

City of Auburn

Local Landmark  
Designation Application

For Staff Use Only			
<input checked="" 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 The Cleaners  
Other names/site number 640034098  
Address 809 Central Ave  
Historic address 813 Central Ave

**2. PROPERTY OWNER(S) NAME AND ADDRESS**

Name Dele and Susan Thomas  
Street and number 2001 29th St  
City Auburn State NE Zip 68305  
Phone (H) 402-274-1583 (w) 402-274-3213 Email suzzythomas@neb.rr.com

**3. NOMINATION PREPARED BY**

Name/title Abbie Moser  
Organization Peru State College  
Street and number 600 Hoyt Street  
City Peru State NE Zip 69421  
Phone 800-742-4412 Email abmoser@campus.peru.edu  
Date prepared 4-13-13 Signature Abbie Moser

Name of Property The Cleaners

**4. NUMBER OF RESOURCES WITHIN PROPERTY**

Contributing	Non Contributing		Contributing resources previously listed on the National Register or Local Register
<u>1 building</u>		Buildings	
<u>(3 buildings before construction)</u>		Sites	
		Structures	
		Objects	
		Total	

**5. GEOGRAPHIC DATA**

Acreeage of property less than 1

Property identification number Parcel number = W40034098

**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)

The Cleaners is located on a lot in the Howe and Nixon addition to Auburn; lots 5, 6, and 7. There is 1 building located on the property that was built in 2007 after a fire destroyed the original. The original building was only on lot 5; buildings on lots 6 & 7 were bought and torn down before rebuilding. It is located in Auburn School District, neighborhood 1135. Lot size is 10,000- 20,000 square feet.

**7. FUNCTION OR USE**

Historic Functions	Current Functions
<u>Paint and wallpaper store</u>	<u>Dry cleaners</u>
<u>Dry cleaners</u>	
<u>Lot 7 was previously an office supply store</u>	

**8. DESCRIPTION**

Architectural Classification	Materials
<u>1 story, concrete slab foundation,</u>	<u>concrete, brick, metal,</u>
<u>concrete paired support, brick &amp;</u>	<u>double hung sash windows, metal</u>
<u>metal exterior walls</u>	<u>roof</u>

**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 The Cleaners

**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**

First constructed around 1895, did not become a dry cleaners until 1941 (lot 5). Did not include lot 6 and 7 until 2007.

**Significant Dates**

Built around 1895, became dry cleaners in 1941

**Significant Person(s)**

Built by Church Howe and Charles P. Nixon

**Cultural Affiliation/Historic Period**

Located downtown on Central Avenue - heart of the city

**Builder**

Constructed as part of the Howe and Nixon Addition of Auburn

**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.

According to the records of deeds in the Nemaha County Clerk's Office, the Cleaners building was built on the 809 Central Ave. lot in 1895 by Church Howe and Charles D. Nixon as part of the Howe and Nixon Addition to the town of Auburn. It stayed in the Howe family until it was auctioned off and bought by Philip and Anna Palmer on April 8, 1933 for \$2.50. The Palmers originally had the idea to make it into a Paint and Wallpaper store, but that was never realized. On January 11, 1941 George and Delores Davis bought the building from the Palmers. The Davis' turned the building into a dry cleaners and it has been that ever since. In 1946 the business was sold to Fred J. and Golda G. Schmidt. On the Nemaha County Assessor Report that was in the folder for this building it states that the building was owned by Dwain V. and Linda Jean Myers in 1989. The building was bought by the current owners, Dale and Susan Thomas, on June 13, 1994.

In 2007 the building caught fire and was burned to the ground with little remaining. It was decided to tear the remains of the building down and build a new one from scratch. This is when the Thomas' bought the 2 adjacent buildings located at 811 and 813 Central Ave. and demolished those as well. The current Cleaners building is on lots 809, 811, and 813. When rebuilding, the owners wanted to make it look as close to the original as possible. It was very important that the front of the building remain brick, but the owners do regret not being able to make the building look older like the original buildings around it.

**Criteria for Significance:**

A downtown district representing a town's growth as the commercial focus of the surrounding agricultural area.

1. Historical importance or cultural significance

Although built in 1895, and the dry cleaning business started here in this building in 1941 during WWII. The building has been home to the only dry cleaning business in the town of Auburn. This is very important because without it the people would not have been able to get their laundry done; people would have had to commute or send out laundry.

2. Geographic importance

The Cleaners is located in the downtown area of Auburn on Central Avenue. This is the heart of the city and where many businesses thrived, including the Cleaners. "The Cleaners" sign outside of the building is a very unique feature to the building.

\*also included are photos taken by the Thomas' in 2007 before buildings on lots 6 and 7 were torn down.

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

**Identification & Location**

Common / Present Name The Cleaners

Historic Name The Cleaners

*(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 809 Central Ave

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  Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Plat Addition \_\_\_\_\_

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

Other Legal \_\_\_\_\_

**Ownership / Biographical**

Current Owner Name Dale and Susan Thomas

Address 2001 29th St City Auburn State NE Zip 68305

Phone Number(s) 402-274-3213 Email suzzythomas@neb.rr.com

Original Owner Church Howe and Charles D. Nixon Date(s) 1895 - 1933

Subsequent Owners La Veta Andrews Date(s) 1933 - 1939

Phillip P. and Anna Palmer Date(s) June 27, 1939 - Jan. 1, 1941

George F. and Deboris L. Davis Date(s) Jan. 1, 1941 - April 11, 1946

Fred J. and Golda Schmidt April 11, 1946 -

**Use of Property**

Original use(s) Paint and wallpaper store Date(s) 1939

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

Current use(s) Dry cleaners Date(s) 1941 - present

**Construction Information**

Significant dates (construction, alterations, etc.) April 4, 2007 - fire caused need for rebuilding, bought 2 adjacent buildings and built on those lots; built 1895

Architect / Engineer / Firm Name(s) Caspers Construction

Builder / Contractor / Craftsman Caspers Construction

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

If yes, describe. Photos of building since 1994 are in the Thomas' possession, floor plans are also in their possession, Court House has deed records

In whose possession? Dale and Susan Thomas Are they available for copy?  Yes  No

**Form submitted by**

owner - same as above

Name Abbie Moser Company / Organization Peru State College

Address 600 Hoyt Street City Peru State NE Zip 68421

Phone Number(s) 800-742-4412 Email abmoser@campus.peru.edu

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

# HISTORIC RESOURCES INVENTORY FORM

STATE HISTORIC PRESERVATION OFFICE

## 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.

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

0 **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.

0 **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:

*FIRE DESTROYED ORIGINAL IN 2007, NEW STRUCT. 2007*

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

Original location (address and legal description, if known): *Old store front 809 Central*

Reason for move: *811-813 Central were demolished for new*

## Architectural / Landscape Data

*CONSTRUCTION*

## 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 \_\_\_\_\_

### Height

- Stories 1
- 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 N/A



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

**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.**

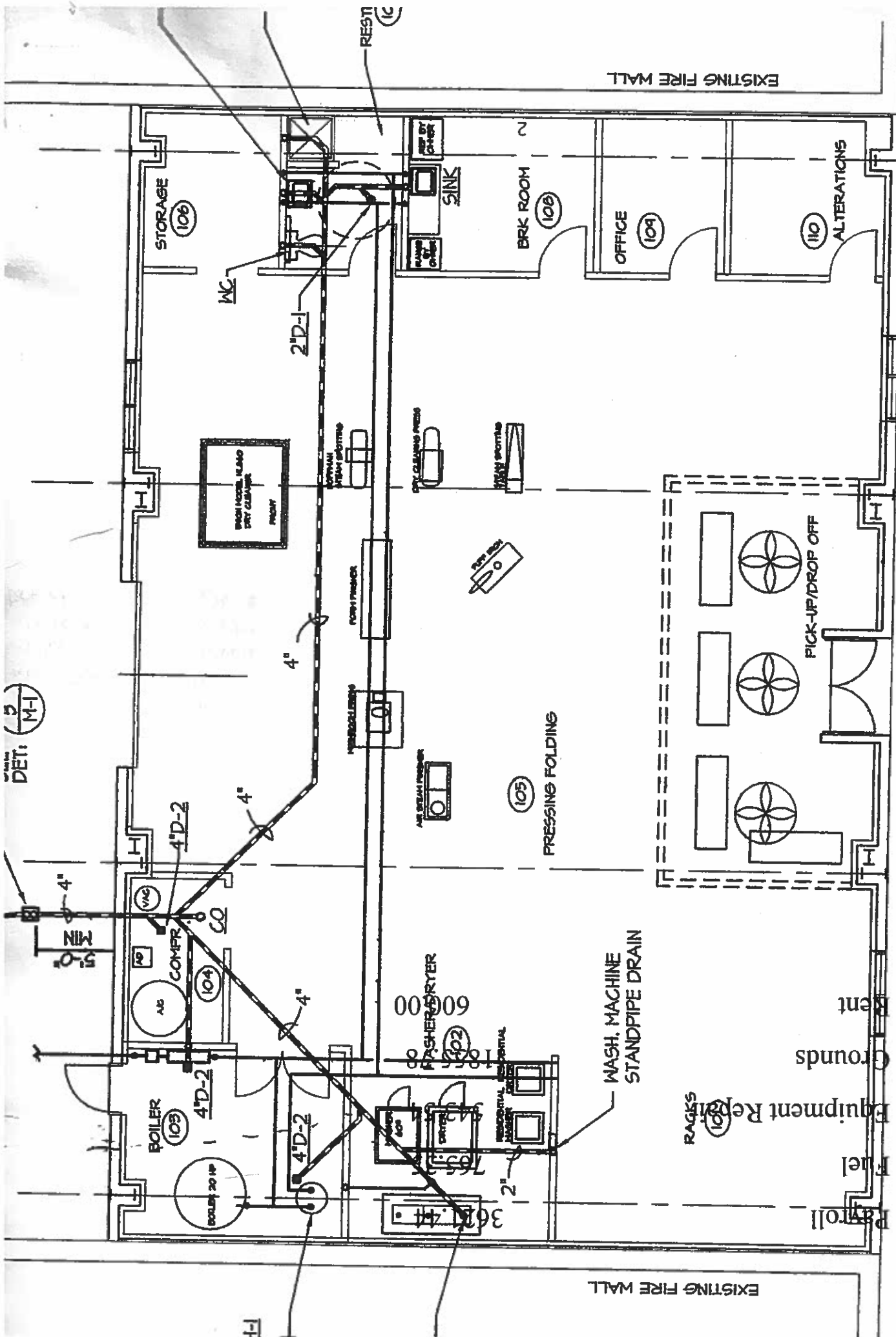
The building has a brick exterior front and glass double doors that are used to enter the building. Also has 2 sets of windows on each side of the door. Has a distinct sign on outside of the building that states name and address of business.

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

No carpeting on floors; some type of hard flooring. Open lobby when walking through door. To the left a front desk and finished clothes are hanging. Open space where washers, steamers, and machinery are all located. Office and alteration rooms are located on the right side of the building.

**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).**

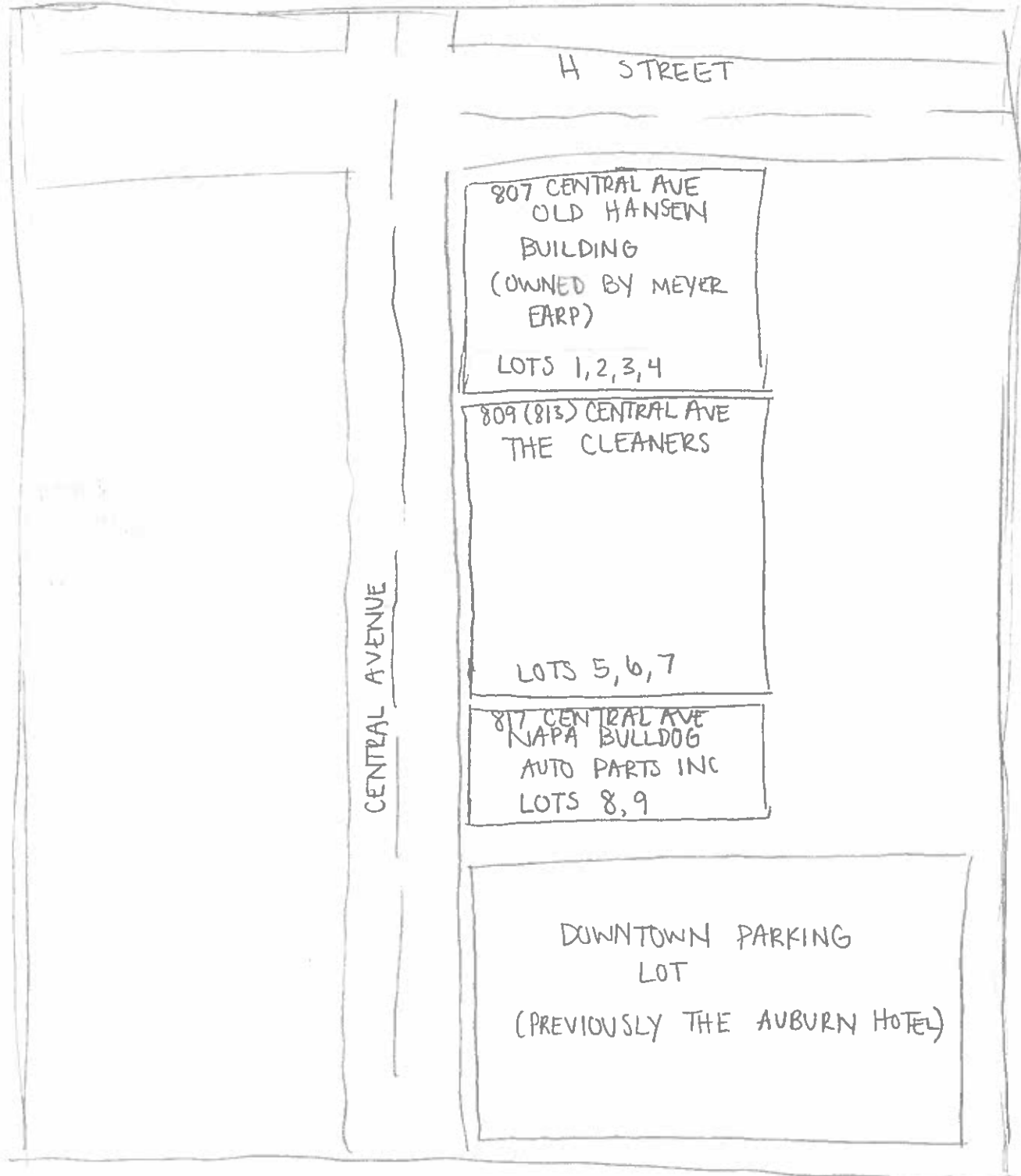
Individual building: located at 809 Central Avenue. Bulldog Auto Parts Inc. on west side of building and the old Hansen building on the east side. Street light located in front of cleaners. Right outside of front doors is a fire hydrant and a small bench. Parking spots are located outside of the building. Bulldog (NAPA) Auto Parts Inc is located to the west of The Cleaners. The old Hansen building is located to the east of the cleaners.



DET: M-J

# FLOOR PLAN (current)

SITE PLAN - DOWNTOWN AUBURN



H STREET

807 CENTRAL AVE  
OLD HANSEN  
BUILDING  
(OWNED BY MEYER  
EARP)

LOTS 1, 2, 3, 4

809 (813) CENTRAL AVE  
THE CLEANERS

LOTS 5, 6, 7

817 CENTRAL AVE  
NAPA BULLDOG  
AUTO PARTS INC  
LOTS 8, 9

CENTRAL AVENUE

DOWNTOWN PARKING  
LOT

(PREVIOUSLY THE AUBURN HOTEL)