

STATE OF INDIANA
DEPARTMENT OF NATURAL RESOURCES
INDIANA HISTORIC SITES AND STRUCTURES INVENTORY

Additional Architectural Information

A. NAME Auto Hotel Building C. NUMBER 163-196-0189
B. ADDRESS 111-115 SE Third Street
D. UTM References 16 449830 4202400

E. Architect Harry E. Boyle commanded much of the local market in the 1920s for building design. In addition to the various public buildings erected according to his plans, this unusual structure represents Boyle's talents. Evansville was a thriving locale for automobile sales in the 1910s and 1920s, and even had a handful of industries involved in the manufacture of engines and components for cars and tractors. The Auto Hotel Building expressed the city's early 20th-century pattern of transportation as well as Boyle's architectural ability. The building combined auto storage on the upper floors with a recreational use (a bowling alley). An auto dealer later occupied the structure.

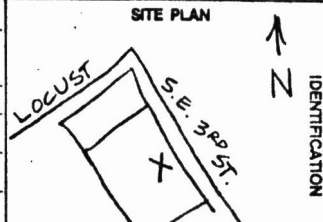
F. INFORMATION SOURCES 1929 Architectural Renderings, Citizens Realty Company. Deed Records. City Directories.

G. PREPARED BY Douglas L. Stern H. DATE 4 December 1981

STATE OF INDIANA
DEPARTMENT OF NATURAL RESOURCES
INDIANA HISTORIC SITES AND STRUCTURES INVENTORY

1. HISTORIC NAME AUTO HOTEL BLDG.
2. OWNERSHIP: PUBLIC ☒ PRIVATE
NAME Citizen's Realty Insurance, Inc.
ADDRESS _____

3. LOCATION NOTES OLD PLAN 1354137
4. VISIBLE FROM PUBLIC RIGHT OF WAY: ☒ YES ☐ NO



5. USE PRESENT PAST 6. CATEGORY 8. ENDANGERED
Residential (sing.) ☐ ☐ DISTRICT ☒ NO
Residential (mult.) ☐ ☐ ☒ BUILDING(S) YES/BY WHAT
Commerce ☒ ☒ STRUCTURE
Industrial ☐ ☐ SITE
Agriculture ☐ ☐ OBJECT
Transportation ☐ ☐
Organization ☐ ☐
Military ☐ ☐
Political ☐ ☐
Unknown ☐ ☐
Vacant ☐ ☐
Other ☐ ☐
7. ACCESSIBLE 9. DATE 1929
☒ YES/RESTRICTED 10. ARCHITECT/BUILDER
☐ YES/UNRESTRICTED Harry Boyle, arch
☐ NO

11. PERIODS: PREHISTORIC 17TH/18TH CEN. 1800-1880 1881-1899 ☒ 1900-PRESENT

12. AREAS OF SIGNIFICANCE

<input type="checkbox"/> Archeology-Prehistoric	<input type="checkbox"/> Conservation	<input type="checkbox"/> Law	<input type="checkbox"/> Sculpture
<input type="checkbox"/> Archeology-Historic	<input type="checkbox"/> Economics	<input type="checkbox"/> Literature	<input type="checkbox"/> Social/Humanitarian
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Military	<input type="checkbox"/> Theater
<input type="checkbox"/> Art	<input type="checkbox"/> Engineering	<input type="checkbox"/> Music	<input checked="" type="checkbox"/> Transportation
<input type="checkbox"/> Commerce	<input type="checkbox"/> Exploration/Settlement	<input type="checkbox"/> Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Communications	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/Government	
<input type="checkbox"/> Community Planning	<input type="checkbox"/> Invention	<input type="checkbox"/> Religion	
	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Science	

13. STYLE 14. CONDITION 16. SITE INTEGRITY
☐ Federal ☒ EXCELLENT ☒ ORIGINAL SITE
☐ Greek Revival ☐ GOOD ☐ MOVED DATE
☐ Gothic Revival ☐ FAIR
☐ Italianate ☐ DETERIORATED
☐ Second Empire ☐ RUINS ☒ NO
☐ Stick Style/Eastlake ☐ UNEXPOSED ☐ YES
☐ Queen Anne
☐ Romanesque Revival
☐ Colonial Revival
☐ Neo-Classical
☐ Bungalow
☐ Vernacular
☒ Other (Specify) N/A

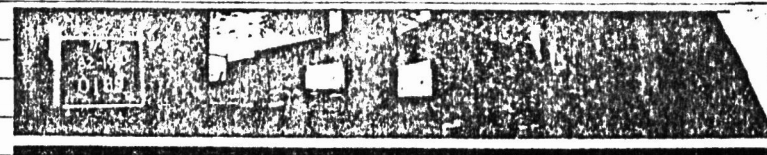
15. ALTERATIONS 18. IN ESTABLISHED HISTORIC DISTRICT
☐ UNALTERED ☒ NO
☐ MINOR YES/NAME
☒ MAJOR

19. DESCRIPTION OF ENVIRONMENT (NATURAL AND MAN-MADE) DOWNTOWN ONE BLOCK
FROM RIVERSIDE HISTORIC DISTRICT. SURROUNDED BY PARKING
LOTS.

20. INFORMATION SOURCES TOWNSHIP ASSESSOR, WM. GUMBERTS

21. PREPARED BY N. LONG, et al 22. DATE 8/78

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4 STORIES, BRICK, STONE TRIM. WAS AUTO GARAGE & SHOW
ROOM, WITH OFFICES & BOWLING ALLEY ABOVE.
WINDOW SASH HAVE BEEN REPLACED W/ MODERN SINGLE PANES.

Designed by Harry Boyle & Company,
architects, in 1929 as an "auto hotel"
with 4th story bowling alley-for W.
W. Sanderson, a developer.

Architectural Information

DESCRIPTION

CLASSIFICATION/DATE

IDENTIFICATION

NATIONAL REGISTER OF HISTORIC PLACES

United States Department of the Interior
National Park ServiceEVALUATION / RETURN SHEET *(Downtown Evansville MRA)*Property: Auto Hotel Building
State, County: IN, ~~Evansville~~ Vanderburgh
Federal Agency: _____Working No. 5/20/82-1506
Fed. Reg. Date: _____
Date Due: 6/17/82 - 7/4/82
Action: ACCEPT
RETURN 7/1/82
REJECT

- ____ resubmission
____ nomination by person or local government
____ owner objection
____ appeal

photos _____
maps _____Substantive Review: _____ sample _____ request _____ appeal ✓ NR decision

Reviewer's comments:

*Integrity and context needs justification.*Recom./Criteria Return
Reviewer L McClelland
Discipline Arch. Hist.
Date 6/30/82
____ see continuation sheetNomination returned for: ✓ technical corrections cited below
✗ substantive reasons discussed below1. Name2. Location3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property5. Location of Legal Description6. Representation in Existing Surveys

Has this property been determined eligible? _____ yes _____ no

7. Description

Condition		Check one	Check one
____ excellent	____ deteriorated	____ unaltered	____ original site
____ good	____ ruins	____ altered	____ moved
____ fair	____ unexposed		____ date _____

Describe the present and original (if known) physical appearance

- ✗ summary paragraph
✗ completeness
 ____ clarity
✗ alterations/integrity
✗ dates
 ____ boundary selection

Please describe the building's historic appearance and date changes from its original design.

X 8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- ☐ summary paragraph
- ☒ completeness
- ☐ clarity
- ☐ applicable criteria
- ☒ justification of areas checked
- ☐ relating significance to the resource
- ☒ context
- ☒ relationship of integrity to significance
- ☒ justification of exception
- ☐ other

Please assess significance in relationships to theme of automobile sales and services in Evansville. Does this resource reflect an important development in that part of Evansville's 20th century commerce and trade? If so, explain.

Please assess impact of changes especially those to fenestration on building's significant architectural features and form.

✓ 9. Major Bibliographical References

X 10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

USGS References _____

Verbal boundary description and justification _____
✓

✓ 11. Form Prepared By

✓ 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Title _____

Date _____

✓ 13. Other

- ☒ Maps
- ☒ Photographs
- ☐ Other

Please provide a historic photograph, if possible.

Questions concerning this nomination may be directed to L. McClelland

Signed Bravham

Date 7.1.82

Phone: 202 272-3504

Comments for any item may be continued on an attached sheet

**STATE OF INDIANA
DEPARTMENT OF NATURAL RESOURCES
INDIANA HISTORIC SITES AND STRUCTURES INVENTORY**

Additional Architectural Information

A. NAME Auto Hotel Building **C. NUMBER** 82-196-00189
B. ADDRESS 111-115 SE Third Street
D. UTM References 16 449830 4202400

E. 19:

The construction of the Auto Hotel Building in 1930 was a significant event in the history of the city, not only illustrating the elevation of the motor car's status in Evansville's commercial and urbanistic hierarchy but also the auto industry's place in modern America's obsession with professionalism. Although not as significant for its design qualities, the building does also represent the rare known commercial/industrial work of local architect Harry E. Boyle and the influence of outside corporations on the production of local buildings, a novel phenomenon which is essentially the norm fifty years later.

Downtown Evansville was practically rebuilt in the period between the turn of the century and the Great Depression. New buildings were built where none had been before or larger ones replaced older, smaller buildings. The causes for the city's boom in Downtown architecture were varied and interconnected. There was the leadership of an aggressive coterie of local businessmen and boosters; the city's population had nearly reached the 100,000 mark in 1930 (almost doubling the 1900 mark); the city's economy was infused with capital from furniture making, coal mining, and wholesale commerce; and Evansville had the good fortune from 1913 to 1922 of having the mayor's office occupied by a Progressive politician and consummate doer, Benjamin Bosse. On the eve of the construction of the Auto Hotel, Downtown Evansville was more dense and urban than it had probably ever been (or would be in the future).

It was clear that the demands of such an architectural and urban environment were different than had been in the past. The City Plan Commission's consultant beginning in the mid-1920s made the case for greater attention to the needs of parking, circulation, and urban amenities brought on by the private car. Downtown land economics were also at work, creating a higher premium for land than surface parking (a phenomenon not at work today, judging from the abundance of parking lots in the Downtown MRA). The streets would be better used for circulation, the City Plan Commission learned, than for parking. "The property values in this district have been built up," observed city planning engineer Harland Bartholomew for the Plan Commission in 1925, "and business opportunities are

(continued)

F. INFORMATION SOURCES _____

G. PREPARED BY Douglas L Stern **H. DATE** 15 December 1982

19: Auto Hotel Building (continued)

valued, with regard to this flow. In order to preserve the vitality and the usefulness of this district it is absolutely necessary that nothing be permitted to hinder that circulation upon which it depends."

The construction of the Auto Hotel building was an answer to this manifest need for better Downtown circulation through the removal of cars from the streets. "Men of vision have again demonstrated their faith in the future of Evansville as a community of progressive promise," intoned the newspaper advertisement announcing the opening of the \$250,000 structure on 11 January 1930 and, the newspaper continued, "in the prestige of the motor car as the most popular means of transportation." Within a few steps from the garage, noted its developers, were hotels, offices, shops, and theatres (the local Board of Directors for the Auto Hotel included the operator of the nearby McCurdy Hotel, a large and popular Downtown facility for conventions, meeting and the like). The local utility congratulated the developers on their enterprise and admitted that the Auto Hotel "no doubt will further relieve parking congestion."

This was not any simple garage, however, for the value of Downtown land demanded intensive uses. On the second floor were seven suites of modern-equipped offices, "particularly designed for the professional man or woman." On the fourth floor was a recreation center billed as the city's largest, boasting a bowling alley with twelve lanes ("designed after the latest mode" and furnished with "semi-automatic pinsetters") and with twelve or more billiard tables. The Auto Hotel operators were careful to attend to every want, offering light maintenance and service for cars (on a contract basis, if desired), parcel pick-up, and other conveniences. In short, not any other Evansville building before it offered the extent and variety of uses present in the Auto Hotel.

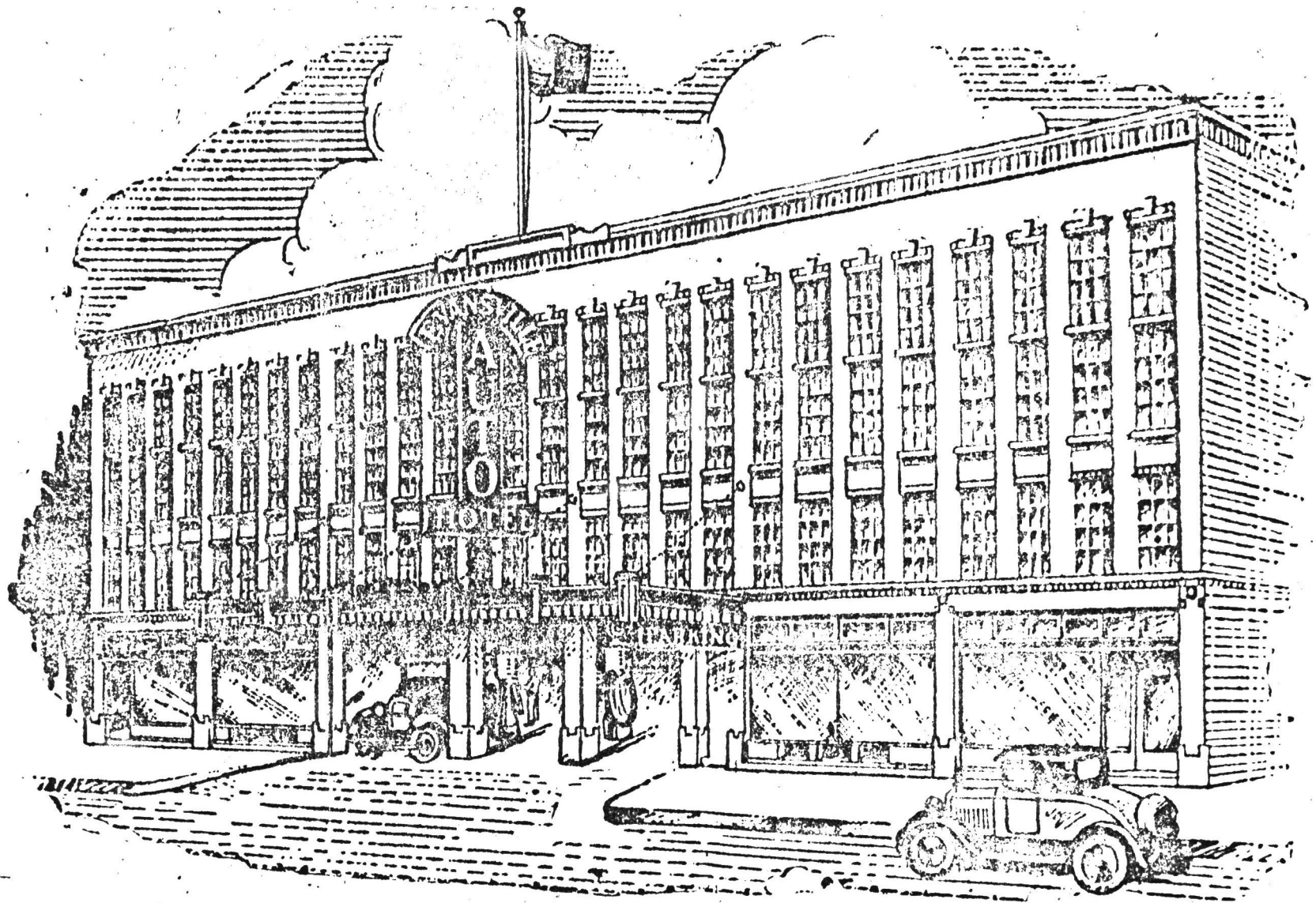
The organization of the Auto Hotel complex and its management suggested more profound trends than just the satisfaction of intense land use or the whims of the well-to-do. The American middle class admired organization and began, particularly in the second half of the 19th century, to judge institutions on the extent of their professionalization. The steps taken by the planners and operators of the Auto Hotel to evoke the public's appreciation for professionalism were obvious. The company under contract for managing the complex was referred to as "operating engineers," part of a national system of similar Auto Hotels (twenty others, in fact, from Atlantic City to Minneapolis and Buffalo to Nashville). Known as d'Humy Management, Inc., the operators of the Evansville Auto Hotel were based in New York City and took their name from Fernand E. Humy, an engineer responsible for the development of an auto incline ramp for parking garages. ("Wide entrances and exits and short ramps with easy grades make it convenient for you to go quickly and safely from floor to floor. d'Humy Motoramps make this possible.") The Evansville Auto Hotel was developed by the d'Humy Ramp Building Corporation, it would be operated by its subsidiary, d'Humy Management, Inc., and the general auditor for the Auto Hotel, J. E. Jordan of New York, would install the "d'Humy method of accounting"--supreme organization under the auspices of professionals all meant to appeal to middle class Evansville's craving for professionalism.

Other trappings of professionalism at the Auto Hotel were more subtle. The d'Humy organizations knew their businesses, but anything outside of their specialties required outside experts. The recreation area, therefore, would be operated by

19: Auto Hotel Building (continued)

the "Jensen brothers of Terre Haute, well known in bowling circles." The local manager of the Evansville Auto Hotel for the d'Humy conglomerate, H. V. Dumbleton, was recruited because of his background as an "auto hotel management engineer responsible for designing and management of automotive service buildings on the Pacific Coast." The conspicuous uniformed attendants, present at every turn to take care of every need, were there not only to reassure patrons that they were secure and pampered but also that they were in command of an Auto Hotel army, an army sanctioned by the d'Humy uniform.

If the Auto Hotel were a product of America's overarching culture of professionalism, its design was likely a combination of standards imposed by the d'Humy system, the talents of a local architect, and the taste of the Evansville community. Georgian Revival in style, the four story structure employed a rough texture face brick, popular locally at the time, "of variegated tan color tones with trim of limestone." Multilight steel casements (now replaced) made each of the nine levels "extremely lightsome." The 95,000 square foot structure was designed by Harry E. Boyle, a successful architect known best today for his institutional work for schools and the like, not so much for quasi-industrial buildings such as the Auto Hotel. Judging from the d'Humy system's penchant for scientific controls and consistency, it would not be surprising if it were known that they exercised a major role in the design, if not in its outward appearance and finish, then at least in its program and schematic design.



FEB 23 1984

LE AUTO HOTEL

AREA # 10

A. HISTORIC NAME Auto Hotel Building B. COUNTY Vanderburgh C. NUMBER 82-196-00189
D. ADDRESS 111-115 SE Third Street E. TWP/CITY Pigeon F. QUAD NAME Evansville South
RATING ☐ Outstanding ☒ Significant/Notable ☐ Contributing/Reference ☐ Non-Contributing UTM REFERENCES 16 449830 4202400

STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES INDIANA HISTORIC SITES AND STRUCTURES INVENTORY REVISED 1981

MOUNT CONTACT PRINTS HERE

1. COMMON NAME <u>Citizen's Realty</u> 2. OWNERSHIP <u>Public</u> <input checked="" type="checkbox"/> <u>Private</u> <input type="checkbox"/> 3. VISIBLE <u>X</u> <u>Yes</u> <input type="checkbox"/> <u>No</u> <input type="checkbox"/>	4. PROPERTY'S MAILING ADDRESS <u>Citizen's Realty & Insurance Co.</u> <u>111 SE Third Street</u> <u>Evansville, Indiana 47708</u>	5. LOCATION NOTES <u>Original Plan lot 138 & 139</u>
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6. USE	PRESENT	PAST	PRESENT	PAST	7. ENDANGERED	8. CATEGORY	9a. LOCAL LEGAL PROTECTIONS
Residence	<input type="checkbox"/>	<input type="checkbox"/>	Military	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> District	<input type="checkbox"/> Historic District
Govt./Pol.	<input type="checkbox"/>	<input type="checkbox"/>	Entertainment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Building(s)	<input type="checkbox"/> Landmark
Commerce	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Structure	<input type="checkbox"/> Deed Restriction
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	Religious	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Site	<input type="checkbox"/> Other
Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Object	
Transportation	<input type="checkbox"/>	<input type="checkbox"/>	Museum	<input type="checkbox"/>	<input type="checkbox"/>		
Organization	<input type="checkbox"/>	<input type="checkbox"/>	Educational	<input type="checkbox"/>	<input type="checkbox"/>		
Other				<input type="checkbox"/>	<input type="checkbox"/>		

9b. SURVEYS
SR _____ NR _____ NHL _____ HABS _____ HAER _____

10. CONDITION <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins	11. BUILDING INTEGRITY <input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved Date _____	11a. Specify Alterations Removals _____ Structural _____ Replacement <u>windows</u> Additions _____
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12. DATE <u>1929</u> 15. DESCRIPTION <u>See below.</u>	13. STYLE <u>Georgian Rev.</u> 14. ARCHITECT/BUILDER <u>H E Boyle & Co.</u> 16. OUTBUILDINGS <u>none</u> 17. Inscriptions <u>none</u> Facade Material <u>brick</u>
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17. SITE PLAN

18. ENVIRONMENT commercial

19. AREAS OF SIGNIFICANCE: Specify the significance for each area checked _____

- ___ Aboriginal
- ___ Arts
- ☒ Architecture
- ☒ Commerce
- ___ Communications
- ___ Community Planning
- ___ Education
- ___ Engineering
- ___ Environs/Neighborhoods
- ___ Exploration/Settlement
- ___ Humanities
- ___ Indian
- ___ Landscape Architecture
- ___ Military
- ___ Politics/Government
- ___ Religion
- ___ Science/Technology
- ___ Social/Ethnicity
- ☒ Transportation
- ___ Vernacular/Construction
- ___ Other _____

15:

The Auto Hotel Building is a massive, four story brick and reinforced concrete structure measuring roughly 150 feet square. Although alterations to the fabric have occurred in recent years, the original 1929 plan remains substantially preserved. The primary elevation (facing Third Street) above the ground floor is distinguished by three stories of regularly spaced, vertically aligned windows (27 to a row) separated from each other by slender three-story brick piers. Window openings now contain a single, tinted glass pane whereas originally multi-paned lights were secured in double-hung sashes. Sills are of limestone, and the lintels of the fourth-story windows are accented by a keystone. Stone coping trims the parapet. The former central three-bay-wide vehicle opening at the ground level has been converted to a recessed pedestrian entrance opening into newly created office space. Flanking display areas, still divided by stone-capped brick pers, are now enclosed by wood panels. Office space was enlarged during a recent remodeling (ca. 1979), but part of the interior is still devoted to inside parking. The fourth story recreational operation was discontinued many years ago and the area converted to offices. The approximate acreage of the Auto building's site is .5 acre.

ATTACH
NEGATIVE
ENVELOPE
HERE

20. INFORMATION SOURCES Deed records; City Directories; Evansville Courier, 11 January 1930.

FEB 23 1984

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Auto Hotel Building (Downtown Evansville MRA)
Vanderburgh County
INDIANA

~~Substantive Review~~

Working No. 5/20/82-1506
Fed. Reg. Date: 2.5.85
Date Due: 4/8/84
Action: ☒ ACCEPT 4-6-84
☐ RETURN
☐ REJECT
Federal Agency: _____

- ☒ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☒ NR decision

Reviewer's comments:

*Despite unsympathetic window
alterations after discussion with
C. Shall it is determined that dose
is not so severe as to make the property*

Recom./Criteria Accept A+C
Reviewer Har. Drif
Discipline A.H.
Date 4.6.84
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below *ineligible.*

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- | | |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed |

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



DOWNTOWN EVANSVILLE RESOURCES
Vanderburgh County, Indiana
N. Long, DMD 1977

Auto Hotel Building
#10: view southwest of
111-15 S.E. Third Street

FEB 23 1984

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000186