

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 Carson National Bank

Other names/site number Retail Abstracting + Title INC

Address 1901 N St. Auburn NE

Historic address 1901 N St. Auburn NE

2. PROPERTY OWNER(S) NAME AND ADDRESS

Name Frankhauser & Werts Law Office

Street and number ~~Humboldt NE~~ PO Box 126

City Humboldt NE State NE Zip 68376

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

3. NOMINATION PREPARED BY

Name/title Nicholas Girard

Organization \_\_\_\_\_

Street and number 1220 7<sup>th</sup> St

City Peru State NE Zip 68421

Phone (402) 571-1928 Email nigirard@campus.peru.edu

Date prepared 4/5/2013 Signature Nicholas Girard

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

**4. NUMBER OF RESOURCES WITHIN PROPERTY**

Contributing	Non Contributing		Contributing resources previously listed on the National Register or Local Register
1 - the <sup>only</sup> building		Buildings	
		Sites	
		Structures	
		Objects	
	1	Total	

**5. GEOGRAPHIC DATA**

Acreeage of property 0 ~~1.5~~ Acres

Property identification number 003 - 020 - 0410

**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
Carson Nat. Bldg	law office
Tillage Agency	

**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

(5) A downtown district representing a town's growth as the commercial focus of the surrounding Agricultural Area

**Area(s) of Significance**

(See Attachment A for list of categories)

**Period of Significance**

1905 - 2005

**Significant Dates**

1890, 1905

**Significant Person(s)**

Carson National Bank

**Cultural Affiliation/Historic Period**

Bank - 1905 to ~1980  
if not able to find exact date of sale from bank to other)

**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.

80

The current condition of the building is excellent. The interior hasn't changed hardly at all. The Bank vault is even still there. The building was built in 1905 & has stayed there ever since. There used to be another Law firm beside it when it was the Bank, but that building is not there anymore. The building is pretty much Isolated on that block.

90

The Lot was bought by the Bank in 1850. But the building wasn't built until 1905. The Bank moved there because the Brownville Green had legalized. The blueprints I found in the building, framed, were too faded in most of the wording or ripped right there so I was not able to find any information on the Architect or the Builder.

100

- a) spoken word from the Managers of the NV Museum
- b) the blueprints framed in the Law Office
- c) the Auburn property records
- d) old Auburn phone directories
- e) A Genealogy book @ the Auburn Library



# HISTORIC RESOURCES INVENTORY FORM

STATE HISTORIC PRESERVATION OFFICE

Box 82554

Lincoln, NE 68501-2554

<http://www.nebraskahistory.org>

The Nebraska Historic Resources Inventory Form is used by the Nebraska State Historic Preservation Office (NeSHPO) to facilitate inventory and evaluation of the state's historic and architectural resources. Submission of the completed form accompanied by photographs, floor plans, site plans, and bibliographical sources, provides NeSHPO staff with the basis for evaluating a property's integrity and significance, and adds to the permanent record of Nebraska's historic properties.

For NeSHPO use only:

Site Number \_\_\_\_\_

Submitted by \_\_\_\_\_

Date received \_\_\_\_\_

## Instructions

Please be as detailed as possible in completing the form. Attach additional sheets or supplemental information as necessary.

## History and Significance

On a separate sheet, describe the property's importance to state or local history; this may include significant events or people associated with the property, important dates, or architectural significance. (List sources used in the Bibliography; if possible, include copies of the research material.)

## Bibliography

On a separate sheet, list published and/or unpublished sources or other information such as early photographs, maps, newspaper articles, and histories. (When appropriate, cite author, title, place of publication, date, and page numbers. If possible provide copies of sources used.)

## Photographs

Enclose current, clear photographs of the property, including representative interior shots. A minimum of two photographs is required for a single property showing all sides. For complexes, farmsteads, and landscapes, include general views as well as individual views of major buildings/structures/objects. Photos should be keyed to a site plan. See Sample Sheet.

## Floor plan (for buildings and structures)

On a separate sheet, provide a plan that indicates the location and arrangement of first-floor rooms (and a typical upper-floor plan for multi-storied buildings), including doors and windows. Also provide exterior or interior measurements. See Sample Sheet.

## Site plan

On a separate sheet, indicate the arrangement of buildings/structures/objects in their setting. Information about other landscape features such as fences, corrals, outhouses (either standing or demolished), cellars, trails, or the approximate location of demolished buildings, are also of interest. See Sample Sheet.

## Are you interested in...

...the National Register?  Yes  Please send me more information  No

Would you like to apply for listing your property on the National Register of Historic Places?  Yes  No

If yes, is the request by the current owner?  Yes  No

...financial incentives for rehabilitation?  Yes  Please send me more information  No

## Need assistance, contact us

By phone: 402-471-4787 or 1-800-833-6747

By email: [hpns@nebraskahistory.org](mailto:hpns@nebraskahistory.org)

Please submit completed forms to: Nebraska State Historic Preservation Office  
Box 82554  
Lincoln, NE 68501-2554

**HISTORIC RESOURCES INVENTORY FORM**  
STATE HISTORIC PRESERVATION OFFICE

**Identification & Location**

Common / Present Name Frankhauser and Werts Law office

Historic Name Carson National Bank

*(The name(s) historically used or associated with the property during its period of significance. Examples: The Kennard-Ferguson House, John G. Neihardt Study, Freeman Homestead and School, Elijah Filley Stone Barn, Fairview.)*

Address 1901 N Street

City / Town Auburn County Nemaha

Legal Description: If the abstract is unavailable, please contact your County Register of Deeds to obtain a complete legal description.

Urban 9 Lot(s) 4 Block \_\_\_\_\_ Plat Addition \_\_\_\_\_

Rural \_\_\_\_\_ ¼ Section \_\_\_\_\_ ¼ Section \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Other Legal its the west 85' of Lot 9

**Ownership / Biographical**

Current Owner Name Frankhauser and Werts Law Office

Address PO Box 126 City Humbolt State NE Zip 68376

Phone Number(s) \_\_\_\_\_ Email \_\_\_\_\_

Original Owner Joseph V. Graft and Ed. M. Boyd Date(s) ? -- 1890

Subsequent Owners \_\_\_\_\_ Date(s) \_\_\_\_\_

\_\_\_\_\_ Date(s) \_\_\_\_\_

\_\_\_\_\_ Date(s) \_\_\_\_\_

**Use of Property**

Original use(s) \_\_\_\_\_ Date(s) \_\_\_\_\_

Subsequent use(s) \_\_\_\_\_ Date(s) \_\_\_\_\_

Current use(s) \_\_\_\_\_ Date(s) \_\_\_\_\_

**Construction Information**

Significant dates (construction, alterations, etc.) 1905 -- construction

Architect / Engineer / Firm Name(s) \_\_\_\_\_

Builder / Contractor / Craftsman \_\_\_\_\_

Do site plans, architectural drawings or other historic materials (e.g. photographs) exist?  Yes  No

If yes, describe. the original blueprints are in frames in the existing building

In whose possession? the law firms Are they available for copy?  Yes  No

Form submitted by \_\_\_\_\_  owner – same as above

Name Nicholas Girard Company / Organization \_\_\_\_\_

Address 1220 7th St. City Peru State NE Zip 68421

Phone Number(s) 402-871-1928 Email nigirard@campus.peru.edu

Please check if public knowledge of this property would endanger its protection.

# HISTORIC RESOURCES INVENTORY FORM

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**Type / Condition**

Property Condition: (check one)  Excellent  Good  Fair  Poor

Category: (Enter the number in the respective category for all that apply)

1 Buildings: A *building* is a shelter for any form of human activity, such as a house, barn, church, hotel, general store, or factory.

Structures: A *structure*, such as a bridge, canal, oil well, kiln, or radio tower, is a construction for purposes other than sheltering human activity.

Objects: An *object* is a small construction, such as a statue, monument, sign, or fountain. An object can also be a previously movable item which has been fixed in place for 50 years or longer, such as a locomotive.

Sites/Landscapes: A *site* is the location of a significant event or activity, such as a park, cemetery, mine, trail, battlefield, or a pre-historic settlement.

Is there any archaeological potential (e.g. Native American artifacts, early homestead, privies)?  Yes  No

If yes, please describe:

Has the property been altered since its original construction? (additions / modifications)  Yes  No

If yes, please describe changes:  
improved, upkept, no major changes to the design or interior

Has the property been moved since its original construction?  Yes  No If yes, complete the following:

Original location (address and legal description, if known): \_\_\_\_\_

Reason for move: \_\_\_\_\_

**Architectural / Landscape Data**

**Building / Structure / Object Information (Please check all that apply)**

**Foundation**

- Brick
- Concrete Block
- Concrete Slab
- Concrete Poured
- Stone
- None – on earth
- Unknown
- Other \_\_\_\_\_

**Structural Support**

- Baled Hay
- Concrete Block
- Concrete Framed
- Concrete Poured
- Frame – Wood
- Frame – Metal/Steel
- Brick – Load Bearing
- Stone – Load Bearing
- Puddled Clay
- Rammed Earth
- Sod
- Unknown
- Other \_\_\_\_\_

**Exterior Walls**

- Aluminum Siding
- Asbestos
- Brick
- Ceramic
- Concrete
- Horizontal wood siding
- Log
- Metal
- Shingles – Asphalt
- Shingles – Wood
- Engineered Siding
- Plywood
- OSB
- Fiberboard
- Fiber Cement
- Stone
- Stucco
- Vertical wood siding
- Vinyl Siding
- Other \_\_\_\_\_

**Windows**

- Double Hung Sash
- Single Hung Sash
- Casement
- Fixed
- Replacement
- Aluminum
- Vinyl
- Stained Glass
- Jalousie
- Ribbon
- Glass Block
- None/Unknown
- Other \_\_\_\_\_

**Roof**

- Asphalt Shingle
- Asphalt Roll
- Built-up
- Ceramic Tile
- Metal
- Slate
- Wood Shingle
- None – N/A
- Other unknown

**Height**

- Stories1
- Below Ground
- N/A
- Other \_\_\_\_\_

**Chimney**

- Brick
- Concrete Block
- Stuccoed Masonry
- Stone
- Stove Pipe
- Siding
- None
- Unknown
- Other \_\_\_\_\_

**Porch(es)**

- Arcade
- Balcony
- Porte-Cochere
- Recessed
- Stoop
- Portico
- Verandah
- Wrap-around
- None
- Other \_\_\_\_\_



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**Description of Features**

For the following three items, attach additional sheets if necessary.

Describe other distinguishing exterior features; for example, spindlework, doors, or unique windows.

a few brick-like arches over a few of the windows

Describe interior rooms, spaces, and details; for example, mezzanines, lobbies, flooring, light fixtures, fireplaces, or woodwork. Keying information to building plans is welcomed.

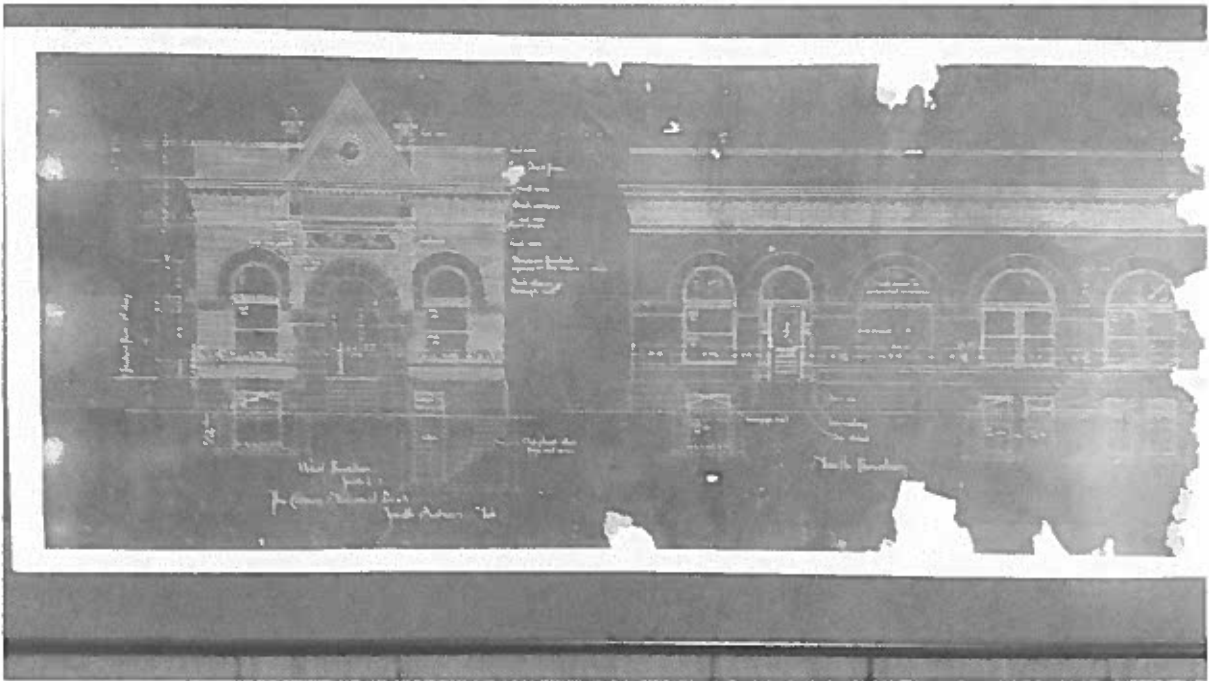
Bank Vault

Describe the landscape and setting. For an individual building, describe immediate surroundings and landscape features. For farmsteads or rural complexes, describe each building and their relation to other buildings and their surroundings. For urban structures or parks, describe the surrounding street(s) or commercial area(s).

Isolated, no other buildings immediately next to it on the block

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**Floor Plan**



**Photos**



# From Bank to Law Office

- In 1887 the Brownville branch of the Carson National Bank was liquidated and had to move
- The lot was bought in 1890
- According to the blueprint the building was built in 1905
- In 1985 the building was Ratliff Abstracting and Tile INC.
- Now it is Frankhauser and Werts Law Office

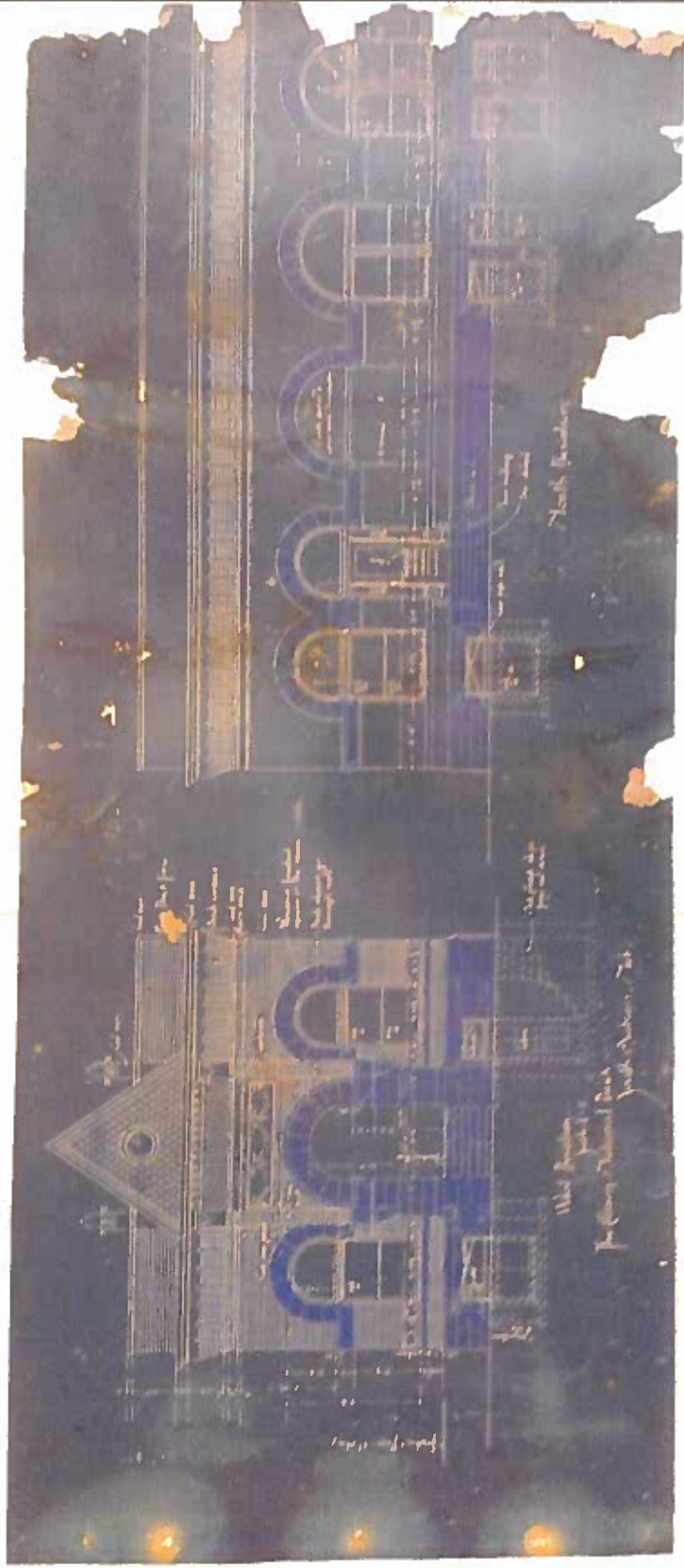
# Frankhouser and Werts Law Office

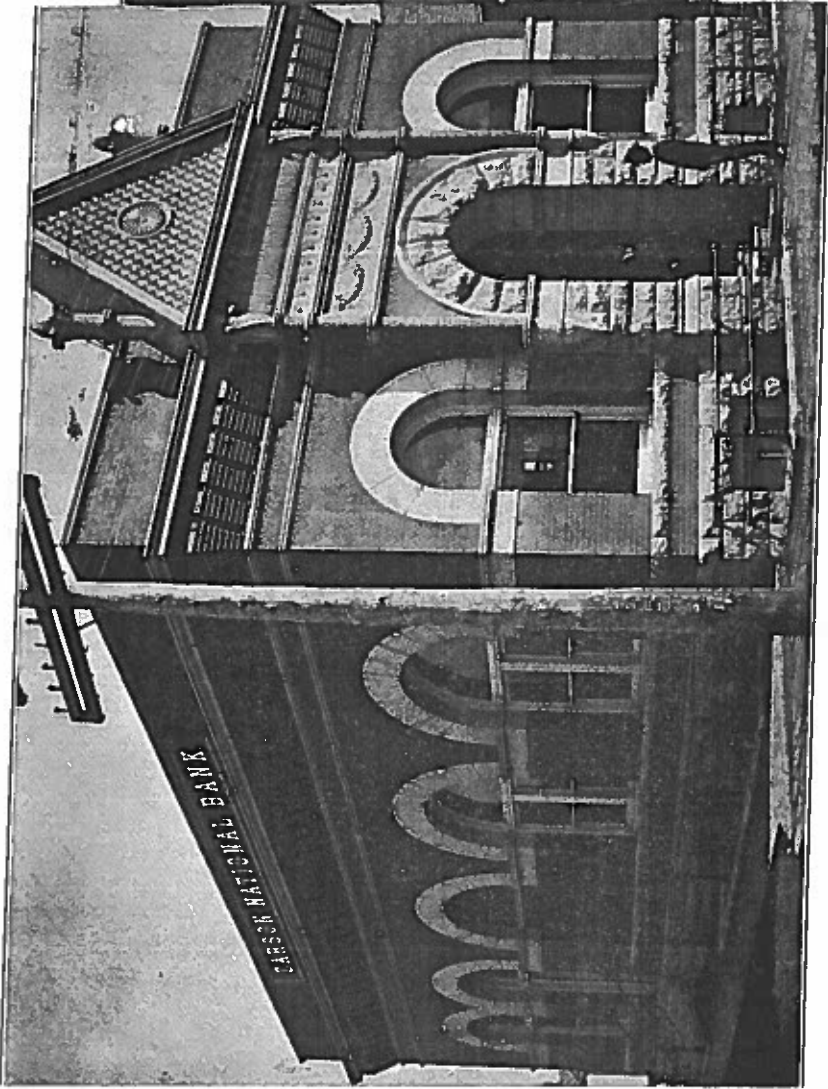


# A testament to the old Bank

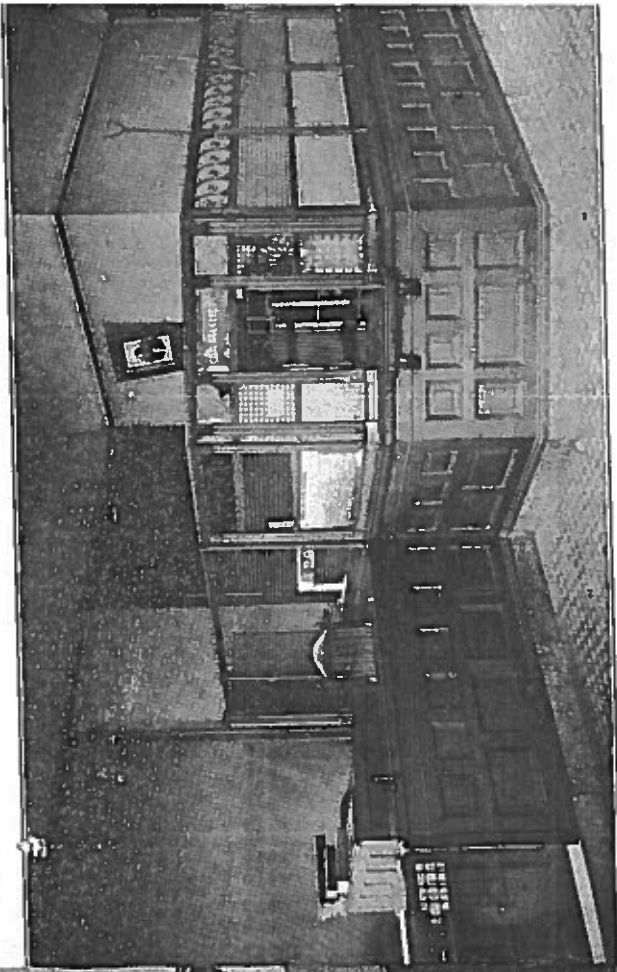


# The Blueprints





CARSON NATIONAL BANK.



INTERIOR OF CARSON NATIONAL BANK.

1901 ~

1901 ~