

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 Bulldog Auto Parts Inc

Other names/site number NAPA Auto Parts Inc

Address 817 Central Ave

Historic address 817 Central Ave

2. PROPERTY OWNER(S) NAME AND ADDRESS

Name Bulldog Auto Parts Inc., Lloyd A. Lowe, President

Street and number 817 Central Ave

City Auburn State NE Zip 68305

Phone (H) Ø (w) 402-274-3412 Email Ø

3. NOMINATION PREPARED BY

Name/title Abbie Moser

Organization Peru State College

Street and number 600 Hoyt Street

City Peru State NE Zip 68421

Phone 800-742-4412 Email abmoscr@campus.peru.edu

Date prepared 4-13-13 Signature Abbie Moser

Name of Property Bulldog Auto Parts Inc.

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>parking lot</u>	<u>located directly west</u>	Sites	
		Structures	
		Objects	
		Total	

5. GEOGRAPHIC DATA

Acreeage of property less than 1

Property identification number 640034187

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)

This building is owned by Bulldog Auto Parts, Inc. and is located on lots 8 and 9 on Central Avenue. There is 1 building located on the property that was originally constructed around 1883. It is located in Auburn School District, neighborhood 1135. The lot size is less than 10,000 square feet; width 50 ft, depth 140 ft.

7. FUNCTION OR USE

Historic Functions

Owned by Chicago Lumber Co.
Auburn-Mullemax Auto Supply Inc.
hotel-in parking lot

Current Functions

Auto parts and supply store

8. DESCRIPTION

Architectural Classification

level topography

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 NAPA Bulldog Auto Parts, Inc.

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 in 1883
as part of Howe & Nixon Addl.
1920 retail store. Auburn hotel
in parking lot in 1902/03.

Significant Dates

1883, 1920. Auburn Hotel -
1902/03, 1968 - Kennedy visit,
1970 burned down.

Significant Person(s)

In 1968 Robert Kennedy
stopped to speak at Auburn
Hotel

Cultural Affiliation/Historic Period

Located at historic downtown
of community

Builder

Constructed as part of the
Howe and Nixon Addition in
Auburn

Architect

Ø

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.

HISTORIC RESOURCES INVENTORY FORM
STATE HISTORIC PRESERVATION OFFICE

Identification & Location

Common / Present Name Bulldog Auto Parts Inc

Historic Name _____

(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 817 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 _____ 1/4 Section _____ 1/4 Section _____ Section _____ Township _____ Range _____

Other Legal _____

Ownership / Biographical

Current Owner Name Bulldog Auto Parts Inc, Lloyd A. Laue, President

Address 817 Central Ave. City Auburn State NE Zip 68305

Phone Number(s) 402-274-3412 Email Ø

Original Owner Chas Nixon Date(s) 1883

Subsequent Owners James Sparks; Clarence Saunders Date(s) 1905; 1918

Continental Oil Company; Melvin Mullenax Date(s) 1925; 1960

Harley Bogle; Auburn-Mullenax Auto Supply, Inc Date(s) 1984; 1994

Use of Property John Suedmeter- 2003; NAPA Bulldog Auto Parts- 2006

Original use(s) Retail Store Date(s) 1883

Subsequent use(s) retail store Date(s) 1920

Current use(s) Auto parts store Date(s) 1920-present

Construction Information

Significant dates (construction, alterations, etc.) Built in 1883

Architect / Engineer / Firm Name(s) Ø

Builder / Contractor / Craftsman Builder- Chas Nixon

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

If yes, describe. _____

In whose possession? _____ 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:

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

- 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 _____

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.

This building has an all brick exterior. On the front is a glass single door to enter the building; to the right and left of the door are 2 double windows. Above the store there is a large-lit sign that says "NAPA Bulldog Auto Parts".

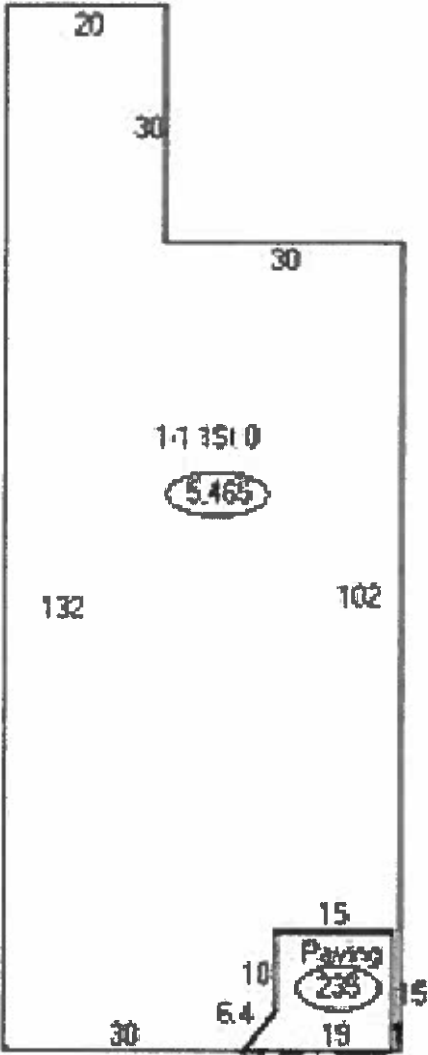
Describe interior rooms, spaces, and details; for example, mezzanines, lobbies, flooring, light fixtures, fireplaces, or woodwork. Keying information to building plans is welcomed.

No carpeting on the floor; some type of hard flooring. Fairly crowded when first enter. There are many different shelves with all the various auto products on them. Further back behind the check out counter are more shelves full of parts. There are several rooms to the back of the store.

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).

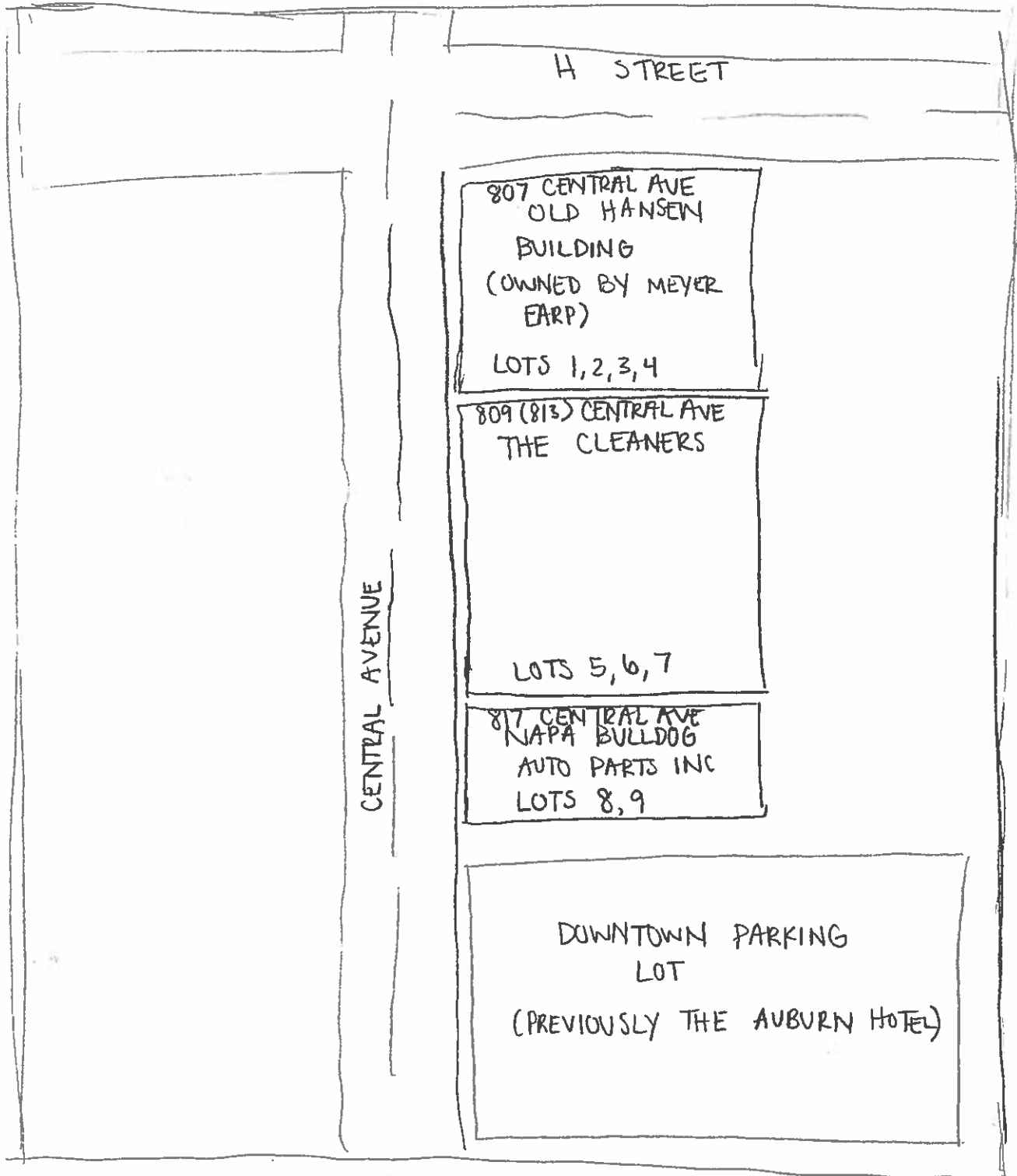
Individual building: located at 817 Central Ave. It is located in between the downtown parking lot and The Cleaners building on Central Avenue. Parking spots are located right outside the building.

FLOOR PLAN SKETCH DRAWING



-- Denotes common wall

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)

According to the deed records in the Nemaha County Clerk's Office, the NAPA Bulldog Auto, Inc. building was built in 1883 by Chas N. Nixon. The building is located on lots 8 and 9 at 817 Central Ave. and was built as part of the Howe and Nixon Addition to the town of Auburn (formerly known as Sheridan). The two lots were then sold separately to different owners until 1901. In 1888 lot 9 was sold to Chicago Lumber Company. The lots were finally reunited when they were purchased by Robert H. and Creighton C. West in 1901. The lots were sold to James R. Sparks in 1905, and then Clarence A. Souders in 1918 for \$2000. Records show the building being a "retail store" in 1920; I am assuming probably an auto parts and service store, which it is today. The Continental Oil Company purchased the building in 1925 for \$7000. The building was then bought by Frederick Jack Windle in 1946, then sold to Melvin and Mabel Mullenax in 1960. Harley P. and Muriel J. Bogle et. al official obtained the deed to the building in 1984 and ten years later in 1994 sold it to Auburn-Mullenax Auto Supply, Inc. John Suedmeier bought the building in 2003, but then sold it to the current owner, NAPA Bulldog Auto Parts, Inc. in 2006.

I was able to get a fair amount of information on the hotel that was located where the downtown parking lot currently is (to the west of lots 8 and 9 where NAPA Bulldog Auto is located). The Byers Hotel (later renamed Auburn Hotel) was located in the parking lot directly west of what today is Bulldog NAPA Auto Parts Inc. The hotel was built somewhere between 1902 and 1903. I got the chance to speak with the daughter of the couple who owned both the Auburn and the Avenue Hotels; her name is Edna Bachle. According to "Auburn Now and Then" by Kevin A. Casey, "the Byers Hotel, located along Highway 136 in the North business district. The hotel featured large rooms, a luxurious lobby, and a restaurant". Edna's parents moved from hotel to hotel and eventually found themselves in Auburn. According to Edna, the Auburn Hotel became a bus stop and a telegraph office to stay in business during WWII.

In 1968 Senator Robert Kennedy actually came to the Auburn Hotel and had lunch there during a campaign stop. Shortly after in the late 1970's the Hotel caught fire and was burned to the ground. It was turned into a downtown parking lot, and that is what it still is today.

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

Was built in 1883 as part of the historic Howe and Nixon Addition to the town of Sheridan, which merged with Calvert to become Auburn. This

building is located in the history filled downtown of Auburn, and the auto shop has been an important contributing part of this community. The Auburn (Byers) Hotel was also located in the heart of downtown; it was built around 1902-1903 and greatly contributed to the Auburn community. During WWII the Hotel modified its business to become a bus stop and telegraph office which was a large contributing factor to the Auburn community. Bobby Kennedy also paid a visit to this hotel in 1968 on his campaign trail, which is very significant. Senator Kennedy was a very important figure in history and it is extremely significant that he visited Auburn.

2. Geographic importance

The Bulldog building is located in the historic downtown area of Auburn on Central Avenue. This is the heart of the city and where many businesses have grown and continued to thrive with the backing of the community.

The parking lot that was once the Auburn or Byers Hotel is located in the direct center of downtown Auburn. From the picture you can tell that it had a very distinct brick and pillar exterior to it and was a fairly large building. The owners of this hotel also owned the historic Avenue Hotel, which then became the Avenue Apartments.

Resources

Casey, Kevin A. "Auburn Then and Now".

Clanahau, Lucile M. "Auburn: A Progressive, Wide Awake City of the Great Mid-West".

*attached cover of book, hard to make out author's name so not sure if it is correctly spelled.

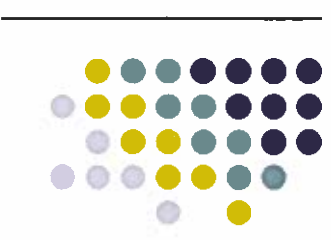
Interview with Edna Bachle.

Nemaha County Clerk's Office – Deed Records.

Nemaha County Assessor's Office.

817 Central Ave.

NAPA Bulldog Auto Parts



- Lots 8, 9 on Central Avenue.
- Located on south side of Central Avenue in between The Cleaners building and downtown parking lot.
- Built by Chas Nixon in 1883 as a part of the Howe and Nixon Addition to Auburn.
- Retail store since 1920 (Auto parts and supply store)

817 Central Ave.

NAPA Bulldog Auto Parts



- Lots 8 and 9 were separately owned until 1901 when they were bought by Robert and Creighton West.
- In 1925 was sold to Continental Oil Company.
- Sold to Melvin and Mabel Mullenax in 1960, and then to Harley P. Bogle et. al in 1984.
- Bought by Auburn-Mullenax Auto Supply, Inc. in 1994 and then sold to John Suedmeier in 2003.
- Owned by Bulldog Auto Parts, Inc. since 2006.