the railroad's withdrawal limits.

The records reveal that the department was plagued by a number of problems during this period: the prolonged illness of key personnel and the incompetence of others; serious delays in preparing the lands for sale and in getting the European network organized and operating; sluggish bond sales; and a relatively low level of emigration. The railroad sold very few of its lands in 1872 and, despite the most optimistic projections, sales in 1873 were not much better. As a result, operations in Minnesota and Europe had to be scaled down considerably.

There is less evidence in these records of Jay Cooke's involvement with the Land Department than there was in the records from previous years. Although his banking house was still cooperating with the railroad in the promotional campaign, it appears that Cooke was not as involved personally in the formulation of company policy as had earlier been the case.

Political and legislative affairs in Washington, D.C., continued to be of particular concern to the railroad. Much of the material from Washington reflects the difficulties encountered by the company in its attempts to influence legislation and political appointments amidst increasing antirailroad sentiment and congressional hostility. Three issues dominate the letters from Washington, D.C.: the controversy surrounding the date on which the company's land grant properties were withheld from sale to the general public; land claims by the Sisseton and Wahpeton Sioux in Dakota Territory; and the dispute between the Northern Pacific and the St. Paul and Pacific Railroad regarding their overlapping land grants.

ROLL 5. March - April, 1872.

Colonies.

Detroit Lake Colony; Red River Colony; Yeovil Colony; other colonization projects.

Dakota Territory.

Land surveys and examinations; withdrawal of N.P. lands.

Emigration.

Social and economic conditions in Europe, especially Great Britain; emigration prospects in France, Alsace-Lorraine, Germany, Scandinavia, England, and Wales; promotional activities of U.S. railroads, state immigration agents, and colony organizers.

Exhibitions and Fairs.

Foreign Operations.

Establishment of London office; commencement of operations in Great Britain; appointment of British and other European emigration agents; promotional activities; N.P. agency in New Brunswick.

Frauds and Swindles.

"Lord Gordon Gordon."

Indians.

Sisseton-Wahpeton Sioux land claims; general Indian affairs.

Jay Cooke & Co.

Bond sales.

Lake Superior and Mississippi Railroad.

Lands.

Conflicting claims; soldiers' and sailors' homestead legislation; appropriations for government surveys; withdrawal date controversy; taxation of land grant property.

Minnesota District.

Land surveys and examinations; preparations for arrival of settlers; immigrant reception houses; procurement of certified lists of lands available for withdrawal; land sales; timber depredation; arboriculture; "St. Croix bill."

New York Office.

Promotional activities; transportation arrangements; routine business.

Northern Pacific Railroad Co.

Banks investigation (investigation into the company's affairs by House Committee on Pacific Railroads, ca. Feb.-June, 1872, instigated by Congressman Nathaniel P. Banks).

Pacific District.

Land examinations; timber depredation; homestead and preemption controversies.

St. Paul and Pacific Railroad.

Land grant dispute with Minneapolis and St. Cloud Railroad.

Yellowstone National Park.

Bill to establish.

ROLL 6. May - June, 1872.

Bond Sales.

Colonies.

Detroit Lake Colony; Red River Colony; Yeovil Colony; other colonization projects.

Emigration.

Emigration and prospects for emigration from Germany, Alsace-Lorraine, France, Holland, and Great Britain; Mennonites in Russia; European promotional activities of various U.S. states, railroads, and steamship companies; John A. Stevens' report on conditions in Alsace-Lorraine (enclosure, May 18).

Excursions.

Exhibitions and Fairs.

Foreign Operations.

Special reports from Bremen, Rotterdam, Berlin, and Cologne; employment of British and other European agents; promotional activities; progress and financial reports.

Frauds and Swindles.

"Lord Gordon Gordon."

Indians.

Sisseton-Wahpeton Sioux land claims.

Lake Superior and Mississippi Railroad.

Lease agreement with N.P.

Lands.

Conflicting claims; soldiers' and sailors' homestead legislation; withdrawal date controversy.

Minnesota District.

Examination and sale of lands; appointment of local agents; contested homestead and preemption claims; timber depredation; immigrant reception houses; procurement of certified lists of lands; development of schedule of land prices; location of the line in western Minnesota; arboriculture.

New York Office.

Promotional activities; transportation arrangements; routine business.

Northern Pacific Railroad Co.

Pending resignation of president J. Gregory Smith, and selection of George W. Cass to succeed him; Banks investigation.

Pacific District.

Land examinations; timber depredation; appointment of U.S. surveyor general for Washington Territory; coal deposits.

St. Paul and Pacific Railroad.

Land grant dispute with Minneapolis and St. Cloud Railroad.

Townsite Development Companies.

Lake Superior and Puget Sound Co.

ROLL 7. July - August 20, 1872.

Colonies.

Detroit Lake Colony; Red River Colony; Yeovil Colony; other colonization projects.

Dakota Territory.

Government surveys; availability of water.

Emigration.

British emigration to Brazil, New Zealand, and Australia.

Excursions.

Exhibitions and Fairs.

Collection of samples for displays.

Foreign Operations.

Employment of British and other European agents; promotional activities; progress and financial reports.

Frauds and Swindles.

"Lord Gordon Gordon."

Lands.

Conflicting claims; withdrawal date controversy; appropriations for government surveys.

Minnesota District.

Examination and sale of lands; appointment of local agents; timber depredation; contested homestead and preemption claims; immigrant reception houses; grasshopper infestation; organization of local agricultural societies; fuel scarcity in western Minnesota; arboriculture.

Montana Territory.

Activities of Governor Benjamin F. Potts on behalf of N.P.

New York Office.

Promotional activities; transportation arrangements; routine business; receipt of information on arrival and departure of emigrants and other European travelers.

Northern Pacific Railroad Co.

Pending resignation of president Smith and selection of Cass to succeed him.

Oregon and California Railroad.

Land grant dispute with N.P.

Pacific District.

Land examinations; timber depredation; conflicting land claims; logging; coal deposits; John W. Sprague's involvement in local politics.

St. Paul and Pacific Railroad.

Land grant disputes with N.P. and with the Minneapolis and St. Cloud Railroad.

ROLL 8. August 21 - October 15, 1872.

Colonies.

Detroit Lake Colony; Red River Colony; Yeovil Colony; Furness Colony; other colonization projects.

Dakota Territory.

Irrigation of prairie lands.

Emigration.

Prospects for and opposition to Mennonite emigration from Russia; antagonism of Swedish press to emigration promoters.

Foreign Operations.

Employment of British and other European agents; promotional activities; progress and financial reports.

Exhibitions and Fairs.

Collection of samples for display; arrangements for exhibits in Minnesota, New York, and Maryland.

Indians.

Sisseton-Wahpeton Sioux land claims.

Lands.

Conflicting claims; withdrawal date controversy; appropriations for government surveys.

Minnesota District.

Examination and sale of lands; activities of local agents; immigrant reception houses; timber depredation; contested homestead and preemption claims; sale of U.S. government lands in Minnesota; various individuals and parties escorted on tours of N.P. lands; fuel scarcity and poor water quality in western Minnesota; arboriculture; intemperance in frontier communities.

Montana Territory.

Activities of Governor Potts on behalf of N.P.; diverse information.

New York Office.

Promotional activities; transportation arrangements; routine business; receipt of information on arrival and departure of emigrants and other European travelers.

Oregon and California Railroad.

Land grant dispute with N.P.

Pacific District.

Land examinations; timber depredation; conflicting land claims, especially the Oregon swamp lands controversy; Frederick Billings' instructions to Sprague for organization of the West Coast office (Oct. 7).

St. Paul and Pacific Railroad.

Land grant disputes with N.P. and with the Minneapolis and St. Cloud Railroad.

Townsite Development Companies.

Lake Superior and Puget Sound Co.

ROLL 9. October 16 - December, 1872.

Colonies.

Detroit Lake Colony; Red River Colony; Yeovil Colony; Furness Colony; other colonization projects.

Dakota Territory.

Diverse information.

Duluth, Minnesota.

State of Wisconsin lawsuit against, for obstructing navigation into Superior, Wisconsin.

Emigration.

From France and Finland; to and from Canada; Mennonite emigration from Russia; prospects for Danish emigration from Schleswig-Holstein; report by William Beckett on the suitability of Minnesota for British emigrants (Oct. 16); competition between N.P. and the Canadian government for immigrants.

Exhibitions and Fairs.

In Minnesota, New York, Maryland, and Virginia.

Foreign Operations.

Promotional activities of European agents; progress and financial reports; travel and promotional arrangements with various steamship companies and agents; sale in Europe of N.P.'s Minnesota lands.

Indians.

Sisseton-Wahpeton Sioux land claims; general Indian affairs.

Lands.

Conflicting claims; withdrawal date controversy; soldiers' and sailors' homestead legislation; appropriations for government surveys; taxation of land grant property; improper sales of timber lands.

Minnesota District.

Examination and sale of lands; termination of local agencies and reduction of staff; timber depredation; immigrant reception houses; various individuals and parties escorted on tours of N.P. lands; fuel scarcity and poor water quality in western Minnesota; grasshopper infestation; arboriculture.

Montana Territory.

Activities of Governor Potts on behalf of N.P.; proposed legislative subsidies to industries; Sioux and Crow Indians; diverse information.

New York Office.

Promotional activities; transportation arrangements; routine business; immigration office.

Oregon and California Railroad.

Land grant dispute with N.P.

Pacific District.

Examination and sale of lands; timber depredation; coal deposits; government surveys; withdrawal of lands; location of western terminus; elections and politics in Washington Territory; Oregon swamp lands controversy.

St. Paul and Pacific Railroad.

Land grant dispute with N.P.

ROLL 10. January - March, 1873.

Colonies.

Detroit Lake Colony; Red River Colony; Yeovil Colony; Furness Colony; other colonization projects.

Dakota Territory.

Political affairs; prospects for settlement on prairie lands.

Duluth, Minnesota.

State of Wisconsin lawsuit against:

Emigration.

Emigration and prospects for emigration from Germany, Alsace-Lorraine, Holland, Great Britain, and Scandinavia; Mennonite emigration from Russia; competition between N.P. and the Canadian government for immigrants; emigration prospects in light of alarming reports about the severe blizzard in the midwestern United States.

Exhibitions and Fairs.

In New York and Vienna; congressional appropriations for Vienna exposition.

Foreign Operations.

Promotional activities of European agents; progress and financial reports; sale in Europe of N.P.'s Minnesota lands; assessment of emigration prospects for 1873.

Indians.

Sisseton-Wahpeton Sioux land claims; Washington Territory.

Lands.

Conflicting claims; withdrawal date controversy; procurement of land patents; taxation of land grant property.

Minnesota District.

Examination and sale of lands; termination of local agencies; immigrant reception houses; procurement of certified lists of lands; water quality in western Minnesota; arboriculture.

Montana Territory.

Activities of Governor Potts on behalf of N.P.; legislative subsidies; diverse information.

New York Office.

Promotional activities; transportation arrangements; routine business; receipt of information on arrival and departure of emigrants and other European travelers; immigration office.

Pacific District.

Examination of lands; timber depredation; conflicting homestead and preemption claims; logging; political appointments, including U.S. surveyor general for Washington Territory; location of western terminus; Puyallup and Tulalip Indian reservations; Oregon swamp lands bill; San Juan Island controversy.

St. Paul and Pacific Railroad.

Land grant dispute with N.P.

ROLL 11. April - June, 1873.

Colonies.

Detroit Lake Colony; Red River Colony; Yeovil Colony; Furness Colony; other colonization projects.

Emigration.

Emigration and prospects for emigration from Germany, Bohemia, Holland, Scandinavia, and Finland; emigration to and from Canada; Mennonites in Russia; Romanian Jews; competition between N.P. and the Canadian government for immigrants.

Exhibition and Fairs.

In London and Vienna.

Foreign Operations.

Promotional activities of European agents; progress and financial reports; N.P. agents in Quebec and Port Huron, Canada.

Frauds and Swindles.

Lands.

Conflicting claims; withdrawal date controversy; appropriations for government surveys.

Minnesota District.

Examination and sale of lands; immigrant reception houses; procurement of certified lists of lands; hostility in St. Paul toward N.P.; water quality in western Minnesota; arboriculture; possibility of Dutch language instruction in Minnesota public schools.

Montana Territory.

Diverse information.

New York Office.

Promotional activities; transportation arrangements; routine business; receipt of information on arrival and departure of emigrants and other European travelers; immigration office.

Oregon and California Railroad.

Land grant dispute with N.P.

Pacific District.

Examination and sale of lands; timber depredation; conflicting homestead and preemption claims; coal deposits; political appointments, including U.S. surveyor general for Washington Territory and U.S. inspector of Indian affairs; Chehalis Indian reservation.

St. Paul and Pacific Railroad.

Land grant dispute with N.P.

July, 1873 - 1876

Rolls 12-14

The materials for this period document the operations of the Land Department during a period of severe financial distress. Records from the summer and early autumn of 1873 are similar in nature to those for earlier years. The remaining materials are from the period following the collapse of Jay Cooke & Co. in September, 1873, and clearly reflect the impact of the subsequent financial crisis upon the operations of the Land Department. The correspondence diminishes markedly during this period, as the activities of the department were severely restricted.

Not only are the letters fewer in number, but their subject matter is far less diverse. Correspondence dealing with emigration and related matters, for example, decreased significantly following the cessation of European operations in the fall of 1873. Promotional activities

virtually ceased after the collapse of Jay Cooke & Co., and subsequent correspondence with that firm tended to focus upon matters related to the trusteeship: cancellation of bonds; endorsement of deeds to lands purchased from the railroad; and settlement of Northern Pacific's outstanding accounts with the trustees. All field work in the districts was abandoned, and thenceforth the district offices dealt almost exclusively with matters pertaining to the sale of lands. Materials for 1875-1876 (roll 14) contain information about the impact that the receivership (April, 1875) and reorganization (September, 1875) of the company had upon the operations of the Land Department.

In many respects the records are similar to those described earlier, consisting of routine inquiries and requests, district reports, and other materials generally concerned with the daily operations of the department. A considerably larger portion of the letters is devoted to the disposal of lands, primarily in exchange for the now depreciated bonds, and to efforts by the company to discourage excessive land speculation.

ROLL 12. July - December, 1873.

Colonies.

Detroit Lake Colony; Red River Colony; Yeovil Colony; Furness Colony; proposed Dutch colony; other colonization projects.

Dakota Territory.

Land examinations; demographic estimates; development of Bismarck and Fargo.

Emigration.

Emigration and prospects for emigration from Russia, Finland, Scandinavia, Germany, and Holland; Mennonites in Russia; Romanian Jews; emigration to the U.S. via Canada; competition from other railroads and the Canadian government for immigrants.

Exhibitions and Fairs.

In St. Paul, Chicago, and Vienna.

Foreign Operations.

Plans for the upcoming year in Europe; progress and financial reports, among them Sheppard's accounts for the entire British and continental European operations from March, 1872, through May, 1873 (July 11); termination of British and other European agencies; financial difficulties; N.P. agents in Quebec and Port Huron, Canada.

Indians.

Crow in Montana.

Jay Cooke & Co.

Financial collapse.

Lands.

Major purchases by, among others, Pennsylvania entrepreneur Charlemagne Tower and Minnesota banker Dorilus Morrison; negotiations regarding prospective sale of a huge tract of land to Samuel M. Felton, Robert H. Lamborn, et al.; receipt of land patents from U.S. government; contested homestead and preemption claims.

Minnesota District.

Land sales; financial difficulties; procurement of certified lists of lands; land pricing policy; L. H. Tenney and Co. agency at Glyn-don; relocation of district office from St. Paul to Brainerd; ar-boriculture; termination of Tenney contract (Nov.-Dec.).

Montana Territory.

Legislative subsidies; Crow Indian lands; contested homestead and preemption claims.

New York Office.

Routine business; land sales; transportation arrangements; receipt of information on arrival and departure of emigrants.

Pacific District.

Land sales; financial difficulties; withdrawal of lands; coal de-posits; logging; timber depredation; selection of Tacoma as west-ern terminus; relocation of office from Kalama to Tacoma; person-nel conflicts; grand jury indictments of Sprague and others for timber violations.

St. Paul and Pacific Railroad.

Land grant dispute with N.P.

Townsite Development Companies.

Lake Superior and Puget Sound Co.; Tacoma Land Co.

ROLL 13. 1874.

Colonies.

Detroit Lake Colony; Red River Colony; Yeovil Colony; Furness Colony; proposed Scottish colony in Washington Territory; other colonization projects.

Dakota Territory.

Land sales; government survey appropriations; development of Fargo; contracts to transport military supplies up Missouri River.

Emigration.

Mennonites in Russia.

Foreign Operations.

Financial difficulties in Europe.

Lands.

Major purchases by, among others, Charlemagne Tower, Dorilus Mor-rison, George W. Cass, Benjamin P. Cheney, Thomas H. Canfield, George B. Sargent, and John Dunlop; negotiations regarding sale of lands to Samuel M. Felton, Robert H. Lamborn, et al.; land war-rant bonds; appropriations for government surveys; contested home-stead and preemption claims.

Minnesota District.

Land sales; financial difficulties; preparation and distribution of promotional materials; land pricing policy; payment of commis-sions on land sales; arboriculture.

Montana Territory.

Employment of attorney to represent N.P. interests in the terri-tory.

New York Office.

Routine business; land sales; financial difficulties; decision to require improvement clause in land sale contracts.

Pacific District.

Land sales; problems resulting from delays in issuing deeds; personnel conflicts; district office reorganization; Puyallup Indian reservation; political appointments, including that of secretary of Washington Territory.

St. Croix and Lake Superior Railroad.

Land grant dispute with N.P.

St. Paul and Pacific Railroad.

Land grant dispute with N.P.

Townsite Development Companies.

Tacoma Land Co.

ROLL 14. 1875 - 1876.

Colonies.

Proposed Scottish colony in Washington Territory.

Dakota Territory.

Land sales.

Foreign Operations.

Settlement of European debts.

Idaho Territory.

Disallowance of homestead entries by prior settlers.

Lands.

Land sales; land warrant bonds; major purchases by, among others, Charlemagne Tower, Dorilus Morrison, Thomas H. Canfield, George B. Sargent, and Charles A. Pillsbury.

Minnesota District.

Land sales; stumpage (rights to cut standing timber).

Montana Territory.

Employment of attorney to represent N.P. interests; contested homestead and preemption claims.

New York Office.

Progress and financial reports of land sales and other activities.

Northern Pacific Railroad Co.

Receivership; reorganization; settlement of N.P.'s accounts with trustees' agent.

Pacific District.

Land sales; district office reorganization; coal deposits; adjustment of the route east of Tacoma.

Puyallup Coal Co.

Construction of rail line to coal fields.

St. Paul and Pacific Railroad.

Land grant dispute with N.P.

Townsite Development Companies.

Tacoma Land Co.

LETTERS SENT, 1871-1876 (Rolls 15-32)

Twenty-five letterpress volumes containing copies of the outgoing letters of the New York office of the Land Department are filmed on rolls 15-32. In many respects, these letters constitute the "mirror image" of the incoming letters that were filmed on rolls 1-14.

Volumes 1-24 have been arranged in accordance with two different systems used by the Land Department to organize its outgoing letters. Under the system first employed, the letters were divided into three categories and kept in three separate series of volumes: those written by the chairman of the Land Committee, Frederick Billings; those written by the land commissioner, John Loomis, and by the chief clerk of the New York office of the Land Department, James G. Dudley; and those written by the superintendent of emigration, George B. Hibbard. Within each category, letters were entered into the volumes chronologically. The system was not perfect, however, as letters were occasionally copied into the wrong book. Volumes 1-14, filmed on rolls 15-24, follow the pattern described above.

A new system was instituted in September, 1872. Thereafter, letters were arranged by destination or recipient rather than by author, and thereunder chronologically. Volumes 15-24, filmed on rolls 25-32, reflect this arrangement. In some cases, however, letters continued to be filed according to the old system. Thus, volumes 1-4 (rolls 15 and 16) contain letters from Billings all the way up to August 13, 1875, and volumes 13-14 (roll 24) contain letters by Hibbard through July, 1873. The title of each volume in the roll notes that follow indicates the inclusive dates and either the source or the intended recipient(s) of the majority of the letters contained therein. Recipient indexes are located in the front of many of the volumes; they have also been refilmed together at the end of roll 32.

Volume 24 also includes a section devoted exclusively to letters relating to the International Exposition in Vienna. Volume 25 (roll 32) contains copies of outgoing telegrams arranged in chronological order.

In the following notes, certain volumes have been grouped together in order to facilitate description. Each of these groups is preceded by a general introduction that identifies the author or recipient, outlines his function, and indicates what subjects occur most frequently in the letters. Because the topics dealt with in the outgoing letters are similar to those found in the incoming materials, the introductory narratives for the Letters Sent are less detailed than are those for the Letters Received and Related Records. The introductory narratives are followed by roll notes that list in alphabetical order the major subjects dealt with or referred to in the records filmed on each roll. Descriptive phrases or subheadings indented beneath the main subject headings are intended to indicate subtopics of particular interest or to suggest the scope of the main entry. *The headings and subheadings should not be considered either restrictive or all-inclusive.*

In most cases, personal and organizational names do not appear in the roll notes. Researchers wanting information on particular persons or organizations are advised to look for related subject headings in the roll notes, and to consult the recipient indexes on roll 32 or the Editor's Notes on roll 38.

Volumes 1-4.

Chairman, Land Committee/Managing Director, Land Department,
February 22, 1871 - August 13, 1875

Rolls 15-16

The four volumes filmed on these rolls consist primarily of the outgoing letters of Frederick Billings. As chairman of the Land Committee from February, 1871, to October, 1875, and as managing director of the Land Department from March, 1872, to March, 1873, Billings was the moving force behind the operation of the Land Department. Most of the letters date from 1871 and the first half of 1872, during which time Billings was integrally involved in establishing and managing the department. Billings' involvement in several early policy decisions (concerning the promotional campaign, transportation arrangements, and construction financing, among others) is documented in a number of the letters, as are his connections with influential persons in Washington, D.C. Many of the letters consist of more or less standard replies to inquiries about the company's lands, the route of the line, commercial and employment opportunities, settlement, transportation and freight rates, and requests for literature and maps. The recipients are in many cases the same persons who appear as authors in the Letters Received and Related Records. There are no letters between March, 1873, and May, 1874, with the exception of two from December, 1873.

Much of the material in volume 4 deals with Billings' personal business, especially stock sales and the purchase of land in Missouri. This volume also contains information on the plan for the reorganization of the company drafted by Billings in 1875.

ROLL 15. Volume 1. Chairman, Land Committee, February 22 -
December 8, 1871.

Colonies.

Red River Colony; soldiers' and sailors' colonies; other colonization projects.

Excursions.

East Coast newspaper editors; "German commissioners"; N.P. officials and other dignitaries.

Foreign Operations.

Employment of N.P. emigration agents.

Indians.

Treaties; conflicting land claims.

Jay Cooke & Co.

Sale of N.P. bonds; European loan; involvement in policy decisions and promotional activities.

Land Department.

Establishment and organization; appointments of land commissioner and commissioner of emigration; appointment of local agents; policies regarding homesteaders, preemptors, emigrants, settlers, and colonists.

Lands.

Withdrawal procedures.

Minnesota District.

Surveys; examination, classification, and appraisal of lands; timber depredation; contested claims; withdrawal of lands; arboriculture.

New York Office.

Replies to routine inquiries.

Northern Pacific Railroad Co.

Employment of attorney Benjamin F. Wade to represent N.P. interests in Washington, D.C.

Pacific District.

Timber depredation; appointment of new district attorney for Washington Territory; San Juan Island controversy.

Promotional Activities.

Planning promotional campaign; preparation of promotional materials; cooperation with Jay Cooke & Co.

St. Paul and Pacific Railroad.

Relations with N.P.

Townsite Development Companies.

Lake Superior and Puget Sound Co.; Western Land Association.

Transportation.

Policies; arrangements.

ROLL 16. Volume 2. Chairman, Land Committee and Managing Director, Land Department, December 8, 1871 - April 22, 1872.

Volume 3. Chairman, Land Committee and Managing Director, Land Department, April 22, 1872 - December 17, 1873.

Volume 4. Chairman, Land Committee, May 27, 1874 - August 13, 1875.

Billings, Frederick.

Activities as chairman of Land Committee and managing director of Land Department; purchase of lands in Missouri and sale of various stock holdings, 1874-1875.

Colonies.

Detroit Lake Colony; Red River Colony; Yeovil Colony; soldiers' and sailors' colonies; other colonization projects.

Dakota Territory.

Surveys; land examinations; Indian claims; irrigation.

Emigration.

Prospects in Alsace-Lorraine; Mennonites in Russia.

Foreign Operations.

Organization of European network; commencement of operations in Great Britain and continental Europe; employment of European emigration agents.

Frauds and Swindles.

"Lord Gordon Gordon."

Indians.

Land claims in Dakota, Montana, and Washington territories, especially by the Sioux.

Jay Cooke & Co.

European loan; involvement in policy decisions.

Lake Superior and Mississippi Railroad.

Lease agreement with N.P.

Lands.

Prices and sales; application for; inducements to purchasers; commissions on sale of; conflicting homestead and preemption claims; withdrawal date controversy; water rights; appropriations for government surveys; homestead legislation.

Minnesota District.

Organization of; appointment and dismissal of local agents; immigrant reception houses; aid to settlers; withdrawal of lands; procurement of certified lists of lands; location of the line in western Minnesota; timber depredation; arboriculture.

Montana Territory.

Legislative subsidies to industries.

New York Office.

Routine business; land sales; financial affairs; Loomis' dismissal as land commissioner; appointment of William A. Howard as his successor.

Northern Pacific Railroad Co.

Resignation of president Smith and selection of Cass to succeed him; reorganization of 1875 (Billings' reorganization plan); purchase and sale of stock; employment of Benjamin F. Wade to represent N.P. interests in Washington, D.C.; employment of William K. Mendenhall as Land Department attorney.

Pacific District.

Organization of; withdrawal of lands; conflicting homestead and preemption claims; Sprague's involvement in local politics; appointments of U.S. attorney general and U.S. surveyor general for Washington Territory; timber depredation; land sales; coal deposits; location of West Coast terminus.

Promotional Activities.

St. Paul and Pacific Railroad.

General relations and land grant disputes with N.P.; dispute with Minneapolis and St. Cloud Railroad over conflicting charter provisions.

Townsite Development Companies.

Lake Superior and Puget Sound Co.; Tacoma Land Co.

Transportation.

Arrangements; land exploration tickets.

Yellowstone National Park.

Bill to establish.

Volumes 5-12. Land Commissioner and Chief Clerk,
March 28, 1871 - September 27, 1872

Rolls 17-23

The eight letterpress volumes filmed on these rolls contain general outgoing letters of the New York office of the Land Department. Most of the letters copied into these volumes were written by the chief clerk of the office, James G. Dudley, either in his own name or on behalf of the head of the department, land commissioner John S. Loomis. Many of the others were written by Loomis himself prior to his forced resignation in April, 1872.

These letters document the more routine activities of the New York office: carrying on daily office business; answering inquiries; arranging transportation and reduced rates for settlers and other travelers; directing the department's extensive publicity campaign; preparing and distributing promotional materials; and supervising and coordinating the operations of the district and foreign offices. Also included is information on the establishment of the Land Department; the organization and implementation of accounting, reporting, and general office procedures in the New York office; and the railroad's affairs in Washington, D.C.

ROLL 17. Volume 5. Land Commissioner and Chief Clerk, March 28 -
July 18, 1871.

Colonies.

Detroit Lake Colony; other colonization projects.

Excursions.

N.P. officials and other dignitaries.

Foreign Operations.

Plans for commencement of European operations.

Lake Superior and Mississippi Railroad.

Sale of its lands by N.P.; transportation of settlers.

Land Department.

Establishment and organization.

Lands.

Conflicting homestead and preemption claims; speculation; purchasing regulations.

Minnesota District.

Organization of office and field work; local agencies; timber depredation; arboriculture.

National Immigration Convention, Indianapolis, November 23-24, 1870.

New York Office.

Routine correspondence and office business; promotional activities.

Pacific District.

Organization of office and field work; timber depredation; coal deposits.

St. Paul and Pacific Railroad.

Relations with N.P.

Townsite Development Companies.
Lake Superior and Puget Sound Co.
Transportation.
Arrangements.

ROLL 18. Volume 6. Land Commissioner and Chief Clerk, July 17 -
October 10, 1871.

Colonies.
Red River Colony; soldiers' and sailors' colonies; other colonization projects.
Emigration.
Excursions.
East Coast newspaper editors; "German commissioners."
Foreign Operations.
Plan for commencement of European operations.
Indians.
Land claims, especially by the Sisseton-Wahpeton Sioux in Dakota Territory.
Jay Cooke & Co.
Promotional activities.
Minnesota District.
Government surveys; land examinations; conflicting homestead and preemption claims; timber depredation; construction of the railroad.
New York Office.
Routine correspondence and office business; accounting and reporting procedures; promotional activities; information collected.
Pacific District.
Organization of office and field work; land examinations; location of West Coast terminus.
Transportation.
Arrangements; reduced rates.

ROLL 19. Volume 7. Land Commissioner and Chief Clerk, October 11 -
December 21, 1871.

Chicago Fire.
Colonies.
Detroit Lake Colony; soldiers' and sailors' colonies; other colonization projects; commissions for colony organizers.
Foreign Operations.
Plans for commencement of European operations; New Brunswick, Nova Scotia agency.
Indians.
Land claims in Dakota and Montana territories.
Jay Cooke & Co.
Promotional activities; working relationship between Land Department agents and bond salesmen.

Lands.

Conflicting claims; prices; speculation; commissions on sale of.
Minnesota District.

Land examinations; land prices; construction of the railroad;
arboriculture.

New York Office.

Routine correspondence and office business; accounting and reporting procedures; promotional activities; information collected.

Pacific District.

Timber depredation; appointment of new U.S. district attorney for Washington Territory; construction of the railroad.

Settlers.

Inducements offered to; aid to.

Transportation.

Arrangements; land exploration tickets.

ROLL 20. Volume 8. Land Commissioner and Chief Clerk, December 21,
1871 - March 16, 1872.

Volume 9. Land Commissioner and Chief Clerk, March 18 -
June 3, 1872.

Colonies.

Detroit Lake Colony; Red River Colony; soldiers' and sailors' colonies; other colonization projects.

Dakota Territory.

Settlement in.

Foreign Operations.

Plans for commencement of European operations; New Brunswick agency.

Frauds and Swindles.

"Lord Gordon Gordon."

Indians.

Sisseton-Wahpeton Sioux land claims; general Indian affairs.

Lands.

Withdrawal of; withdrawal date controversy; soldiers' and sailors' homestead legislation; appropriations for government surveys; applications for; taxation of land grant property.

Minnesota District.

Government surveys; land examinations; timber depredation; land prices; conflicting preemption claims; appointment of local agents; immigrant reception houses; arboriculture.

Montana Territory.

Diverse information.

New York Office.

Routine correspondence and office business; acquisition, preparation, and distribution of promotional materials; information collected; dismissal of John Loomis.

Pacific District.

Land examinations; land prices; applications for lands; appointment of U.S. surveyor general for Washington Territory.

Transportation.

Arrangements; rates; information collected.

ROLL 21. Volume 10. Chief Clerk, June 3 - July 10, 1872.

Colonies.

Detroit Lake Colony; Red River Colony; soldiers' and sailors' colonies; other colonization projects.

Dakota Territory.

Government surveys; Indian affairs.

Emigration.

General prospects for.

Excursions.

Exhibitions and Fairs.

Collection of samples for displays.

Foreign Operations.

Employment of emigration agents in Europe.

Frauds and Swindles.

"Lord Gordon Gordon."

Indians.

General Indian affairs.

Lands.

Withdrawal date controversy; soldiers' and sailors' homestead legislation.

Minnesota District.

Land examinations; land sales; procurement of certified lists of lands; local agencies; immigrant reception houses; aid to settlers.

New York Office.

Routine correspondence and office business; promotional activities; collecting information; relocation to larger quarters.

Northern Pacific Railroad Co.

Banks investigation.

Pacific District.

Land examinations; land prices; timber depredation; location of West Coast terminus.

St. Paul and Pacific Railroad.

N.P.'s administration of St. Paul and Pacific lands.

Townsite Development Companies.

Lake Superior and Puget Sound Co.

Transportation.

Arrangements; reduced rates; problems.

ROLL 22. Volume 11. Chief Clerk, July 10 - August 19, 1872.

Colonies.

Detroit Lake Colony; Red Lake Colony; Yeovil Colony; other colonization projects.

Dakota Territory.

Government surveys; land examinations.

Emigration.

From Sweden.

Excursions.

Exhibitions and Fairs.

Collection of samples for displays.

Foreign Operations.

Especially in Europe.

Frauds and Swindles.

"Lord Gordon Gordon."

Lands.

Taxation of land grant property.

Minnesota District.

Land sales; timber depredation; immigrant reception houses; aid to settlers; establishment of local agricultural societies in Minnesota; arboriculture.

Montana Territory.

Activities of Governor Benjamin F. Potts on behalf of N.P.

New York Office.

Routine correspondence and office business; promotional activities; information collected; reports on office and field work; relocation to larger quarters.

Oregon and California Railroad.

Land grant dispute with N.P.

Pacific District.

Timber depredation; conflicting homestead and preemption claims; location of West Coast terminus.

Railroads.

List of documents (1865-March, 1871) from the 39th-41st Congresses relating to Pacific railroads (pp. 488-490).

St. Paul and Pacific Railroad.

Land grant dispute with N.P.

Transportation.

Arrangements; rates; special excursion rates.

ROLL 23. Volume 12. Chief Clerk, August 20 - September 27, 1872.

Colonies.

Detroit Lake Colony; Red River Colony; Yeovil Colony; Furness Colony; other colonization projects.

Dakota Territory.

Government surveys; land examinations.

Emigration.

Mennonites in Russia; British interest in Minnesota lands.

Excursions.

N.P.'s board of directors' visit to the West Coast.

Exhibitions and Fairs.

Collection of samples for displays; state fairs in Minnesota and New York; American Institute Fair in New York City.

Frauds and Swindles.

"Lord Gordon Gordon"; immigrant reception houses.

Lands.

Withdrawal date controversy.

Minnesota District.

Land sales; timber depredation; sale of U.S. government lands; arboriculture; water quality in Glyndon area.

Montana Territory.

Withdrawal of lands.

New York Office.

Routine correspondence and office business; promotional activities; information collected.

Pacific District.

Lumber trade; stumpage; Oregon swamp lands controversy.

St. Paul and Pacific Railroad.

Land grant dispute with Minneapolis and St. Cloud Railroad.

Volumes 13-14. Superintendent of Emigration,

November 21, 1871 - August 2, 1873

Roll 24

Most of the letters in these two volumes were written by George B. Hibbard, appointed commissioner of emigration for soldiers' colonies on June 21, 1871, and promoted on April 1, 1872, to superintendent of emigration. Much of the material prior to April, 1872, deals with Hibbard's attempts to promote federal homestead legislation favorable to veterans, and to enlist the aid of veterans' organizations in this cause. There is also much information about veterans' colonization projects, most notably the Detroit Lake Colony in Becker County, Minnesota, sponsored by the New England Military and Naval Bureau of Migration. Upon his promotion to superintendent of emigration, Hibbard was put in charge of all of the company's domestic operations connected with immigration. His duties, as revealed by these letters, included such tasks as arranging for someone to meet land selection committees or larger parties of immigrants upon their arrival in the United States; providing an escort, often a translator, for their journey to the company's lands; and making special travel and lodging arrangements for such groups. There is also information on the construction and maintenance of the immigrant reception houses in Minnesota. Many of the letters throughout the period document Hibbard's attempts to arrange reduced transportation fees for immigrants and others traveling westward to take up residence on lands purchased from the railroad. Typically, the letters in these volumes are addressed to directors of various veterans' organizations, colony organizers, prospective settlers, railroad and steamship companies, and the district and foreign agents of the Land Department. Most of the letters in volume 13 fall between November, 1871, and May, 1872. After the company opened its immigration office near Castle Garden in April, 1873, Hibbard split his time, working mornings in the uptown office and afternoons in the immigration office. Volume 14 appears to contain letters written from the immigration office, most of which date from May-June, 1873.

ROLL 24. Volume 13. Commissioner of Emigration and Superintendent of Emigration, November 21, 1871 - February 4, 1873.
Volume 14. Superintendent of Emigration, May - August 2, 1873.

Colonies.

Detroit Lake Colony; Red River Colony; Yeovil Colony; Furness Colony; soldiers' and sailors' colonies; other colonization projects.

Emigration.

Emigration and prospects for emigration from Great Britain, Holland, Sweden, Germany, and Bohemia; Mennonites in Russia.

Foreign Operations.

Quebec agent.

Lands.

Lobbying and petitions for soldiers' and sailors' homestead legislation.

Minnesota District.

Immigrant reception houses.

New York Office.

Preparation and distribution of promotional materials, especially for veterans' organizations; N.P. immigration office.

Transportation.

Arrangements; reduced rates; rate information collected.

Volumes 15-21.
September, 1872-1876
Rolls 25-29

Each of the seven volumes filmed on rolls 25-29 contains letters directed to a different recipient or destination: Minnesota district (volumes 15-16), Pacific district (volume 17), foreign agents (volume 18), directors, officers, and attorneys (volume 19), trustees' agent (volume 20), and the United States Interior and Agriculture departments (volume 21). The majority of the letters for 1872 were written by James G. Dudley, chief clerk of the New York office. Following his death on November 25, 1872, most of the letters were written by Augustus C. Wackerhagen, the office's bookkeeper and later chief clerk. A few months after Wackerhagen's dismissal in January, 1875, James H. Johnson took over as clerk, and many of the later letters were written by him. These volumes also contain letters from Billings, Hibbard, Alvred B. Nettleton (trustees' agent), James B. Power (general agent, Minnesota district, recalled to New York for several months early in 1875), William A. Howard (land commissioner), and others. The bulk of the letters are from 1872-1874.

As in the earlier volumes, many of the letters deal with routine matters. Volumes 15, 16, and 17 (rolls 25-27) deal primarily with the affairs of the Minnesota and Pacific district offices, particularly matters involving colonies, sale of lands, exhibitions, changes in staff, and the financial difficulties occasioned by the failure of Jay

Cooke & Co. The majority of the letters in volume 18 (roll 27) relate to the European operations of the Land Department: activities of the British and continental Land Department agents, proposed colonies, departure and reception of emigrants, transportation arrangements, exhibits, and finances. The majority are written to George B. Sheppard. The letters in volumes 19 and 20 (rolls 28-29) cover a wide range of topics but tend to concentrate more heavily upon financial matters, including the effects of the financial collapse in 1873, land sales, publicity, and political and legislative affairs in Washington, D.C. Volume 21 (roll 29) contains mostly routine letters about such matters as United States General Land Office regulations, receipt of land patents, and the construction of facsimilies of fruits and vegetables for display at exhibits.

ROLL 25. Volume 15. Minnesota District, September 28, 1872 -
January 9, 1874.

Colonies.

Detroit Lake Colony; Red River Colony; Yeovil Colony; Furness Colony; proposed Dutch colony.

Emigration.

From Great Britain, Sweden, and Germany; Mennonites in Russia.

Exhibitions and Fairs.

State fairs in Minnesota, New York, and Maryland; American Institute Fair in New York City (October, 1872); expositions in London and Vienna.

Foreign Operations.

Sale in Europe of N.P.'s Minnesota lands; Quebec agent.

Lands.

Sale of; contracts; speculation; conflicting claims; land warrant bonds.

Minnesota District.

Routine correspondence and office business; progress and financial reports; finances; dismissal of local agents and other personnel changes; termination of L. H. Tenney and Co. contract; immigrant reception houses; fuel scarcity and poor water quality in western Minnesota; employment of legal counsel; arboriculture.

New York Office.

Changes in personnel.

St. Paul and Pacific Railroad.

Land grant dispute with N.P.

Townsite Development Companies.

Lake Superior and Puget Sound Co.

Transportation.

Arrangements; refunds to purchasers of N.P. lands.

ROLL 26. Volume 16. Minnesota District, January 9, 1874 - November 21,
1876.

Colonies.

Yeovil Colony; Furness Colony.

Emigration.

Mennonites in Russia.

Lands.

Notification and verification of sales; transfer of deeds; payments; taxation of land grant property; major purchases by, among others, Charlemagne Tower, Dorilus Morrison, George W. Cass, Benjamin P. Cheney, Thomas H. Canfield, George B. Sargent, Charles A. Pillsbury, and John Dunlop; negotiations with Samuel M. Felton, Robert H. Lamborn, et al.

Minnesota District.

Routine correspondence and office business; reports; finances; promotional circular by James B. Power; immigrant reception house at Glyndon; termination of L. H. Tenney and Co. contract.

New York Office.

Changes in personnel.

Northern Pacific Railroad Co.

Financial instability; receivership.

St. Paul and Pacific Railroad.

Land grant dispute with N.P.

Transportation.

Arrangements; rates.

ROLL 27. Volume 17. Pacific District, September 28, 1872 - June 24, 1876.

Colonies.

Diverse colonization projects.

Exhibitions and Fairs.

Collection of samples for displays.

Indians.

Puyallup reservation in Washington Territory.

Lands.

Withdrawal of; sale of; contested homestead and preemption claims; potential purchase of land on Fidalgo Island, Washington Territory; transfer of deeds; taxation of land grant property.

New York Office.

Changes in personnel.

Northern Pacific Railroad Co.

Receivership.

Oregon Central Railroad.

Land grant dispute with N.P.

Pacific District.

Routine correspondence and office business; reports; finances; personnel conflicts and changes; relocation of office to Tacoma; employment of legal counsel; coal deposits; Puyallup Coal Co.; political affairs and appointments in Washington Territory; Puyallup Indian reservation.

Townsite Development Companies.

Lake Superior and Puget Sound Co.

ROLL 27 (cont.). Volume 18. Foreign Agents, October 8, 1872 -
March 28, 1875.

Colonies.

Yeovil Colony; Furness Colony; proposed Dutch colony.

Emigration.

Departures, arrivals, and itineraries of various individuals and groups of emigrants; Mennonites in Russia; arrangements by the Land Department for reception of immigrants.

Exhibitions and Fairs.

In London and Vienna.

Foreign Operations.

Activities of emigration agents in Great Britain, Holland, Scandinavia, and Germany; finances; effect of financial collapse of Jay Cooke & Co.; Canadian agents in Quebec and Port Huron.

Frauds and Swindles.

Against immigrants.

New York Office.

Routine correspondence and office business; changes in personnel.

St. Paul and Pacific Railroad.

Competition and cooperation with N.P.

Transportation.

Arrangements; reduced rates; freight.

ROLL 28. Volume 19. Directors, Officers, and Attorneys, October,
1872 - August 17, 1876.

Colonies.

Yeovil Colony; Furness Colony.

Dakota Territory.

Contracts to transport military supplies up Missouri River.

Emigration.

Mennonites in Russia.

Exhibitions and Fairs.

In New York and Vienna.

Foreign Operations.

Finances in Europe.

Indians.

Sisseton-Wahpeton Sioux land claims.

Jay Cooke & Co.

Financial collapse.

Land Department.

Appropriations for; reduction of expenses; policies regarding land speculation.

Lands.

Reports on sales; transfer of deeds; exchange of bonds for lands; procurement of land patents; deferred payments; prices; withdrawal date controversy; conflicting homestead and preemption claims; soldiers' and sailors' homestead legislation; questions involving the financing of U.S. government surveys of railroad property; negotiations with Samuel M. Felton, Robert H. Lamborn, et al.; Dorilus Morrison.

Minnesota District.

Withdrawal limits; immigrant reception house at Glyndon; dismissal of Duluth agent; termination of L. H. Tenney and Co. contract; employment of legal counsel; arboriculture.

Montana Territory.

Employment of legal counsel; possible establishment of local agencies.

New York Office.

Routine correspondence and office business; finances; changes in personnel.

Northern Pacific Railroad Co.

Employment of Benjamin F. Wade to represent N.P. interests in Washington, D.C.; employment of William K. Mendenhall as Land Department attorney.

Pacific District.

Political affairs and appointments in Washington Territory, especially of U.S. surveyor general; coal deposits; finances; personnel conflicts and changes; grand jury indictment of Sprague for timber violations; employment of legal counsel; final location of the line; Oregon swamp lands bill.

St. Paul and Pacific Railroad.

Land grant dispute with N.P.

Transportation.

Reduced rates.

ROLL 29. Volume 20. Trustees' Agent, September 28, 1872 - October 6, 1875.

Volume 21. U.S. Departments of Interior and Agriculture, October, 1872 - June 26, 1874.

Colonies.

Yeovil Colony; Furness Colony; proposed Dutch colony.

Emigration.

Mennonites in Russia.

Exhibitions and Fairs.

In New York state and Vienna; facsimiles of fruits and vegetables prepared for displays.

Indians.

General Indian affairs.

Lands.

Sales; transmission of deeds and bonds for signatures; negotiations with Samuel M. Felton, Robert H. Lamborn, et al.; purchases by, among others, Charlemagne Tower and Jay Cooke; taxation of land grant property.

Minnesota District.

Changes in personnel; termination of L. H. Tenney and Co. contract.

New York Office.

Changes in personnel.

Northern Pacific Railroad Co.

Employment of William K. Mendenhall as Land Department attorney.

Pacific District.

Personnel conflicts and changes; district office reorganization;
relocation of office to Tacoma.

Promotional Activities.

Preparation, distribution, and updating of promotional materials.

Railroads.

Congressional aid to.

Townsite Development Companies.

Tacoma Land Co.

Trustees.

Finances; employment of legal counsel for trustees.

U.S. General Land Office.

Land Department's requests for circulars and reports; letters
transmitting land patents.

Volumes 22-25. 1872-1875

Rolls 30-32 (part)

Volumes 22-24 contain letters sent to miscellaneous recipients. Many of the letters are replies to routine inquiries. The information contained on these rolls spans virtually the entire range of subjects appearing on previous rolls. One portion of volume 24 is devoted exclusively to letters concerning the International Exposition at Vienna, 1873. Volume 25 contains copies of telegrams sent from the New York office of the Land Department. Here, too, the subject matter is similar to that found on previous rolls.

ROLL 30. Volume 22. Miscellaneous Recipients, September 28, 1872 -
May 2, 1873.

ROLL 31. Volume 23. Miscellaneous Recipients, May 2, 1873 -
November 9, 1874.

ROLL 32. Volume 24. Miscellaneous Recipients, November 19, 1874 -
December 30, 1875 (pp. 46-79); International Exposition
at Vienna, October 17, 1872 - May 9, 1873 (pp. 1-45).
Volume 25. Telegraph Book, March 27, 1872 - January 19,
1875.

Recipient Indexes and Registers

Roll 32 (part)

As an aid to the researcher, the recipient indexes and registers which appear at the beginning of many of the letterpress volumes have been refilmed together at the end of this roll. In order to facilitate their use, they have been arranged in the following alphabetical order: all of the index pages labeled "A" are filmed together, all of the "B's"

are filmed next, and so on. Four of the volumes (nos. 15, 17, 18, and 20) contain subject registers instead of recipient indexes. These registers are filmed after the recipient indexes.

The indexes and registers are neither complete nor totally accurate. They have not been systematically checked for accuracy. Where inaccuracies have been discovered, the correct information has been entered in brackets. Many of the indexes and registers from the later years are incomplete, and some volumes (nos. 4, 14, 16, and 24) contain no indexes or registers at all.

PRINTED MATERIALS (Rolls 33-37)

Rolls 33-37 contain all of the significant printed matter found in the early Land Department records. This material was removed from the correspondence so that it might be filmed together. Photocopies (identified as such) of printed items that were integrally related to particular records were filmed in place of the originals in the correspondence.

The printed materials found among these records have been augmented by a number of relevant items collected from several sources: other series within the Northern Pacific Railway Company records; the Minnesota Historical Society's Reference Library; and the Southwest Minnesota Historical Center at Marshall. These items, each of which is accompanied by a typed target indicating its original location, were interfiled with the printed materials from the Land Department records for filming.

The printed materials are divided into four sections, each of which represents a different type of publication.

1. Materials Issued by or on behalf of the Northern Pacific Railway Company, 1845-1876. Arranged chronologically.
Includes materials issued by Jay Cooke & Co. relating to its financial agreement with the Northern Pacific, the railroad's land grant, and projected business of the road; materials issued by or on behalf of the Northern Pacific relating to its charter and amendments, the organization of the company, and the terrain through which the road was to pass; regulations, progress reports, blank forms, annual report (1876), and Northern Pacific land examiners' manuals; and materials relating generally to a northern route for a transcontinental railroad. The latter include descriptions of terrain, climate, natural resources, and possible routes; and appeals for congressional action and aid by, among others, Isaac Stevens, Henry Rice, Josiah Perham, Ignatius Donnelly, William Windom, and Alexander Ramsey.

2. Promotional Materials Issued by Colonization Societies, Land Companies, and Other Railroads, [1867?]-1873. Arranged alphabetically.
Includes pamphlets, circulars, leaflets, maps, prospectuses, bylaws, regulations, advertisements, lists of lands for sale, and information for prospective settlers.
3. Government Publications, 1821-1874. Arranged chronologically within each record type.
Includes congressional bills, acts, resolutions, and reports (1854-1874); U.S. General Land Office circulars (1821-1874) and blank homestead and preemption forms (1860s-1870s); U.S. Bureau of Statistics report (1871); and State of Minnesota promotional pamphlets (1870-1872).
4. Miscellaneous Publication, 1871.
American Social Science Association, Handbook for Immigrants to the United States, 1871.

It should be emphasized that this collection of printed materials, although extensive, is by no means complete.

As a rule, authors have not been listed in the following roll notes. Researchers are advised to consult the author lists included in the Editor's Notes (roll 38) for such information.

ROLL 33. Materials Issued by or on behalf of the Northern Pacific Railway Company.

Promotional and informational pamphlets, leaflets, and circulars, 1845-1870.

ROLL 34. Materials Issued by or on behalf of the Northern Pacific Railway Company.

Promotional and informational pamphlets, leaflets, and circulars, 1870-1876.
Blank forms, 1870-1876.

ROLL 35. Promotional Materials Issued by Colonization Societies, Land Companies, and Other Railroads, [1867?]-1873.

Government Publications.

Congressional bills, acts, resolutions, and reports, 1854-1874.

ROLL 36. Government Publications.

U.S. General Land Office circulars, 1821-1874.
U.S. General Land Office blank homestead and preemption forms, 1860s-1870s.
U.S. Bureau of Statistics report, 1871.

ROLL 37. Government Publications.

State of Minnesota promotional pamphlets, 1870-1872.

Miscellaneous Publication.

American Social Science Association, Handbook for Immigrants to the United States, 1871.

LAND COMMITTEE MINUTES, 1871-1876 (Roll 37, part)

A great many of the subjects that appear in the Land Department records also appear in the minutes of the Land Committee. Of particular note are resolutions outlining the organization, activities, and purpose of the Land Department; instructions to the land commissioner, superintendent of emigration, and district and European general agents; contracts with L. H. Tenney and Company; an agreement with the St. Paul and Pacific Railroad settling its land grant dispute with the Northern Pacific; proposals made to the Mennonite commissioners; and reports on the progress and financial conditions of the Land Department.

The Land Committee minutes also include relevant passages from the minutes of the company's executive committee and board of directors, as well as copies of instructions and letters that pertain to the operations of the Land Department.

These minutes are not part of the original Land Department records. They are contained in a volume that formed part of a set of corporate records maintained by the Northern Pacific Secretary's Office. Only the index to the volume and the material through 1876 (pp. 1-185) have been filmed.

EDITOR'S NOTES (Roll 38)

Roll 38 contains the rough notes taken by the editor in the preparation of this microfilm edition. The notes have not been edited. It is hoped that they will be of some aid to the researcher, as they contain considerably more information about the records than could be included in this guide.

The Editor's Notes are arranged in the same order in which the records have been filmed. The notes contain details on the content of the records as well as lists of significant authors and recipients.

Selected List of Authors

MOST of the persons and organizations whose names appear in this highly selective list of authors either are of regional or national significance, or are of importance within the Northern Pacific Railroad Company or the Land Department. Each name is accompanied by the microfilm roll number(s) on which items by that author occur. The names listed below are from the Letters Received and Related Records (rolls 1-14) only; for the authors of the Letters Sent, see the author/recipient lists in the Editor's Notes (roll 38). Recipient information for the Letters Sent is available in the recipient indexes (roll 32) to the letterpress volumes. Although the majority of the authors referred to in the following list contributed letters of substantive research value, letters of a routine or perfunctory nature have been included selectively to indicate the range of the department's correspondence.

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Fowler, Robert Ludlow, 10-11
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II. Letters Sent, 1871 - 1876.

Note: Two different methods of arrangement were used by the Land Department to file outgoing correspondence. Under the system first employed, letters were arranged primarily by author. Volumes 1-14 follow this pattern. A new system was instituted in September, 1872, whereby each letter was filed according to its destination or recipient. Volumes 15-24 reflect this arrangement.

- Roll 15. Volume 1. Chairman, Land Committee, February 22 - December 8, 1871.
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III. Printed Materials, 1821 - 1876.

- Roll 33. Materials issued by or on behalf of the Northern Pacific Railway Company, 1845 - 1870.
- Roll 34. Materials issued by or on behalf of the Northern Pacific Railway Company, 1870 - 1876.
- Roll 35. Promotional materials issued by colonization societies, land companies, and other railroads, [1867?] - 1873. Government publications, 1821 - 1874.
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IV. Land Committee Minutes, 1871 - 1876.

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