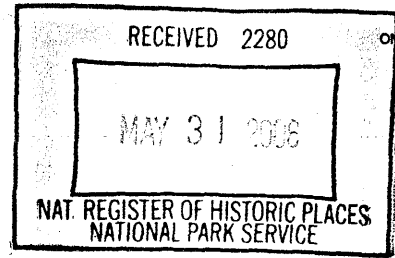


United States Department of the Interior
National Park Service



OMB No. 1024-0018
538

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

Historic name The Hub Building

Other names/site number Burwell's Modern Cash Department Store / GF01-038

2. Location

Street & number 180 Grand Avenue

Not for publication

City or town Burwell

Vicinity

State Nebraska

Code NE

County Garfield

Code 71

Zip code 68823

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Muhel J. Sol
Signature of certifying official

May 24, 2006
Date

Director, Nebraska State Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

see continuation sheet.

determined eligible for the National Register.

see continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Edson H. Beall 7.12.06

[Signature]

Signature of Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- Private
- Public-local
- Public-state
- Public-federal

Category of Property

(Check only one box)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	Buildings
0	0	Sites
0	0	Structures
0	0	Objects
1	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Healthcare: Pharmacy, Doctors & Dentist Offices

Commerce: Department Store/Mercantile

Commerce/Trade: Professional

Communication: Emergency Services

Social: Odd Fellows Lodge

Education: Library

Domestic: Multiple dwelling

Industry: Telephone Company

Current Functions

(Enter categories from instructions.)

Domestic: Apartment

Commerce: Work in progress

Domestic: Work in progress

Domestic: Hotel, work in progress

7. Description

Architectural Classification

(Enter categories from instructions.)

Italianate

Materials

(Enter categories from instructions.)

Foundation Concrete

Walls Cement Block

Roof Flat -tar & seal coated

Other Cast iron; Pressed tin

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Hub Building

Name of Property

Garfield County, Nebraska

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10. Geographical DataAcreage of property Less than one

UTM References (place additional UTM references on a continuation sheet).

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14	455875	4714680	3.			
2.				4.			
				[] See continuation sheet			

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Melissa Schere
 organization _____ date February 28, 2006
 street & number 180 Grand Avenue, P.O. Box 67 telephone 308-346-4674
 city or town Burwell state NE zip code 68823

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title John & Melissa Schere
 street & number 180 Grand Avenue, P.O. Box 67 telephone 308-346-4674
 city or town Burwell state NE zip code 68823

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determined 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, (15 USC 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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.
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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions.)

Commerce

Period of Significance

1906-1956

Significant Dates

1906

Significant Person

(Complete if Criterion B is marked above.)

n/a

Cultural Affiliation

n/a

Architect/Builder

n/a

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- Preliminary determination of individual listing (36 CFR 67) has been requested
Previously listed in the National Register
Previously determined eligible by the National Register
Designated a National Historic Landmark
Recorded by Historic American Buildings Survey #
Recorded by Historic American Engineering Record #

Primary location for additional data:

- X State Historic Preservation Office
Other State agency
Federal agency
Local Government
University
Other
Name of repository:

United States Department of the Interior
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Hub Building

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The interior of the first floor has two retail spaces (east & west). The original upper balconies are located at the north end of both bays. There has been some modernization of the balconies. They will be converted back to the original design. The original tin ceiling is intact above the current acoustic ceiling. The tin ceiling is approximately 13 feet 11 inches high. The stores are approximately 23 feet 6 inches wide and 75 feet deep. The wood flooring is pine tongue and groove.

At the time these storefronts served as the Burwell Drug Company and the Burwell Mercantile Company respectively, a main cashier station served both stores and as did cash cars that traveled throughout each store. The doorway connecting the two sides has been sealed with drywall and paneling.

A wooden staircase located behind the central exterior door on the first floor accesses the second floor. The second floor has pine tongue and groove wood flooring throughout the space. Originally, this floor was designed to be used as office space and housed a doctor, a dentist, a lawyer and a music teacher. In the 1930's, Olive Coffin Walker (daughter of H.J. Coffin) and her husband Ralph Leo Walker changed these office spaces into apartments. As part of this remodel, plumbing was added to the kitchen areas and claw foot bathtubs and small sinks were placed in each apartment. The toilet areas were located at the north end of the hallway, one on each side. In the mid-1980s, new owners modernized the apartments and added toilets to each apartment. Currently, there are six apartments on the second floor and the property owners reside in one of these apartments. The original tin ceiling on this floor has been covered with an acoustical type ceiling attached to wood firing pieces that are nailed to the tin.

A wooden stairway leading to the third floor is located at the south end of the second floor hallway. The third floor also contains wooden flooring throughout. There are three apartments and an Odd Fellows Hall located on this floor. The Odd Fellows Hall is a large, open space with tin ceilings that are 10 feet 11 inches in height.

Throughout this floor, the original woodwork is intact and unpainted. This floor has suffered some water damage from a leaking roof. The original lighting on the third floor was gas; electrical lighting was added throughout the remainder of the building later. This floor has not been modernized or remodeled. In fact, these apartments have not been lived in since the second floor apartments were installed in the 1930's. The Odd Fellows Hall has not been used since the early 1930's when the local chapter became inactive due to the depression.

This building retains an excellent degree of physical integrity. Changes to first floor commercial spaces often occur as businesses strive to stay modern. In large part, these changes have been additive rather than subtractive and a good portion of the original materials remain in place. The changes to the second floor were completed in the 1930's, well within the period of significance. Early modernization efforts did not reach the third floor, and it is truly like taking a step back in time.

The current owners of the Hub Building are working to rehabilitate exterior of the building as well as to include a wide variety of functional interior spaces. The owners are working with the Nebraska Lied Main Street Design Assistance Program to rehabilitate the exterior of the building. Plans for the interior of the Hub Building include converting the east side of the basement into a Youth Center; and operating a bookstore complete with a soda fountain on the east side of the first floor commercial space. On the second floor, the owners plan to work with the existing apartments with plans to rent out the apartments as hotel suites. The owners envision rehabilitating the third floor apartments into their private living quarters, while turning the Odd Fellows Hall into meeting and/or banquet space.

The owners of the Hub Building are well aware of the historic significance of this building and are wholeheartedly working toward preserving significant historical features of the building.

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As visitors enter the City of Burwell from the south, the Hub building is front and center in the town square. The Hub Building a visually striking property and is the largest commercial building in this community of 1,130 (U.S. Census, 2000). Burwell is the county seat of Garfield County and is located 194 miles northwest of Lincoln, the state capital. Burwell is situated near the North Loup River in an area of dissected plains just south of Nebraska's famous Sandhills region. The primary economy of Garfield County is agricultural in nature.

Constructed in 1906, the Hub building is a 3-story structure approximately 50 feet across and 80 feet deep with a full basement. The exterior walls of this building are constructed of rusticated concrete block that has been painted white. As it was designed, the rusticated concrete makes it appear as if the building is constructed of stone, and thereby giving the building a rich, textured feel. The first floor of this building features two commercial bays separated by a central door leading to the upper floors. Each commercial bay features cast iron elements and flat metal awnings. Aluminum covers the glass transoms. There are six double hung 1/1 wooden windows present on second and third floors of the main façade. These windows feature cast concrete lintels and sills. An impressive, pressed tin Italianate cornice with urns at each corner and a parapet completes the primary façade. The parapet is inscribed with "1906 / H.J. Coffin".

The west facing façade is also rusticated concrete block and features eight evenly spaced double hung 1/1 wooden windows on both the second and third floors. As with the windows on the primary façade, these windows feature cast concrete lintels and sills. One entry door located on this side, near the front has been filled in with smooth concrete block. This façade faces an alleyway, and therefore, the entire façade is visible.

The rear façade and the east façade are secondary facades and are faced with smooth concrete block. A neighboring one-story building on the east side of the Hub Building blocks the first floor from view. The second floor features eight evenly spaced windows in the same pattern as the west façade. However, the third floor on this façade contains only three evenly spaced double hung 1/1 windows that begin near the center of the third floor. This departure in window fenestration allowed the interior space of the third floor on the east side to function as the meeting hall for the Odd Fellows. The rear façade is broken by four double hung 1/1 windows on each floor. These windows are not symmetrical, but rather were placed to also accommodate exterior doors on both the first and second floors, including a fire escape. Two windows on the second floor and two windows on the first floor have been in filled with smaller double hung windows. In addition, two of these first floor windows have been filled with smooth concrete block.

The structural support for the 1st floor is made of 2x10 full dimension sized wood floor joists with solid wood beams and wood post columns set in concrete footings. Heat was achieved through steam heat (radiators) through cast iron pipes throughout the building. The back portions of both basements (east and west sides) are unfinished cement block with cement flooring. Access was gained by either the sidewalk entrances at the front of the building (south side) or from one of the interior shops. There is a doorway at the south end of the basement joining the two sides. The basement sky-lights and the sidewalk doorways have been filled in and covered by sidewalk and alley ways on the south and west side and covered by a brick commercial building attached to the east side. The front portion of the east bay was a grocery room with the warehouse in the unfinished portion. The front portion of the west bay was the crockery and kitchen hardware departments and included the five and ten cent counters. The unfinished portion of the west bay held the coal powered power plant for the gaslights of the building with brick chimney and the icehouse for storage of the ice needed for the drug store soda fountain located on the 1st floor. Currently, the boiler is located in the power plant area and the only water heater in the building is located in the former kitchen hardware area. The boiler and radiators throughout the building are in need of repair or replacement. The east basement has not been used since the last variety store moved to a more modern facility in 1999.

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The Hub Building is eligible at the local level under Criterion A for its association with the development of local commerce. The period of significance begins in 1906 with the construction of the building and continues until 1956, fifty years prior to today's date. Intended to serve as the "hub" of commercial activity in Burwell, this impressive three-story building has set the pace for the growth and economic development of Burwell.

The Hub Building was built in 1906 out of locally manufactured cement blocks. The building owner was Harry James (H.J.) Coffin. The history of the Hub Building is interwoven with the lives of the first owner and his descendants.

H.J. Coffin moved to Garfield County in 1884 and took a homestead 3 miles northwest of Burwell. In 1892, he purchased the Howell Lumber Company located in Burwell and renamed it the Burwell Lumber and Coal Company. Mr. Coffin also purchased land, loaned money and materials for others to homestead, purchase land, start businesses and build homes in town. Mr. Coffin's focus was on the welfare and development of his community.

In 1906, H.J. Coffin added a concrete block manufacturing area to the Burwell Lumber Company and began construction on the "Hub Building". Harmon S. Palmer had patented a cast iron concrete block-manufacturing machine, and Coffin took advantage of this new machine not only to construct his building, but also to gain a new product line. Constructing his building out of concrete block gave ready-made advertisement to his latest product. Coffin built his building during a period of growth in Burwell. In 1890, the population of the town of Burwell was 376, by 1920 the census showed 1,214 residents.

Upon opening, the Hub Building housed the Burwell Drug Company on the west side of the first floor and basement. The local pharmacist, E.A. "Ike" Jensen managed the Burwell Drug Company. The east side of the first floor and basement held the Burwell Mercantile Company. Between the Burwell Drug Company and the Burwell Mercantile Company, any household or personal item could be purchased without it being necessary to travel the distances to larger communities. The average value of the goods held at the two stores was \$50,000. The Burwell Pharmacy remained in the Hub building until 1976. Until 1999 there was a retail store in the east side of the street level serving the community. Until 2003, there was a retail store in the west side of the building; the last leaseholder was the Burwell Bridal & Floral Shop. Both the variety store owner and the Burwell Bridal & Floral shop owner purchased and remodeled their own local buildings.

Beginning in 1906 and into the mid 1930's, professional space was located on the second floor of the Hub Building, including the town's doctor, and dentist, a lawyer and a music teacher. In the early 1900's the telephone company rented the northwest office. From 1912 until January 1, 1915, the first Burwell library occupied one of the offices on the second floor. The library was moved upon completion of the Burwell Carnegie Library building (under NRHP consideration, 2006). In 1915, the local post office was temporarily moved to the 2nd floor of the Hub while the new post office building was being constructed. Olive Coffin Walker (daughter of H.J. Coffin) and her husband pharmacist Ralph Leo Walker, changed the office space on this floor into apartments in the 1930's. Many of the townspeople have lived on the second floor at one time in their lives. From the 1930's through 1977 the rent was \$25 - \$40 a month. This price included heat and water. The last apartment renter moved out in 2003.

From the 1906 to 1963 there was a pole on the roof of the Hub with a red beacon on it. This beacon was the means used to contact the local police officers. When an emergency call was received at City Hall, located across the street from the Hub a switch was pressed which activated the light. The light system was replaced by police radios in 1963 and a radio transmitter was placed on the roof of the Hub building. This transmitter was removed when the local emergency groups joined region 26 in 1970.

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Mr. and Mrs. Coffin were quite active in their community and in their church. Mr. Coffin played an active part in getting the county seat changed from Willow Springs to Burwell in 1890, he was the first President of the Burwell Fire Department formed on January 18, 1899. H.J. Coffin served as County Commissioner in 1893-1894. The village trustee's were elected annually. Mr. Coffin was elected as a village trustee in the following years; 1893, 1894, 1895, 1901, 1902, 1903 and 1904. Mrs. Coffin was a charter member of the Burwell Literary Club, and was instrumental in the establishment of the Burwell Library and in the completion of the Burwell Carnegie Library.

To the local gentlemen H.J. was known as Pard. To the rest of the town he was Pa Coffin. It was understood that if you needed help, you went to Ma and Pa Coffin.

When Mr. Coffin designed this building, he intended that the building become the "Hub" or commerce/professional destination for Garfield County and the neighboring counties. The size and scale of this building speaks to Mr. Coffin's belief that the community of Burwell would continue to grow and prosper. In choosing rusticated concrete block as his primary building material, not only was he utilizing a relatively new material, but he was also advertising the products of his lumberyard. The Hub Building did in fact become a "hub" of commercial activity in Burwell and played an important role in the economic growth of the community. From the time that it was constructed in 1906, the Hub Building was a symbol of growth and prosperity in Burwell. It remains so today.

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References

Cameron, Anna M. "Who's Who in Nebraska." Garfield County. 1940. Nebraska Associated Press Association. 1 Mar. 2006 <<http://www.rootsweb.com/~neresour/OLLibrary/who1940/whowho40.html>>

Cooley, Harold O. "The Burwell Mercantile Company 'The Hub.'" The Nebraska Magazine. Aug. 1907.

Garfield County Roundup. Nebraska: Quiz Graphic Arts Inc, 1967. 99 & 136

Garfield County Roundup Vol. 2. Missouri: Walsworth Publishing Company, 1984. 20, 27-28, 62, 67, 74, 79, 94-95, 115, 130, 155, 389.

Garfield County (Burwell, NE): A Pictorial History. Nebraska: Garfield County Historical Society, 1991. 7, 15, 18, 22, 35, 45, 88.

Jester, Thomas, ed., Twentieth-Century Building Materials History and Conservation. McGraw-Hill Companies, 1995.

Verbal Boundary Description

West 47 feet of lots 7, 8, 9 and 10 block 17 original town of the city of Burwell, Garfield County Nebraska.

Boundary Justification

This boundary includes that parcel of land historically associated the Hub Building.

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Photographs

The following information pertains to the first 9 photographs:

Hub Building
Garfield County, Burwell Nebraska
Photographer: Stacy Stupka-Burda, NeSHPO
January 2006
Digital images in the collection of the Nebraska State Historic Preservation Office

Photograph	Description of Photograph	View
1 of 9	View of Grand Avenue, Hub Building is at center of photo.	N-NW
2 of 9	View of Hub Building primary façade.	N
3 of 9	View of Hub Building.	NE
4 of 9	View of rear façade and west façade.	SE
5 of 9	View of west façade.	SE
6 of 9	Interior view of second floor apartment.	W
7 of 9	Interior view of third floor Odd Fellows Hall.	N
8 of 9	Interior view of third floor Odd Fellows Hall.	S
9 of 9	Interior view of third floor apartment space.	NW

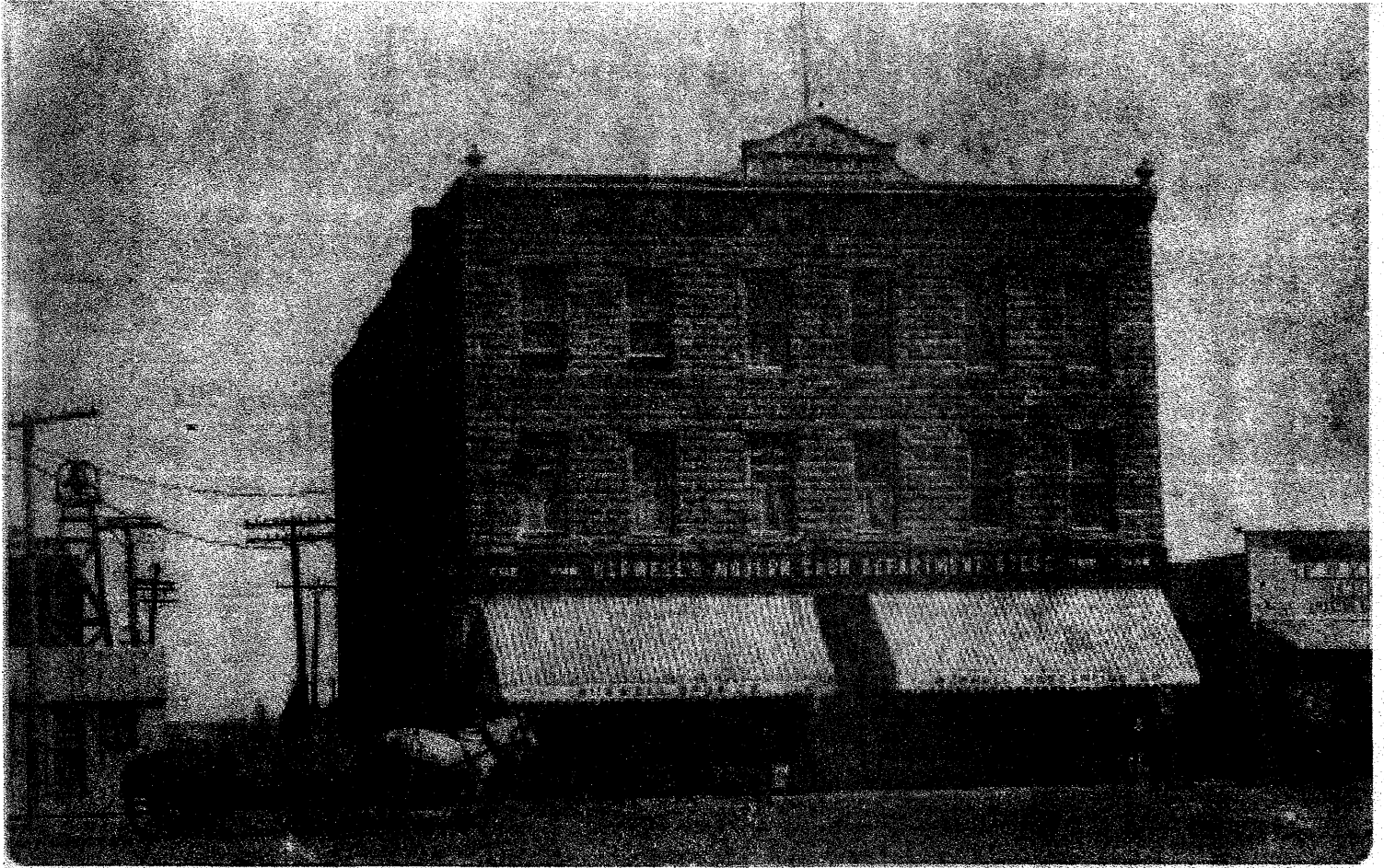
Supplemental Photos

Photograph	Description of Photograph	View
1 of 2	Bird's Eye View of Burwell, Garfield County, Nebraska. Circa 1900. The Hub Building (GF01-038) is at center left.	NE
2 of 2	Historic view of the Hub Building (GF01-038), no date.	N



Early 1900's

Hub Building
NeHBS# GF01-038
Garfield County, Nebraska
Supplemental Photo 1 of 2



Hub Building
NEHBS # GF01-038
Garfield County, Nebraska
Supplemental photo 2 of 2