United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

RECEIVED 2280
MAY 28 2014
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

396

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name Auburn Historic District

Other names/site number

Name of related multiple property listing N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & Number Downtown Commercial District, Courthouse Square, and Courthouse Ave.

City or town Auburn State Nebraska (NE) County Nemaha (127)

Not for publication [] Vicinity []

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property [x] meets [] does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: [] national [] statewide [x] local

Applicable National Register Criteria: [x] A [] B [x] C [] D

SHPO/Director 05-22-2014
Signature of certifying official/Title: **Date**

Nebraska State Historical Society
State or Federal agency/bureau or Tribal Government

In my opinion, the property [] meets [] does not meet the National Register criteria.

Signature of Commenting Official **Date**

Title **State of Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I, hereby certify that this property is:

[✓] entered in the National Register.
[ ] determined eligible for the National Register.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain):

Signature of Keeper 7-14-2014
Date of Action

Auburn Historic District — **Name of Property**

Nemaha County, Nebraska — **County and State**

5. Classification

Ownership of Property (Check as many boxes as apply)

- [x] Private
- [x] Public-local
- [] Public-state
- [] Public-federal

Category of Property (Check only **one** box)

- [] Building(s)
- [x] District
- [] Site
- [] Structure
- [] Object

Number of Resources within Property (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
87	25	Buildings
		Sites
1		Structures
		Objects
88	25	Total

Number of contributing resources previously listed in the National Register 5

6. Function or Use

Historic Functions (Enter categories from instructions.)	**Current Functions** (Enter categories from instructions.)
COMMERCE / specialty store	COMMERCE / specialty store
COMMERCE / financial institution	COMMERCE / office building
GOVERNMENT / courthouse	GOVERNMENT / courthouse
GOVERNMENT / post office	GOVERNMENT / post office
RELIGION / religious facility	RELIGION / religious facility
LANDSCAPE / park	LANDSCAPE / park
	CULTURE / museum

7. Description

Architectural Classification (Enter categories from instructions.)

Late Victorian: Italianate, Romanesque

Late 19th and 20th Century Revivals: Late Gothic Revival, Italian Renaissance

Modern Movement: Art Deco

Materials (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stone

Description

Summary Paragraph (Briefly describe the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Auburn, Nebraska, is located near the center of Nemaha County, in southeast Nebraska. The city is approximately 10 miles west of the Missouri River and 25 miles north of the Kansas state border. The Auburn Historic District comprises two business districts connected by the diagonal Courthouse Avenue (a contributing structure - refer to the National Register Boundary Maps and the Sketch Maps). The Downtown Business District in the north was first established in the 1860s as Sheridan. It developed slowly until the Mississippi Pacific Railroad Company constructed a line and depot through town in 1882. It has a grid plan, with the center of the district at the intersection of what is now known as Central Avenue and J Street. The second, smaller, business district is known as Courthouse Square and located approximately one-half mile south-southwest of the Downtown Business District at the other end of the brick-paved Courthouse Avenue. It was established when Sheridan and the adjacent railroad town of Calvert merged in 1882 and the land between the two towns was developed to create the single city of Auburn. The Courthouse Square business district developed on the western, southern, and eastern sides of the brick-paved Courthouse square.

The majority of the buildings within the Auburn Historic District are commercial buildings, built for retail, banking, hospitality, or entertainment purposes. There are three religious institutions, two governmental institutions, one apartment building, and one municipal park. Five resources have previously been listed in the National Register of Historic Places: the Nemaha County Courthouse, the First United Presbyterian Church, the New Opera House, the Auburn United States Post Office, and the Legion Memorial Park. Total, there are 116 buildings in the Auburn Historic District; 91 contributing and 25 non-contributing to the Historic District. Counting Legion Memorial Park (previously listed site) and Courthouse Avenue (structure) , there are 93 contributing resources to the Auburn Historic District. The contributing resources retain integrity of Location, Feeling, Association, Setting, and Design. While many have undergone slight modifications to adapt to new businesses, they typically retain original building mass, layout and design. The range of building types and architectural styles found in the Auburn Historic District reflect the changing commercial functions of downtown Auburn.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.**)**

A survey of Nemaha County, including a focused effort on Auburn, was completed in 2004 for the Nebraska Historical Society. The Nebraska State Historical Society inventory numbers (NH01-000) included below were assigned during that reconnaissance survey. Those resources not assigned an inventory number during the 2004 survey were assigned Field Numbers (FN-00) during the survey for this project. Most dates provided below were approximated based on available mapping, primarily the Sanborn Fire Insurance maps from 1893, 1899, 1906, 1913, 1925, and 1943. Construction dates after ca. 1940 were available through the Nemaha County tax assessor (earlier dates are available but were found to be inaccurate).

Commercial Architecture

The following common commercial building types are the most common building types found in the Auburn Historic District. The building types are described in the guidebook, *The Buildings of Main Street: A Guide to American Commercial Architecture*, written by Richard Longstreth and published by the National Trust for Historic Preservation. The vast majority of the Auburn commercial buildings reflect typical one-part or two-part commercial block buildings. These types are found throughout the country, in both highly urbanized cities and rural towns. They range in architectural styles, ornamentation, uses, and construction dates. Several of the buildings observed in Auburn exhibit more distinctive architectural styles, such as Victorian, Italian Renaissance, and Art Deco; however, the majority of the buildings have minimal architectural embellishments.

Two-Part Commercial Block

The two-part commercial block is "the most common type of composition for small and moderate sized commercial buildings" in the United States (Longstreth 1987:24). Typically two to four stories tall, this type of building is clearly

divided into two zones, with the more public function (i.e. retail, restaurant, hotel lobby) on the ground floor and the more private functions (i.e. residences, offices, meeting rooms) contained in the upper stories. During the last three decades of the nineteenth century, the influences of the Victorian style are reflected in the increased amount of ornamentation and materials used on the facades of the buildings (35). During the early twentieth century, the building type exhibited less ornate ornamentation and focused more on a sense of order and unity with fewer, if any, references to past periods (41). Art Deco and similar geometric motifs appeared during the 1920s, adding some ornamentation into newly constructed two-part commercial blocks and those reconfigured with the style.

This building type was found at 28 contributing buildings in the Auburn Historic District. All are constructed of brick and all but one were two stories tall. The majority were built with retail or service (hotels, saloons, restaurants) spaces on the ground floor. The upper floors were most often residential; however, Sanborn maps show that several housed offices, theaters, or community halls (Sanborn 1893, 1899, 1906, 1913, 1925). Many retain original brick and stone work but only a few retain original windows and several storefront entrances have been altered. Generally, the upper levels appear to retain more original detailing than the storefront levels. Buildings commissioned by banks, or those built for more specific public purposes (theaters), exhibit a greater amount of detail and ornamentation than the rest of the commercial buildings. The extant two-part commercial blocks in Auburn were constructed between ca. 1882 and 1935, with the majority constructed prior to ca. 1905. Older than most of their one-story counterparts, the two-part commercial block buildings are concentrated around the intersection of Central Avenue and J Street, and also scattered around Courthouse Square. Refer to photographs 1 through 12.

921 Central Avenue (New Opera House, NH01-045, Photograph 9): The building was constructed in 1890 and is listed in the National Register of Historic Places under Criterion A for its statewide significance in the areas of the performing arts, entertainment and recreation, and social history. According to the National Register nomination, "the façade of the New Opera House is typical of Nebraska opera houses built in the 1890s. For a town the size of Auburn, with a more limited income base than larger cities, the façade is quite elaborate" (NRHP "New Opera House"). The ground floor of the building holds two separate but identical storefronts. They retain their original window-door-window configuration, but the glass doors and plate-glass window displays are all replacements. The upper floor, containing the theater space, possesses all of the building's Classical elaborate ornamentation. The upper floor is visually separated from the ground floor by a wide stone belt course and is split into three bays, each separated by rounded brick pilasters. The center bay contains two large arched windows while the outer bays each contain three tall rectangular windows. The upper thirds of the outer bays feature elaborate corbeled brick, carved stone leaf motifs, and Classical stone cornices. Two small pediments, located in the center of these outer bays, contain the date of construction with "18" in the left pediment and "90" in the right pediment. Although the windows have all been replaced, their original size and configuration have been maintained.

923 Central Avenue (Hetzel's Block, NH01-044, Photograph 9): This building is located at the southeast corner of Central Avenue and J Street. Like its neighbor, the New Opera House, the first floor storefront has been updated with new plate glass window displays and a new door, but its window-door-window configuration remains the same. The upper floor exhibits High Victorian ornamentation, most of which appears to be original to its 1890 design. The most prominent feature of this building is the large corner turret, which features decorative pressed tin, including leafy motifs and a band reading "18-Hetzel's Block-90." The top third of the brick façade features an ornate stone cornice with three false 12-light windows, stone pilasters, Corinthian columns, and a dentiled pediment.

911-917 Central Avenue (NH01-012, -013, -014, -046, Photograph 10): This row of stores was constructed simultaneously in ca. 1890 with vernacular Italianate detailing. According to the 1893 Sanborn map, they functioned early on as grocery, dry goods, and hardware stores. The first floor storefronts are nearly identical. Their window-door-window layouts have not changed; however, windows and doors have been replaced and the storefront of 913 Central Avenue features metal siding. All four building have a wide space between the first and second stories which provide space for signage. The second story windows are tall, one-over-one replacement windows with segmental brick arches. Based on the second story window fenestration, it appears as though the upper levels of 911 and 913 Central Avenue are connected and that 915 and 917 Central Avenue are connected, as a window is located at the seams of the buildings. All four sections feature the same corbeled brick architrave with a bracketed tin cornice.

1202-1206 J Street (NH01-047, Photograph 11): This building, located at the southwest corner of Central Avenue and J Street, represents a two-part commercial block that was originally built ca. 1885 but modified in the late 1920s or 1930s. According to early Sanborn maps, the building originally consisted of two stores facing north onto Central Avenue (Sanborn 1913). Sometime after 1925, the building was reconfigured to create three storefronts along J Street (Sanborn 1943). While the northern storefront is wider than the other two, all three have a central door flanked by plate glass display windows. The southern two storefronts have recessed entrances and share an awning. The upper story features Art Deco brick patterns in the window surrounds and along the parapet wall. It is one of the only buildings in the Auburn Historic District to retain its original second story windows, which are double-hung, six-over-six, wood windows.

1213 K Street (NH01-049, Photograph 12): One of the latest examples of the two-part commercial block in Auburn is at 1213 K Street, near the western edge of the Downtown Commercial District. Constructed ca. 1935, the building has many similarities with the one-part commercial blocks being constructed at the time. Like its counterparts, this building has few architectural embellishments, a wider street frontage, and a visual emphasis on the contents of the building rather than on the building itself. It has large plate-glass display windows and a recessed, glass entry – all of which have been recently replaced with modern glass. Upstairs, only a few small replacement windows provide light into the second story. The stepped parapet and two vertical-brick belt courses provide the only subtle architectural detailing on the building.

Other contributing two-part commercial block buildings include:

Address	**Inventory No.**	**Description**
1401 19th Street	NH01-095	Automotive repair business, built ca. 1900
1403 19th Street	NH01-096	Retail store, built ca. 1900
1405 19th Street	NH01-097	Commercial block, built ca. 1890
1407 19th Street	FN-01 (NH01-097)	Commercial block, built ca. 1890
1409 19th Street	FN-02 (NH01-097)	Commercial block, built ca. 1890
1421-1423 19th Street	NH01-084	Nemaha Valley Museum, built ca. 1885
1006 J Street	NH01-074	Commercial building, built ca. 1930
1008 J Street	NH01-073	Commercial building, built ca. 1905
1010 J Street	NH01-072	Commercial building, built ca. 1905
1112-1114 J Street	NH01-071	Grand Central Hotel, built ca. 1882
1118-1120 J Street	NH01-070	Commercial building, built ca. 1890, reconfigured ca. 1920
1122 J Street	NH01-043	First National Bank, built ca. 1885
1208-12 J Street	NH01-217	Commercial building, built ca. 1890
1213 J Street	NH01-053	Commercial building, built ca. 1895
1217 J Street	NH01-054	Bank, built ca. 1905
1900-02 O Street	NH01-079	Commercial building, built ca. 1900
1904 O Street	NH01-080	Commercial building, built ca. 1900
1906 O Street	FN-03 (NH01-080)	Commercial building, built ca. 1900
905 Central Avenue	NH01-211	Commercial building, built ca. 1890
909 Central Avenue	FN-04	Commercial building, built ca. 1905
914 Central Avenue	NH01-076	Commercial building, built ca. 1890
916 Central Avenue	NH01-077	Commercial building, built ca. 1890
918-922 Central Avenue	NH01-052	Commercial block, built ca. 1890
1005-1007 Central Avenue	NH01-048	Keedy Convention Hall, built ca. 1905
1008 Central Avenue	FN-05	Commercial building, built ca. 1885
1009 Central Avenue	NH01-218	Commercial building, built ca.1905
1010 Central Avenue	FN-06	Commercial building, built ca. 1930
1300-02 Courthouse Avenue	NH01-055	Commercial building, built ca. 1910

One-Part Commercial Block

The one-part commercial block describes approximately half of the buildings in the Auburn Historic District. It is found throughout commercial centers nationwide, particularly in suburban or less dense locations. This building type is a one story, "simple box with a decorated façade and thoroughly urban in its overtones" (Longstreth 1987:54). Typically, street frontage was narrow and the façade consisted of plate glass display windows and a recessed entry with a large false front to provide a place for advertising and to "make the façade appear larger and more urban that would otherwise be the case" (55). Early examples exhibited more ornate Victorian embellishments common of the style during the turn of the twentieth century. This type was also adapted for banks; often constructed of stone, they tended to be taller and more embellished than their retail counterparts. As the style developed during the first two decades of the twentieth century, elements were "arranged in a more unified manner, reflecting the new concern for restrained dignity in the urban landscape" (59). Most of these examples traded historical references for simplicity. By the 1920s, ornamentation began to reemerge, especially in suburban areas where automobiles were abundant and low density development was preferable and more permanent. The geometric Art Deco style became popular during the late 1920s and many older storefronts were remodeled to reflect changing tastes (62-63). Post WWII examples dropped ornamentation in favor of more open and expansive storefronts in order to showcase the contents within (65).

The one-part commercial block was observed at 31 contributing buildings in the Auburn Historic District. All were constructed of brick and only a few are embellished with elaborate cornices or rusticated stone bases. They were constructed between ca. 1885 and the 1950s, with the majority constructed after ca. 1915. Most of the one-part commercial blocks are located on the outer blocks of the Downtown Business District, farther from the main intersection of Central Avenue and J Street. In Courthouse Square, they are more scattered with the two-part commercial blocks. Refer to Photographs 13 through 19)

1901 N Street (Carson National Bank, NH01-089, Photograph 13): The oldest example of this building type in Auburn is the Carson National Bank, located west of the Nemaha County Courthouse. Constructed in 1887 in an eclectic Italian Renaissance style, the ornate building reflects the nature of the business it originally housed (Carson National Bank). Facing west, the three-bay façade features a protruding central bay with a recessed main entrance. Originally, the central bay was surmounted by a large decorative pediment and finials, but that has since been replaced with a tall brick parapet wall. The dropped cornice is made of corbeled brick and the central bay features painted terracotta with geometric and garland motifs. The building has a rusticated stone base and the façade and north elevation windows and doors feature limestone arches. The windows and doors have been replaced but retain their original size and placement.

1916 O Street (NH01-099, Photograph 14): This one-story, brick building was constructed ca. 1905 as a grocery store (Sanborn 1906). Recently rehabilitated, the building is a more ornate example of the one-part commercial blocks built for retail use. The building features the typical large false front, which is framed by a corbeled brick cornice and stringcourse. The window-door-window storefront has retained its original wooden fenestration, including the transom lights above the display windows and doors. The three sections are separated by narrow wood pilasters, which feature ogee bases and geometric capitals. The double wood doors in the center of the storefront appear to be original.

1304-1306 Courthouse Avenue (NH01-093, Photograph 15): In the northern end of Courthouse Avenue stands the most eclectic example of the one-part commercial block in Auburn. It was constructed in the late 1920s or 1930s as a bakery and currently houses offices (Sanborn 1943). The façade, which faces east onto Courthouse Avenue, is made of light yellow brick, laid in a pattern featuring geometric diamonds and diagonals. The tall parapet contains a row of seven small, round windows and seven large scalloped arches. The patterned brick and scalloped parapet reflect Moorish architectural influences, a style not exhibited elsewhere in the town. The ground floor contains two storefronts, which appear to have undergone few alterations since the building's construction.

810-820 Central Avenue (NH01-206, -205, -204, Photograph 16): Between ca. 1915 and the late 1940s, several larger one-part commercial block buildings were constructed for garages and automotive repair facilities. The buildings at 810, 814, and 820 Central Avenue were constructed ca. 1920, 1915, and 1948, respectively (Sanborn 1925, Nemaha County). They exhibit similar physical characteristics—wider street frontage, larger plate glass display windows, and stepped parapet

walls. The design and layout of 820 Central Avenue, in particular, reflects the emphasis on the interior contents of the building, rather than the exterior detailing, by its use of larger window displays and fewer external details.

Other contributing one-part commercial block buildings include:

Address	Inventory No.	Description
908 13th Street	FN-07	Commercial building, built 1949
910 13th Street	FN-08	Commercial building, built ca. 1920
1008 13th Street	FN-09	Commercial building, built ca. 1935
1104 J Street	FN-10	Automotive building, built 1943
1115 J Street	NH01-075	Automobile garage, built ca. 1930
1211 J Street	NH01-215	Commercial building, built ca. 1930
1220-1222 J Street	NH01-217	Commercial building, built ca. 1895
1210 K Street	FN-11	Automobile repair, built ca. 1948
1212 K Street	FN-12	Automobile repair, built ca. 1925
1814-1816 O Street	NH01-104	Nemaha Valley Museum, built ca. 1920
1910-1912 O Street	FN-13	Office building, built 1948
1914 O Street	NH01-081	Commercial store, built 1912
1920 O Street	NH01-082	Bank, built 1906
1925 O Street	NH01-090	Commercial building, built ca. 1890
801-803 Central Avenue	NH01-207	Automobile dealership, built ca. 1935
805-807 Central Avenue	NH01-208	Automobile dealership, built ca. 1950
815-817 Central Avenue	NH01-210	Commercial building, built ca. 1905
822 Central Avenue	NH01-203	Commercial building, built ca. 1930
826 Central Avenue	FN-14	Commercial building, built ca. 1930
900 Central Avenue	FN-15	Commercial building, built ca. 1910
901-903 Central Avenue	FN-16	Commercial building, built ca. 1910, expanded and reconfigured ca. 1935
902-906 Central Avenue	NH01-107	Automobile garage, built ca. 1920
907 Central Avenue	FN-17	Commercial building, built ca. 1910
912 Central Avenue	NH01-105	Commercial building, built ca. 1890
1011 Central Avenue	FN-18	Commercial building, built ca. 1930
1012 Central Avenue	FN-19	Commercial building, built ca. 1930
1013 Central Avenue	FN-20	Commercial building, built ca. 1905
1014 Central Avenue	FN-21	Commercial building, built ca. 1950
1016 Central Avenue	FN-22	Commercial building, built ca. 1950
1018 Central Avenue	FN-23	Commercial building, built ca. 1920
1310 Courthouse Avenue	FN-24	Commercial building, built ca. 1930

Religious Architecture

Three contributing religious institutions are located within the boundaries of the Auburn Historic District: The Methodist Church at the western edge of the Downtown Business District, the Church of Christ on Courthouse Avenue, and the First United Presbyterian Church at the northeast corner of Courthouse Square.

Late Gothic Revival

Both the First United Methodist Church (built ca. 1910 as the Auburn Methodist Episcopal, NH01-004), and the First United Presbyterian Church (built in 1906, NH01-086, Photograph 20) are examples of the Late Gothic Revival style. Though built separately, they have similar massing and features. In both, there is a prominent three-story, castellated, corner bell tower which provides the main entrance into the church. A secondary entrance is located in a two-story, castellated bell tower on the secondary façade. The sanctuary is contained within a cross-gable core, which features several large and small pointed arch, stained glass windows. The First United Presbyterian Church, which is listed in the

National Register of Historic Places for its architectural significance, is slightly bigger and exhibits more detailed ornamentation (NRHP "First United Presbyterian Church of Auburn").

Late Greek Revival

The Church of Christ (NH01-019, Photograph 21) at 15th Street and Courthouse Avenue was constructed in 1912 in a late Greek Revival style. It has a rectangular plan with enclosed pediments on each elevation, visually supported by brick, Doric pilasters. A large cornice, which wraps around the building, is surmounted by a parapet wall. The entrances are located on the southeast corner and are emphasized by large pedimented entablatures. The building was constructed of yellow brick.

Institutional Architecture

The Auburn Historic District contains two contributing governmental buildings. The Nemaha County Courthouse (NH01-085, Photograph 22) was constructed in 1899 in the center of Courthouse Square. It is listed in the National Register of Historic Places, under Criterion A for its political significance and under Criterion C for its architectural significance. The building was constructed in the Richardsonian Romanesque style, with heavy rusticated stone, large arched doorways, corner towers, and a prominent hipped roof. It stands three stories tall in the center of the square (NRHP "Nemaha County Courthouse").

The Auburn U.S. Post Office (NH01-056) is located along Courthouse Avenue. As described in the nomination form, "the one-story, five-bay, red brick Georgian Revival style building, constructed in 1936-37, is an excellent, well-preserved example of a Class C or D small post office built from standardized plans in the 1930's". Contained within is a mural entitled "Threshing," commissioned by the Treasury Department's Section of Fine Arts program and painted in 1938. It is listed in the National Register of Historic Places, significant under Criterion A for its association with the United States Treasury Department's Section of Fine Arts Program, and under Criterion C for the artistic significance of the mural inside the building (NRHP "Auburn United States Post Office).

Additional Contributing Buildings

These six additional buildings reflect a variety of additional building types and styles and contribute to the significance of the Auburn Historic District.

Address	Inventory No.	Description
1020 Central Avenue	FN-25	Warehouse, built ca. 1905. The two-story brick building was constructed for a stable and hay storage; it was converted to an automobile garage by 1925 and to a hotel by 1943.
1107 Central Avenue	FN-26	Apartment building, built 1929 (Photograph 23). It is a three-story, brick building resembling the American Foursquare building type. Features include a brick belt course, a hipped roof with gabled dormers, and grouped one-over-one windows.
1219-1221 J Street	NH01-216	State Theater, built ca. 1910. The three-story, brick building is three bays wide and contains a store and restaurant in the outer bays and the theater entrance in the center bay. The bays are separated by brick pilasters that extend from ground to building parapet. The upper story windows are capped with round arches and a neon sign reading "STATE" hangs in the center of the second story.
1301 19th Street	NH01-035	The Avenue Hotel (now Avenue Apartments), built ca. 1905. The three-story, brick building reflects the Italianate style, with arched window surrounds, brick pilasters, and a hexagonal corner bay.
1922 O Street	NH01-083	Dwelling, built ca. 1885. The two-story, vernacular dwelling, initially built as a general store and boarding house, features several Italianate details, including tall windows, a bracketed cornice, and a shallow, pyramidal roof.

Address	Inventory No.	Description
2002 O Street	NH01-191	Service station, built ca. 1935 (Photograph 24). The building is composed of two sections – the hipped-roof filling station and the gable-roof garage. Original six-over-three wood windows and the original gas pumps remain at the building.

Contributing Landscapes

Legion Memorial Park (NH01-069) - Municipal park, established 1883. This resource is listed in the National Register of Historic Places under Criterion A "as a significant site associated with early twentieth-century Community/Planning, Entertainment/Recreation and Politics/Government." Land for the park was set aside in 1883 by Auburn's founders, Church Howe and Charles Nixon. It remained an open natural space and was a popular space to hold large gatherings. In 1929, the city purchased the land for the park and renamed it to "American Legion Memorial Park" in 1930. During the late 1930s, the City received WPA funding to build the band shell, park picnic shelter, and the arched entrance (NRHP "Legion Memorial Park").

Also significant to the Auburn Historic District is the brick-paved, diagonal Courthouse Avenue (Photograph 25). Laid out when Auburn was platted ca. 1882, the Avenue represented the link between the two competing railroad towns of Sheridan and Calvert. It provided the necessary direct link between the older business district of Sheridan, and the newly established business district around courthouse square.

Non-Contributing Buildings

The buildings listed below do not contribute to the Auburn Historic District. Several of the buildings were constructed outside the period of significance (ca. 1881 to 1950), or do not retain the necessary amount of physical integrity needed to convey its significance as part of the Auburn Historic District.

Address	Inventory No.	Description
906 13th Street	FN-27	Commercial building, built 1941
1017 13th Street	NH01-027	Corner Market, built 1966
1016 13th Street	FN-28	Auburn State Bank Drive-Thru, built 1995
1311 19th Street	NH01-088	Office building, built 1999
1415 19th Street	FN-29	Commercial building, built ca. 1900
1417 19th Street	FN-30	Commercial building, built ca. 1900
1419 19th Street	FN-31	Commercial building, built ca. 1900
1400 20th Street	FN-32	Storage building, built 1973
H and 11th Streets	FN-33	Community pool building in Legion Park, built ca. 2007
1101 J Street	NH01-002	Auburn City Hall, built ca. 1995
1116 J Street	NH01-051	Quizznos, built 2007
1214-1218 J Street	FN-34	Auburn State Bank, built 1970
1215 J Street	FN-35	Commercial building, built ca. 1895
1206 K Street	FN-36	River Valley Memorials, built 1991
1818-1822 O Street	FN-37	Commercial building, built ca. 1900
1908 O Street	FN-38	Office building, built 1976
1918 O Street	FN-39	Office building, built ca. 1905
809 Central Avenue	NH01-209	Commercial building, built 2007
828-830 Central Avenue	FN-40	Commercial building, built ca. 1910
908 Central Avenue	FN-41	Commercial building, built ca. 1890
910 Central Avenue	FN-42	Commercial building, built ca. 1890
1015 Central Avenue	FN-43	Commercial building, built ca. 1935
1017-1021 Central Avenue	FN-44	Commercial building, built ca. 1910
1023 Central Avenue	FN-45	Commercial building, built ca. 1935
1400 Courthouse Avenue	FN-46	Laundromat, built 1956

Auburn Historic District — Nemaha County, Nebraska
Name of Property — **County and State**

8. Statement of Significance

Applicable National Register Criteria
(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

X **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

__ **B** Property is associated with the lives of persons significant in our past.

X **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

__ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "X" in all the boxes that apply.)

Property is:

__ **A** Owned by a religious institution or used for religious purposes.

__ **B** Removed from its original location.

__ **C** A birthplace or a grave.

__ **D** A cemetery.

__ **E** A reconstructed building, object, or structure.

__ **F** A commemorative property.

__ **G** Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

COMMERCE
COMMUNITY PLANNING AND DEVELOPMENT
EXPLORATION / SETTLEMENT
ARCHITECTURE

Period of Significance
1881-1950

Significant Dates
1881, 1882, 1883

Significant Person
(Complete if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Statement of Significance Summary Paragraph
(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Auburn Historic District is located in Auburn, Nemaha County, Nebraska. It is significant under Criterion A in the area of Community Planning and Development, Commerce, and Exploration/Settlement, and under Criterion C in the area of Architecture. The Auburn Historic District comprises the City's two commercial centers—the Downtown Commercial District in the north and Courthouse Square in the south—connected by Auburn's only brick-paved, diagonal avenue. The layout of the city, with two commercial centers, is a physical reflection of the city's settlement and development. Auburn was created in 1882 through the merger of two adjacent, competing railroad towns.

Sheridan, initially established in the 1860s, was threatened with abandonment in 1881 when the Burlington & Missouri Railroad (B&M) bypassed the existing town to build its own town, Calvert, only one mile to the south. The survival of towns during this era was dependent on the railroads. Sheridan, with the help of politician Church Howe and businessman Charles Nixon, attracted the Missouri Pacific Railroad (M&P) who built their depot less than a year later on the north side of Sheridan. Sheridan and Calvert subsequently merged in order to gain support for the acquisition of the Nemaha County seat. As a compromise, Courthouse Square was situated halfway between the two towns. Starting in the mid-1880s, with two depots and the County seat, Auburn began to grow into a regional center for commerce. The Auburn Historic District as a whole retains a significant amount of integrity; specifically, the integrity of location, feeling, association, setting, and design. Little development has occurred in the commercial centers; as a result, the Auburn Historic District still has the image and feeling of a small railroad town. The period of significance extends from 1881, when Calvert was first established, to 1950, when Auburn ceased to grow.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Auburn, Nebraska is located near the center of Nemaha County, approximately ten miles west of the Missouri River. It is the county seat and largest city of Nemaha County, with a population of 3,460 in the 2010 census. The city of Auburn was founded in 1882 through the merger of two adjacent towns, Sheridan and Calvert.

Sheridan & Calvert

Sheridan was founded in 1868 when Nemaha County appraised and auctioned all of the school land within the county. A.W. Morgan and Anthony P. Cogswell acquired a parcel of land from the County in the Douglas precinct, declared it the center of the county, and thus the most likely location for a city. The same year, the land was surveyed and platted as Sheridan (Stoddard 1967:Auburn). Sheridan comprised what today is known as the downtown business district in northern Auburn. Its post office was established in 1869, but the town was small and slow to grow (Heritage Research 2004:2). It absorbed the small, nearby town of St. George, which was established in the 1850s and had unsuccessfully attempted to remove the county seat from Brownville (City of Auburn 1995:2).

Calvert was established in 1881 by the Burlington & Missouri Railroad (B&M). Railroads during this era received large land grants from the federal government in order to complete railroads and encourage westward settlement. The B&M received 2,374,091 acres in Nebraska alone. To divest of this land at a profitable rate, railroad companies sold tracts to farmers and municipalities using land agents and, eventually, land companies. Railroad lines were laid quickly and the rail companies developed towns along their lines in order to make their railroad profitable – by securing a population to use the rail and through the sale of land. The Lincoln Land Company, a subsidiary company to the B&M, was incorporated in 1880 to do exactly that. A regional historian wrote that the South Platte Land Co. and the Lincoln Land Co "were not above flexing (B&M's) muscle and 'if a town had been founded before the railroad came, in all probability (it) [sic] was passed up for a location organized by the Lincoln Land Company'" (McKee "The Lincoln Land Co. . .").

The town of Calvert, named for a railroad official, was a prime example of this power held by the railroad. The Lincoln Land Company sold land to J.L. Smith, J.B. Piper, J. Maxwell and G.R. Reynolds in 1881, who platted and established Calvert only one mile south of the existing town of Sheridan (McKee 2010). A depot was constructed and businesses began to spring up close to the depot. The railroad, now removed, traveled east-west and served as the southern boundary for development. Growth was more immediate in Calvert, with a large grain elevator, general stores, drug stores, lumber yards, a grocer, hardware store, blacksmith, hotel, and more constructed within a year of the railroad arrival (Heritage Research 2004:3).

In an effort to not be completely overshadowed and eventually forgotten, Sheridan issued $4,000 in bonds in 1881 to secure a right-of-way nearby in order to lure the Missouri Pacific Railroad (M&P) to town (City of Auburn 1995:5). In July 1881, the *Nebraska Advertiser*, the regional Newspaper out of Brownville, announced that the M&P would build a depot in Sheridan; the residents "were stricken senseless with pure delight" as the depot "gives them at least an equal chance for life and prosperity with their rival, Calvert, which will have a B&M depot" (28 July 1881:5). The battle for the

depot, however, continued. Calvert was established by the B&M without another rail line nearby and was expected to prosper greatly. The speculation that the M&P would have a depot in Sheridan threatened the growth of Calvert. The *Nebraska Advertiser* wrote that since it became known that the M&P would build a depot nearby, "the serenity and confidence of the new town [Calvert] has been interrupted, and its greatness threatened, by the encroachments of the B. & M.'s most formidable rival corporation" (25 Aug. 1881:5). The reporter continues on to explain that "a desperate struggle has been going on between Calvert and Sheridan for that depot," and actually supposed that "the tide of success seems with Calvert" (25 Aug. 1881:5). Rumors continued to spread. In September 1881, the same newspaper published a note that claimed the M&P and the B&M railroads had conditionally purchased land nearby for a new town with new depots, completely bypassing Calvert and Sheridan altogether (1 Sept. 1881:5).

The rumor frenzy subsided quickly; by late 1881 the two towns stood united (*Nebraska Advertiser* 17 Oct. 1881, 3 Nov. 1881). By January 1882, the forthcoming railroad depot spurred development in Sheridan and eleven businesses and fourteen homes were constructed (Heritage Research 2004:3). The town core is centered on the intersection of what is now J Street and Central Avenue, approximately four blocks southwest of the railroad line. Businesses are concentrated on the closest two blocks to the intersection, which is then surrounded by residential development. The railroad traveled northwest-southeast and served as a diagonal northeastern limit to development.

Establishing Auburn

Very soon after the two railroads were constructed, plans to relocate the Nemaha County seat from Brownville, Nebraska to Sheridan or Calvert were proposed. Two prominent individuals in the area, Church Howe and Charles Nixon, believed the best way to do so would be to merge the two towns into a larger city to challenge Brownville. The *Nebraska Advertiser* first noted the rumor in January 1881, writing that "Calvert and Sheridan will ere long be consolidated, both names be dropped and both towns be known by a new and single name. Then the people will be called upon to move the county seat from Brownville and build a $50,000 court house" (19 Jan. 1882:4).

In March 1882, following the flow of prosperity to Calvert and Sheridan, the *Nebraska Advertiser* moved from Brownville to Calvert, noting that "the reason of our faith [in Calvert] is in the fact that two competing lines of railroad, owned by two of the strongest and most enterprising railroad corporations in the world, cross here at the center of this, the 'Garden County' of Nebraska" (2 Mar. 1882:1). Tasked with attending all matters of their railroad towns, Capt. R.O. Phillips of the Lincoln Land Company, visited Calvert in late April to decide on a town name. He met with Howe, Nixon, and other local officials and all agreed upon the name Auburn (27 Apr. 1882:1). In June 1882, the District Court of Nemaha County granted the name change of Calvert and Sheridan to Auburn (8 June 1882:8). Sheridan and Calvert were known as North Auburn and South Auburn, respectively. Howe and Nixon, who had purchased land between the two communities, began to plat the town. With approval from Capt. Phillips, they chose the site for the courthouse on a hill midway between the two existing business centers and connected it to the North Auburn business district with the diagonal Courthouse Avenue (*Nebraska Advertiser* 27 April 1882:1; McKee 2000). The courthouse and the South Auburn business district were platted approximately one-half mile southwest of Sheridan and one-half mile north of the B&M railroad depot.

The competing railroad towns, with two depots and two business districts, merged. Incorporated on May 1, 1882, Auburn was fast becoming a major city in due to its close proximity to two railroad lines and the central location within Nemaha County. The residents of Calvert and Sheridan had realized that if they did not join together, another emerging railroad town could threaten their plans for County seat. After a series of elections and political maneuvers, the merged town, named by Charles Nixon after Auburn, New York, usurped the county seat from Brownville and the County offices moved to Auburn in 1885. It was the growing importance of railroad transportation and increasing county settlement inland that threatened and eventually overturned Brownville's standing as county seat. Brownville, located near the Missouri River in the eastern part of Nemaha County, could not compete with the growing railroad business inland. The chosen location of the Nemaha County Courthouse almost exactly halfway between the separate towns was a reflection of the merging of two competing communities (NRHP "Nemaha County Courthouse":8-1, 8-2).

Church Howe & Charles Nixon

The merging of Calvert and Sheridan and the relocation of the Nemaha County seat were largely attributed to the efforts of Church Howe and Charles Nixon. In a well-balanced partnership, Howe possessed the political and professional networks while Nixon was a practicing lawyer and businessman.

Church Howe held influential positions throughout his entire life. Born in 1839 and raised on a Massachusetts farm, Howe enlisted in the Civil War, eventually attaining the rank of Major. After resigning in 1863, he was appointed Collector of Internal Revenue for the 8th Massachusetts District by President Andrew Johnson. Three years later, President Ulysses S. Grant appointed him the first U.S. Marshall for the Wyoming Territory, where he helped to establish the territorial government. Traveling through Nebraska to Wyoming, Howe purchased 480 acres of land in Nemaha County. In 1871, after leaving the duty of Marshall, he returned to his tract of land to settle permanently. He founded the town of Howe and increased his holdings to more than 1000 acres. He was elected to the Nebraska legislature in 1874, a position he held for twenty years, serving on several committees and twice as Senate president. In 1880, Howe was employed by the M&P railroad company to help establish a line from Atchison to Omaha. For ten years, he was active in railroad contracting, eventually becoming vice-president of the company in Nebraska (Morton, Watkins, and Miller 1907:687). It was at the beginning of his tenure with M&P when Howe formed his partnership with Charles Nixon.

Charles Nixon, born in 1844, was a businessman and lawyer from upstate New York. An educated man, Nixon operated a private school while he finished his law training, eventually passing the bar in 1872. He ran a law office in Oswego, New York; a practice he maintained even when he moved to Nebraska. According to descendants of Nixon, it was on a business trip to Wisconsin in 1878 that Nixon first met Howe. Nixon decided to visit Nebraska during the trip, eventually making his way to Brownville where he and Howe formed their partnership (Kirkendall). Howe and Nixon purchased 400 acres around what was then Sheridan with the intent to develop a new county seat for Nemaha County.

For the future city of Auburn, Howe was instrumental in steering the M&P line to Sheridan. He was employed by the railroad company to establish lines in Nebraska and had the political positioning to influence its siting. He and Nixon purchased a significant land holding between Sheridan and Calvert, with the intent of developing it into a larger, combined city. Perhaps with Howe's foresight into the future M&P rail depot, the pair speculated on the worth of the land if the two towns were to merge. Nixon, a lawyer, was likely the businessman to bring their plans to fruition. Together they established the First Bank of Auburn, but Nixon appeared to be its primary operator – soliciting capital from the East Coast and managing loans for farmers throughout the region.

After the founding of Auburn, Howe continued to pursue both business and political ventures. He and Nixon organized the First National Bank of Auburn, where Howe served as director and president. He was twice defeated in a run for Congress. He retired in 1896 and moved to Auburn, though his involvement with the government was not over. From 1897 to 1912, Howe was appointed subsequent terms as U.S. Consul to Palermo, Italy; then England; Antwerp, Belgium; Montreal, Canada; and Manchester, England. He returned to Auburn and served as Mayor from 1913 to 1915, passing away in October 1915 at the age of 76 ("Church Howe"). Nixon continued to operate the bank and eventually, at the age of 63 married and began a family. The Nixons lived on a dairy farm and raised four children, one of whom shared the name, Church Howe. Nixon died at the farm in 1928 at the age of 84 (Kirkendall).

Twentieth-century Auburn

Sanborn Fire Insurance Maps from the late nineteenth and early twentieth centuries provide a glimpse of the newly established Auburn, Nebraska. Although the maps do not depict the entire city, just the densest sections and important industries, they do reflect the development and growth of the Auburn Historic District. Based on Sanborn maps and other available information, the Auburn Historic District as it exists today primarily developed between ca. 1882 and ca. 1950. The majority of the District developed before the Great Depression, with nearly 75 percent of the existing buildings constructed by 1930. Nearly 90 percent of the Auburn Historic District was constructed by 1950.

The first census in Auburn counted 1,537 people in 1890. Within ten years, the city grew by 73 percent to 2,664 people (U.S. Census 1890, 1900). Two Sanborn maps, published in 1893 and 1899, reflect this boom. The Courthouse Square section of town developed substantially between 1893 and 1899, with the majority of the parcels surrounding the square containing a commercial building. In the northern, Downtown Business District section, development was densest along 1st Street (now J Street) and Central Avenue. Development during this time provided all the necessary services for both newly arrived and longer-term residents. There were numerous dry goods and grocery stores; clothing, hats, boots and shoes stores; and a variety of businesses. By 1899 the number of churches doubled from two to four, and the number of schools tripled from one to three. For the newly arrived, Auburn was home to five hotels in 1893 and nine by 1899. Industries noted on the 1893 Sanborn maps included lumber and coal yards. By 1899, a few elevator companies, flour mills, and produce warehouses were added (Sanborn 1893, 1899).

Although Auburn continued to develop during the following thirty years, population remained generally the same, adding only 400 inhabitants by 1930 (U.S. Census 1910, 1920, 1930). Approximately 37 percent of the Auburn Historic District was constructed between the turn of the twentieth century and the onset of the Great Depression.. The physical makeup of the town reflected the needs of a more permanent population. Some of the earlier small buildings were replaced with larger buildings or commercial blocks. Building trends during this time encouraged unified blocks of commercial structures. By 1925, Auburn contained nine churches and four schools, and only four hotels. The industries noted in the 1925 Sanborn map were generally the same as during the turn of the twentieth century. Some industry diversification occurred by 1913, with the addition of a brick and tile yard, canning company, bottling works, and telephone company, but most industry was still related to lumber or food processing. These industries were generally located on the outskirts of town, closer to the M&P and B&M railroad depots (Sanborn 1906, 1913, 1925).

The population of Auburn grew by 19 percent to 3,639 in 1940 (U.S. Census 1940). Compared to the previous thirty years, the population increased rapidly during the 1930s. This could be attributed to the difficulty of rural living during the Great Depression and Dust Bowl and to the work provided through the New Deal. During the 1930s, the city purchased and named Legion Memorial Park and acquired a New Deal grant to build the entrance arch, bandstand, and picnic pavilion (NRHP "Legion Memorial Park"). The city continued to grow physically, though much slower than during the early twentieth century. New commercial construction was often associated with the growing popularity of the automobile—garages, automobile repair facilities, and dealerships filled the remaining available lots on the outskirts of the commercial districts (Sanborn 1925, 1943). The 1940s and 1950s brought the Auburn Historic District less than ten new commercial buildings and the population of the City slowly began to decline (Sanborn 1943; Nemaha County Tax Assessor). By 1960, Auburn had approximately 400 fewer inhabitants (U.S. Census 1950, 1960).

Development in the Auburn Historic District nearly halted after 1950. Only three new commercial buildings were constructed in the downtown areas between 1950 and 1990, one of which replaced a late nineteenth-century building (Nemaha County Tax Assessor). The 1970 census showed that the population of Auburn jumped 13 percent to 3,650 people—just barely surpassing the 1940 population (U.S. Census 1970). Subsequently, the population once again declined to approximately 3,480 people, where it has generally remained since the 1980s (U.S. Census 1980, 1990, 2000, 2010).

During the last decade of the twentieth century and the first decade of the 21st century, the Auburn Historic District added approximately nine new buildings, including the Auburn municipal building, a community pool building in Legion Memorial Park, a bank, and several infill businesses in the commercial districts (Nemaha County Tax Assessor).

9. Major Bibliographic References

Bibliography (Insert bibliography here – cite the books, articles and other sources used in preparing this form.)

Andreas, A.T. "History of the State of Nebraska." Chicago: The Western Historical Company, 1882. Digital book accessed online at *Kansas Collection Books* <http://www.kancoll.org/books/andreas_ne/> on 21 Jan. 2014.

Carson National Bank. "About Us". 2002. Accessed at <http://www.carsonnationalbank.com/products/bank_hist.php> on 4 Feb. 2014.

"Church Howe, 1839-1915." *Nebraska State Historical Society*. 2006. Online article accessed at <http://nebraskahistory.org/lib-arch/research/manuscripts/family/howe.htm> on 16 Jan 2014.

City of Auburn. "City of Auburn Comprehensive Plan." Auburn, Nebraska: 1995.

Heritage Research, Ltd. "Nemaha County: Nebraska Historic Building Survey." Prepared for the Nebraska State Historical Society, Aug. 2004.

Kirkendall, Janet Nixon. "Charles Dana Nixon," family history. On file at the Auburn municipal building and Nemaha County Historical Society.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Washington D.C.: Preservation Press, 1987.

McKee, Jim. "Auburn a curious amalgamation of two cities." *Lincoln Journal Star* (NE) 16 Jan. 2000, City, J: 04. NewsBank. Web. 15 Jan. 2014.

---. "The Lincoln Land Co. developed much of Nebraska and created many of its towns." *Lincoln Journal Star* (NE) 23 Dec. 2012. Accessed online at <http://journalstar.com/lifestyles/misc/mckee-the-lincoln-land-co-developed-much-of-nebraska-and/article_bd1913ca-d4a6-5125-91be-04334fbbda76.html> on 15 Jan. 2014.

---. "Nebraska was on the edge of the Dust Bowl." *Lincoln Journal Star* (NE) 16 December 2012. Accessed online at <http://journalstar.com/lifestyles/misc/jim-mckee-nebraska-was-on-the-edge-of-the-dust/article_a17b8de4-2bf9-5cc7-8316-7cd306de0981.html> on 15 Jan. 2014.

Morton, Julius Sterling, Albert Watkins, and George L. Miller. *Illustrated History of Nebraska*. J. North, 1907. Digital book accessed at <http://books.google.com/books?id=hHkUAAAAYAAJ&source=gbs_navlinks_s> on 20 Jan. 2014.

National Register of Historic Places. "Auburn United States Post Office," National Register of Historic Places Registration Form, prepared by Carol Ahlgren. Department of the Interior, National Park Service, 1991.

---. "First United Presbyterian Church of Auburn," National Register of Historic Places Registration Form, prepared by Dan Kidd. Department of the Interior, National Park Service, 1980.

---. "Legion Memorial Park," National Register of Historic Places Registration Form, prepared by Marisa Kosobuck and Jill Ebers. Department of the Interior, National Park Service, 2004.

---. "Nemaha County Courthouse," National Register of Historic Places Registration Form, prepared by Barbara Beving Long. Department of the Interior, National Park Service, 1989.

---. "New Opera House," National Register of Historic Places Registration Form, prepared by D. Layne Ehlers. Department of the Interior, National Park Service,

Nebraska advertiser. (Brownville, Nemaha County, N.T. [Neb.]), 28 July 1881. Chronicling America: Historic American Newspapers. Lib. of Congress. <http://chroniclingamerica.loc.gov/lccn/sn84020109/1881-07-28/ed-1/seq-5/>

---. 25 Aug. 1881. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <http://chroniclingamerica.loc.gov/lccn/sn84020109/1881-08-25/ed-1/seq-5/>

---. 01 Sept. 1881. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <http://chroniclingamerica.loc.gov/lccn/sn84020109/1881-09-01/ed-1/seq-5/>

---. 03 Nov. 1881. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <http://chroniclingamerica.loc.gov/lccn/sn84020109/1881-11-03/ed-1/seq-5/>

---. 19 Jan. 1882. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <http://chroniclingamerica.loc.gov/lccn/sn84020109/1882-01-19/ed-1/seq-4/>

---. 02 Mar. 1882. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <http://chroniclingamerica.loc.gov/lccn/sn84020109/1882-03-02/ed-1/seq-1/>

---. 27 Apr. 1882. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <http://chroniclingamerica.loc.gov/lccn/sn84020109/1882-04-27/ed-1/seq-5/>

---. 08 June 1882. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <http://chroniclingamerica.loc.gov/lccn/sn84020109/1882-06-08/ed-1/seq-8/>

Nemaha County Tax Assessor. Property data available through online GIS program. Accessed at <http://nemaha.gisworkshop.com/#> Jan.-Feb. 2014.

Omaha daily bee. (Omaha [Neb.]), 17 Oct. 1881. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <http://chroniclingamerica.loc.gov/lccn/sn99021999/1881-10-17/ed-1/seq-2/>

Sanborn Map Company. "Auburn, Nemaha County, Nebraska." 1893, 1899, 1906, 1913, 1925, 1943. Digital Sanborn Maps accessed through ProQuest, LLC., an online subscription service, on 15 Jan. 2014.

Stoddard, Hugh P. "Beauty – Bounty: An Informal History of Nemaha County, 1854-1967." Unknown publisher, 1967.

United States Census Bureau. Decennial population numerations from the 1890 Census through the 2010 Census. Digital census records accessed online through the United States Census Bureau at <http://www.census.gov/prod/www/decennial.html> on 17 Jan. 2014.

United States Geological Survey. "Auburn, NE," 7.5-minute series quadrangle. Washington, D.C.: USGS, 1968.

Auburn Historic District — Nemaha County, Nebraska
Name of Property — **County and State**

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67 has been requested)
____ previously listed in the National Register
_X_ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #
____ recorded by Historic American Engineering Record #
____ recorded by Historic American Landscape Survey #

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
_X_ Local government
____ University
_X_ Other (Name of repository)
Nemaha County Historical Society

Historic Resources Survey Number (if assigned): NH01-001 through NH01-222

10. Geographical Data

Acreage of property 70 USGS Quadrangle Auburn, 1968

(Use either the UTM system or latitude/longitude coordinates. Delete the other.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

1.	Latitude	40-23-41.44 N	Longitude	95-50-19.23 W
2.	Latitude	40-23-41.44 N	Longitude	95-50-10.07 W
3.	Latitude	40-23-32.23 N	Longitude	95-50-10.12 W
4.	Latitude	40-23-04.12 N	Longitude	95-50-36.12 W
5.	Latitude	40-23-02.46 N	Longitude	95-50-45.88 W
6.	Latitude	40-23-09.59 N	Longitude	95-50-45.84 W
7.	Latitude	40-23-33.87 N	Longitude	95-50-29.26 W

Verbal Boundary Description (Describe the boundaries of the property.)

Beginning in the northeast corner of the Auburn Historic District, at the intersection of 10th and H Streets, the National Register boundary travels south along the western parcel boundaries to the alley between Central Avenue and 13th Street. It then turns west and extends to I Street, where it turns south to the northwest corner of 13th and I Streets. The boundary turns westward and extends to the northwest corner of 13th and J Streets, where it crosses south across 13th Street to the eastern side of Courthouse Avenue. The boundary then travels along the parcel boundaries on the eastern side of Courthouse Avenue for approximately 2,500 feet until it reaches the intersection of 19th and M Streets. It turns southward and extends to the southern parcel boundary of the former Avenue Hotel at 1301 19th Street. The boundary turns west and extends to the east side of N Street before turning southward to the intersection of 20th and N Streets. The boundary travels along the northern side of 20th Street until it reaches O Street, where it turns south for about 95 feet to encompass the property at the southwest corner of 20th and O Streets. The boundary then travels northward along the alley between O and P Streets until it reaches the northern parcel boundary of the Nemaha Valley Museum at 1814 O Street. The boundary turns eastward and extends to the western edge of O Street, where it travels north to the northern edge of Courthouse Square. The boundary travels east along the north side of Courthouse Square until it reaches the east side of N Street. It briefly travels southward to the alley between 18th and 19th Streets, where it turns eastward to encompass the First United Presbyterian Church at 1320 19th Street. It turns south at the eastern parcel boundary of the church and extends to the north side of 19th Street. It then extends eastward to the western edge of Courthouse Avenue and then travels northeastward approximately 1,675 feet to the Church of Christ parcel at 15th Street. The boundary encompasses the church and then extends north along the east side of K Street for approximately 695 feet before it turns westward to encompass the building at 1212 K Street. The boundary turns north

at the western parcel boundary to the alley between Central Avenue and 13th Street. It then extends westward towards L Street where it turns north and travels along the eastern side of L Street to its intersection with Central Avenue. The boundary turns eastward and travels along the south side of Central Avenue to the eastern corner of K Street. It crosses north and travels to the alley between Central Avenue and 11th Street. The boundary travels eastward along the alley until it reaches the western parcel boundaries of 1104-1110 J Street. It travels east to the east side of J Street, where it then turns to travel north to the southeast corner of the intersection of 10th and J Streets. The boundary turns and travels eastward to the point of beginning.

Boundary Justification (Explain why the boundaries were selected.)
The boundary of the Auburn Historic District encompasses those commercial and institutional buildings located in the northern, Downtown Business District and the southern, Courthouse Square as well as those along Courthouse Avenue. The layout of two business districts at both ends of Courthouse Avenue reflects the compromise between two adjacent, competing railroad towns in the early 1880s. Courthouse Square, located between what were Sheridan in the north and Calvert in the south, was platted when the two towns merged to bring the Nemaha County seat to Auburn. The businesses in both districts were necessary for Auburn to thrive in the early twentieth century. The boundary encompasses the limits of commercial development during the late eighteenth and early nineteenth centuries.

11. Form Prepared By

name/title Lindsey Allen, Architectural Historian
organization Johnson, Mirmiran & Thompson date February 2014
street & number 1600 Market Street, Suite 520 telephone 267-256-0300
city or town Philadelphia state PA zip code 19103
email lallen@jmt.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Additional items:** (Check with the SHPO for any additional items.)

Auburn Historic District | Nemaha County, Nebraska
Name of Property | **County and State**

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property **Auburn Historic District**

City or Vicinity Auburn County Nemaha State Nebraska

Photographer Lindsey Allen Date Photographed December 2013

Description of Photograph(s) and number, include description of view indicating direction of camera.

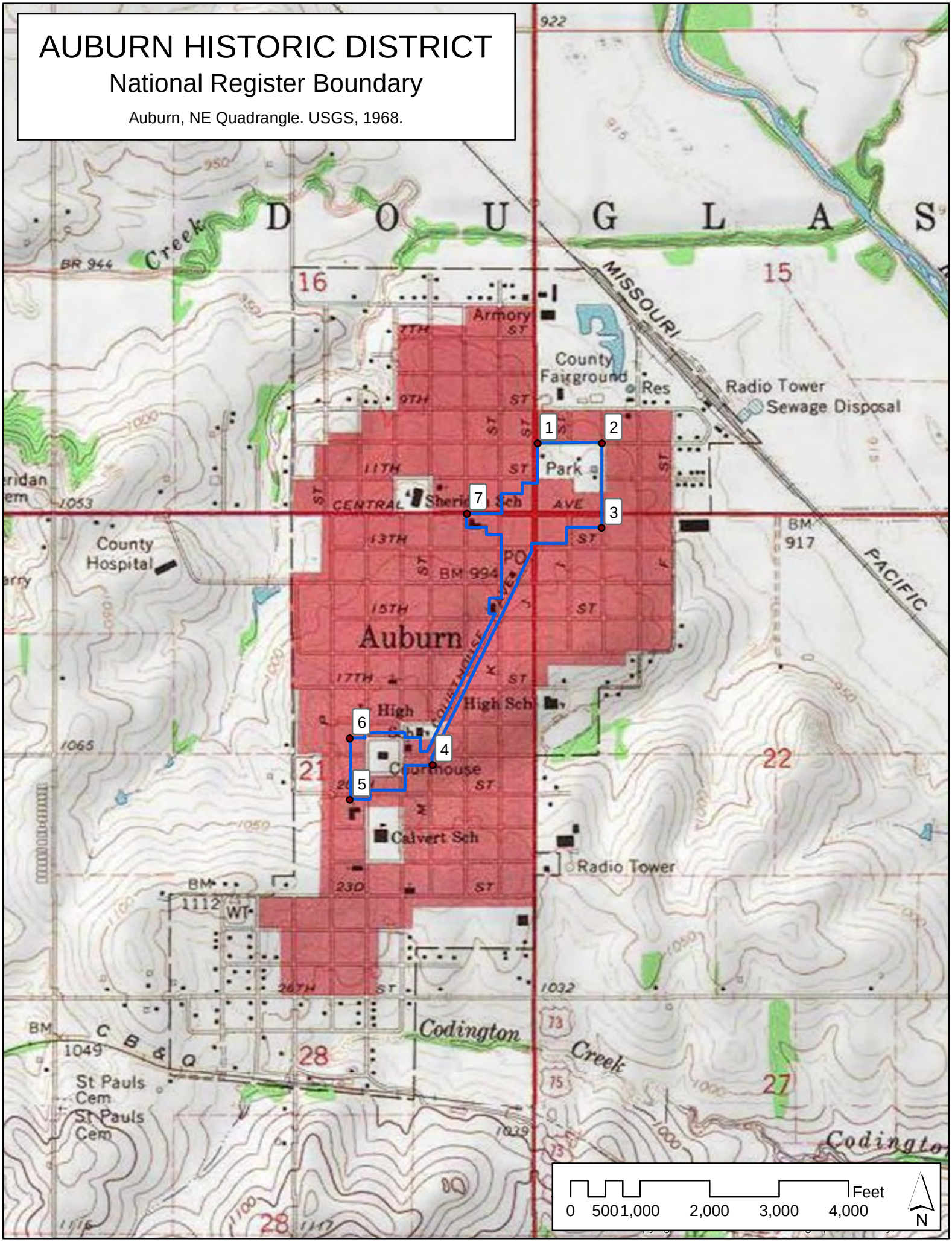
1. 916 to 922 Central Avenue (right to left: NH01-077, -052), camera facing northeast.
2. 1122 J Street (NH01-043), camera facing west.
3. 1112 to 1122 J Street (right to left: NH01-071, -051, -070, -043), camera facing southwest.
4. 1104 to 1110 J Street (right to left: FN-10, NH01-074, -073, -072), camera facing southwest.
5. 1001 to 1023 Central Avenue (left to right: NH01-047, -048, -218, FN-18, -20, -43, -44, -45), camera facing southwest.
6. 1213 to 1221 J Street (left to right: NH01-083, FN-35, NH1-054, -216), camera facing northeast.
7. 1900 to 1906 O Street (right to left: NH01-079, -080, FN-03), camera facing northwest.
8. 1401 to 1409 19th Street (left to right: NH01-095, -096, -097, FN-01, -02), camera facing southwest.
9. 919 to 923 Central Avenue (left to right: NH01-045, -044), camera facing southeast.
10. 901 to 917 Central Avenue (left to right: FN-16, NH01-211, FN-17, -04, NH01-012, -013-, 014, -046), camera facing east-southeast.
11. 1200 to 1212 J Street (right to left: NH01-047, -217), camera facing south-southwest.
12. 1213 K Street (NH01-049), camera facing east.
13. 801 to 807 Central Avenue (left to right: NH01-207, -208), camera facing southwest.
14. 1415 to 1423 19th Street (left to right: FN-29, -30, -31, NH01-084), camera facing southwest.
15. 906 to 910 13th Street (right to left: FN-27, -07, -08), camera facing northeast.
16. 1901 N Street (NH01-089), camera facing southeast.
17. 1910 to 1922 O Street (right to left: FN-13, NH01-081, -099, FN-39, NH01-082, NH01-083), camera facing southwest.
18. 1300 to 1310 Courthouse Avenue (NH01-055, -093, FN-24), camera facing southwest.
19. 810 to 822 Central Avenue (right to left: NH01-206, -205, -204, -203), camera facing northeast.
20. 1320 19th Street (NH01-086), camera facing northeast.
21. 1100 15th Street (NH-056), camera facing northwest.
22. Nemaha County Courthouse (NH01-085), camera facing west.
23. 1206 K Street, 1107 and 1119 Central Avenue (left to right: FN-36, -26, NH01-004), camera facing southwest.
24. 2002 O Street (NH01-091), camera facing southwest.
25. Courthouse Avenue near 14th Street, camera facing south-southwest.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

AUBURN HISTORIC DISTRICT

National Register Boundary

Auburn, NE Quadrangle. USGS, 1968.



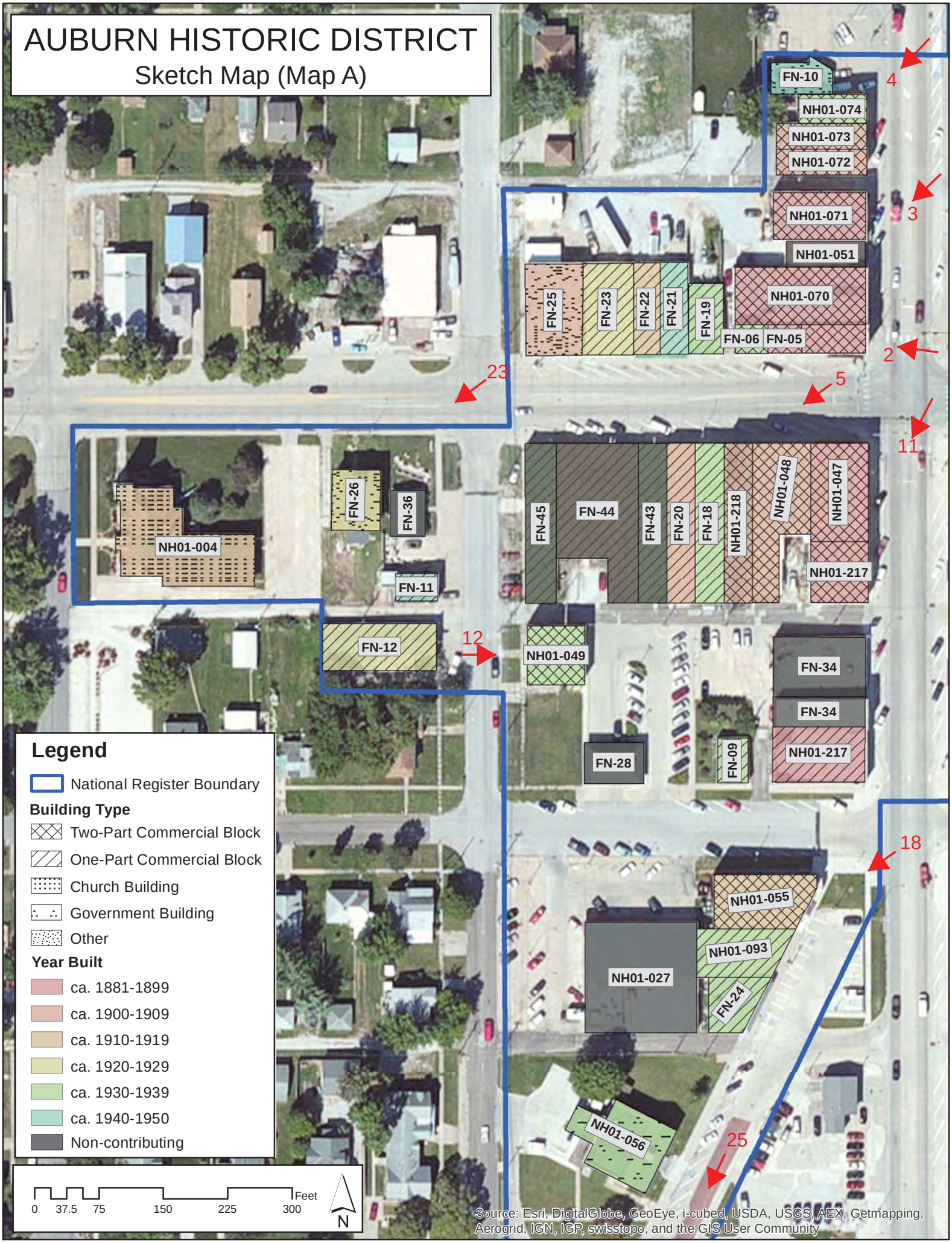
AUBURN HISTORIC DISTRICT

National Register Boundary

Auburn, Nemaha County, Nebraska

AUBURN HISTORIC DISTRICT

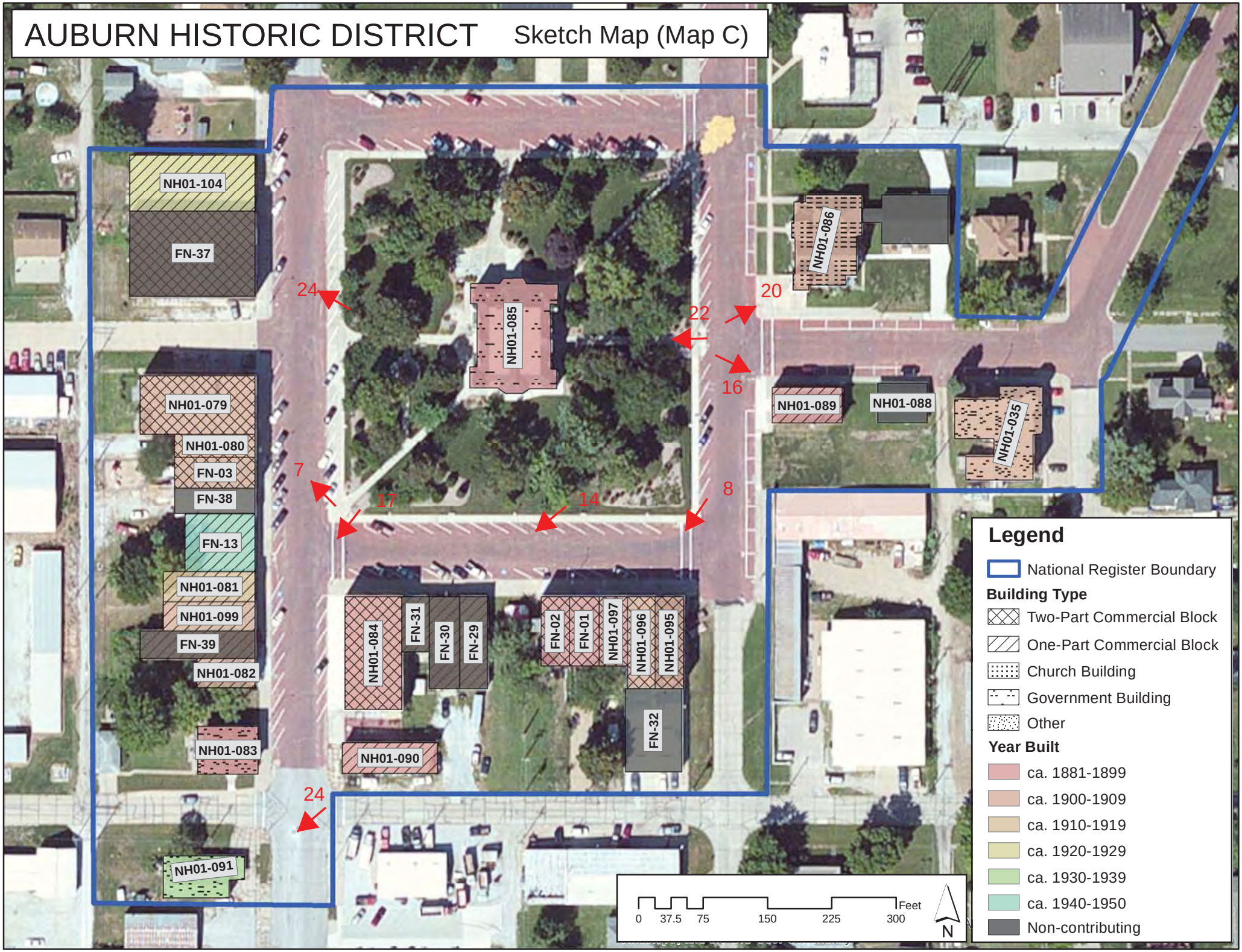
Sketch Map (Map A)



AUBURN HISTORIC DISTRICT

Sketch Map (Map B)

AUBURN HISTORIC DISTRICT Sketch Map (Map C)



ANTIQUES
VIC & FLAMINGO MAC'S
ANTIQUES
-N- MORE
HAIR
-N-
MORE
Where Looking Good
Is Understood!

ALLISON PHARMACY
Quiznos Sub
HOTEL
GRAND CENTRAL HOTEL

H
HOSPITAL
136
75
INGERSOLL
BARBER SHOP
ALLISON

JR. KEEDY'S
CONVENTION HALL
PLUMBING & HEATING
274-4033
Home Health Care
The Home HEALTH CARE

AUBURN
STATE
BANK
59°
FLOWERS PLUS
CARSMART

RIVER VALLEY
MEMORIALS

Great China Buffet
OPEN

90
18
HETZEL'S
BOHL PLUMBING AND HEATING
UNION BANK & TRUST COMPANY
ESSER FLOORING
402-414-5020
NOW OPEN
NOW OPEN
HUGE SALE
VILLAGE DESIGNS
VILLAGE DESIGNS

75
136
REAL ESTATE
BULLDOG REALTY
& PROPERTY MANAGEMENT
Heywood Hills
PHOTOGRAPHY • FRAMEMASTERS • GRAPHICS

18
AUBURN
ENGLES
AGENCY
BOB ENGLES
Allied
LYNCH'S HARDWARE
& GIFTS
SENTRY
LENNOX
BOHL
PLUMBING
AND
HEATING

SHERIDAN
CEMETERY
ASSOCIATION
Real Estate
Property Management
Rentals
Residential
Farms Acreages
Commercial
TINCHER OF AUBURN
sales and service

STATE
SUN THOR NIGHTLY
MAT THE DARK WORLD IN 3D 730PM
2PM HUSKER GAME NOV 16
The PHILLY GRILL
PHILLY GRILL
OPEN
75
136
136

DOLLAR GENERAL

LAW OFFICES
FARNHAUSER, NELSEN,
WENTS, ZIBKEY & MERWIN, P.C.
ALLEN FARNHAUSER
TIMOTHY W. NELSEN
KELLY J. WENTS
MICHAEL E. ZIBKEY
DIANE L. MERWIN

Green Space
Stewardship
DO NOT
USE AS A
DRIVEWAY

McCONNELL'S AUTO REPAIR
19th bakery

NEMAHA VALLEY MUSEUM
SOUTHSIDE
BARM

1912
WOODSHOP
PLUS

TINY TOTS
DAYCARE
Phone 402-274-1114
Little Learners
PRESCHOOL
Ph. 402-274-6641
TEENY TOTS
DAYCARE

CRACKERJACK
GYMNASTICS
274-4412
NEMAHA VALLEY MUSEUM

O STREET
PRIVATE
PARKING
Sinclair

CHURCH OF CHRIST