

City of Auburn

Local Landmark Designation Application

For Staff Use Only			
<input type="checkbox"/> Building	<input type="checkbox"/> Site	<input type="checkbox"/> District	Approval Date _____
<input type="checkbox"/> Structure	<input type="checkbox"/> Object	<input type="checkbox"/> Multiple Property	

1. NAME AND LOCATION OF PROPERTY

Historic Name \_\_\_\_\_

Other names/site number \_\_\_\_\_

Address 1409 19TH street Auburn, NE 68421

Historic address \_\_\_\_\_

2. PROPERTY OWNER(S) NAME AND ADDRESS

Name Shane and Susan Charbonnet

Street and number 1407 1/2 19TH Street

City Auburn State NE Zip 68305

Phone (H) \_\_\_\_\_ (w) \_\_\_\_\_ Email \_\_\_\_\_

3. NOMINATION PREPARED BY

Name/title Dean M. Shissler

Organization Peru State College

Street and number 600 Hoyt St.

City Peru State NE Zip 68421

Phone (402) 874-0890 Email dean.shissler26940@campus.peru.edu

Date prepared 4-15-13 Signature Dean Shissler

Name of Property \_\_\_\_\_

**4. NUMBER OF RESOURCES WITHIN PROPERTY**

Contributing	Non Contributing		Contributing resources previously listed on the National Register or Local Register
_____	_____	Buildings	_____
_____	_____	Sites	_____
_____	_____	Structures	_____
_____	_____	Objects	_____
_____	_____	Total	_____

**5. GEOGRAPHIC DATA**

Acreege of property .178 acres (50x135)ft

Property identification number 640035914

**6. BOUNDARY DESCRIPTION AND JUSTIFICATION**

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting proposed boundary. (Use continuation sheet if necessary)

**7. FUNCTION OR USE**

Historic Functions	Current Functions
<u>Thomas Distributing</u>	<u>Serendipity</u>
<u>Simmons Metal Products</u>	_____
_____	_____
_____	_____

**8. DESCRIPTION**

Architectural Classification	Materials
_____	_____
_____	_____
_____	_____

**Narrative Description**

On one or more continuation sheets describe the historic and existing condition of the property. Illustrate the following information: original location and setting; natural features; pre-historic man-made features; subdivision design; description of surrounding buildings; major alterations and present appearance; interior appearance.

Name of Property \_\_\_\_\_

**9. STATEMENT OF SIGNIFICANCE**

**Criteria for Significance**

(mark one or more boxes for the appropriate criteria)

- (1) Historical importance or cultural significance, or association with a significant person
- (2) Architectural and engineering importance
- (3) Geographic importance
- (4) Archeological importance

**Area(s) of Significance**

(See Attachment A for list of categories)

**Period of Significance**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person(s)**

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation/Historic Period**

Downtown district representing a town's growth as the commercial focus of the surrounding agricultural area  
Builder

\_\_\_\_\_  
\_\_\_\_\_

**Architect**

\_\_\_\_\_  
\_\_\_\_\_

**Narrative Statement of Significance**

Explain the significance of the property as it relates to the above criteria and information on one or more continuation sheets. Include biographical data on significant person(s), builder, and architect, if known.

**10. MAJOR BIBLIOGRAPHICAL REFERENCES**

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.

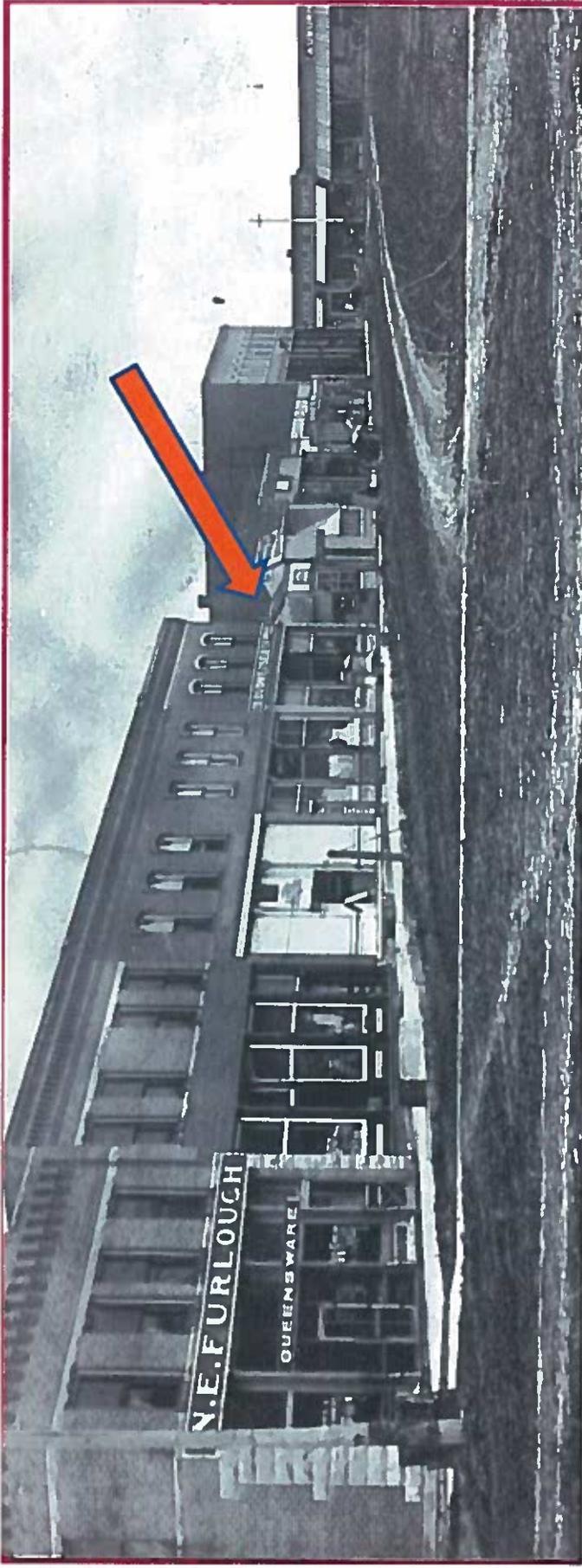
## **ATTACHMENT A – Areas of Significance for Local Landmark Designation**

A particular site, structure, or area may be designated for preservation as a landmark or historical district if it has:

- (1) Historical importance or cultural significance, or association with a significant person
  - Historical importance or cultural significance, interest or value as part of the development, history, heritage or culture of the City, state or nation;
  - Associated with the life of a person significant in the past;
  - Site of an historic event, or exemplifies the cultural, political, economic, educational, social or historic heritage of the community;
  
- (2) Architectural and engineering importance
  - Architectural and engineering importance, portraying the historical setting or environment of a distinctive characteristic of an architectural or engineering type, period, style, or method of construction;
  - Work of a resident, builder or designer whose individual work is significant in the development of the City;
  - Contains elements of design, detail, materials or craftsmanship of distinctive quality, or which represents a significant innovation;
  
- (3) Geographic importance
  - Geographic importance, by being a part of or related to a city center, park or other distinctive area, which should be developed or preserved according to a plan based on a historic, cultural or architectural motif;
  - Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community, or the City; or
  
- (4) Archeological importance has yielded or is likely to yield information regarding the history of the area prior to the establishment of the City.

# History

- Earliest record shows that this is the location the Thomas Dist. Co., beer distributor, moved to prior to 1910
  - Likely set up in this location before 1910 (shown below around 1910)

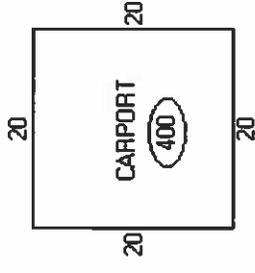
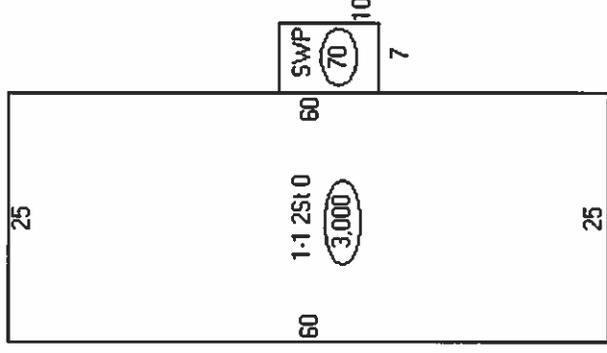


## History (cont.)

- Around 1951 became Simmons Metal Products, a welding and metal working shop
- Stayed Simmons Metal Products through the mid 80's
- Was likely an antique store afterwards for a short time
- Lack of phone listings shows the building was probably vacant for a while during the 90's and into the early 2000's

# Initial Construction

- Lot sold by Lincoln Land Co. for \$190 to S.L. Caldwell on December 31<sup>st</sup>, 1885
- Building constructed in 1891 by owner G.K. Fry



Floor Plan

1409 19<sup>th</sup> St Courthouse Add Blk 1 Lt E+F

Sold (WD) Lincoln Land Co. to S.L. Caldwell  
for \$190 Dec 31, 1885

Sold (WD) S.L. Caldwell to William H. Hoover  
for \$400 May 21, 1887

Sold (WD) William H. Hoover to Edward M. Boyd  
for \$500 June 5, 1890

Sold (WD) Augustus Moore, Trustee to  
G.K. Fry for \$400 July 17, 1890

Sold (WD) Gail Fry to Mary Engles for  
\$2,700 Aug 29, 1892

Sold (WD) A.M. Engles and wife to B.F. Furrow  
(north  $\frac{2}{3}$ rd) for \$4,000 Feb 8, 1904

Sold (Admin Deed) Frank Watridge, admin to  
Carey Snider at public auction (N  $\frac{2}{3}$ rd)  
for \$1,750 Oct 1, 1912

Sold (WD): Carey Snider and wife to  
Clarence Rapp (N  $\frac{2}{3}$ ) for \$1,500  
Jan 3, 1920

Sold (WD): Clarence Rapp and wife to R.M.  
Cayou for \$1 et al. Nov 1, 1921

Sold (QCD): Esther Gebers to Ronald  
and Rita Edwards for \$1 et. al.  
March 6, 1984

Sold (JTWD): Ron and Rita Edwards to  
Alfred and Mabel Whitten for \$1 et. al.  
Jan 21, ~~1986~~ 1986

Sold (JTWD): Alfred + Mabel Whitten to  
Herman and Carole Anderson for \$1 et. al.  
Aug 20, 1987

Sold (QCD): Carole Anderson to Herman  
Anderson for \$1 et. al. Aug 2, 1987

Sold (Per Rep Deed) Carole Anderson to  
Carole Anderson (husband's death) from  
will Jan 6, 1998

Sold (WD): Carole Anderson to Renee Danielson  
for \$1 et. al. May 31, 2007

Sold (WD): Renee Danielson to Shane  
and Susan Charbonnet for \$10 et. al.  
April 26, 2010