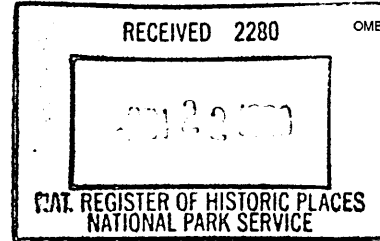


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



804

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 Kirschbraun & Sons Creamery, Inc.
other names/site number NeHBS #DO09:0123-007

2. Location

street & number 901 Dodge Street not for publication []
city or town Omaha vicinity []
state Nebraska code NE county Douglas code 055 zip code 68102

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.)

Lawrence Sommer
Signature of certifying official
Director, Nebraska State Historical Society
State or Federal agency and bureau

6/10/98
Date

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

7-23-98

Edson H. Beall
Signature of Keeper

Date of Action

Kirschbraun & Sons Creamery

Name of Property

Douglas County, Nebraska

County and State

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		buildings
		sites
		structures
		objects
1		Total

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

Number of contributing resources previously listed in the National Register
N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE: warehouse

Current Functions
(Enter categories from instruction)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS:
Commercial Style

Materials
(Enter categories from instructions)

foundation concrete
walls brick

roof _____
other terra cotta

Narrative Description

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

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.)

- 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
 architecture

Period of Significance

1917-1946

Significant Dates

1917

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Lawrie, Harry

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:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository:
 Omaha City Planning Dept.

Kirschbraun & Sons Creamery

Name of Property

Douglas County, Nebraska

County and State

10. Geographical DataAcreage of Property less than 1

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

	Zone	Easting	Northing		Zone	Easting	Northing
1.	15	255660	4571440	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 Dirr
 organization On Site Photography & Preservation date April 1997
 street & number Box 94627 telephone (403) 438-8093
 city or town Lincoln state NE zip code 68508

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.

PhotographsRepresentative **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 Andrew Fields, Vice President HRI-BP
 street & number 210 Baronne Street, Suite 1717 telephone (504) 566-0204
 city or town New Orleans state LA zip code 70112

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. 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.

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Kirschbraun & Sons Creamery

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Narrative Description

The Kirschbraun and Sons Creamery Building is a five story brick, commercial style warehouse with ornamental terra cotta detailing and elaborate main entrance located in downtown Omaha, Nebraska. The building represents the commercial style with its simple rectangular floor plan, extended stepped roof comb, and simple massing. The surrounding area is sparsely dotted with other warehouses and newer commercial properties with a highway onramp immediately adjacent to the building. Remnants of the old rail line are evident on the street in front of the building where a small spur diverts into the loading section next to the concrete loading dock. The interior retains a high degree of historic integrity with only office dividers and drop ceilings on the second level.

Omaha in Douglas County is the largest city in the state of Nebraska and is home to the primary commercial and transportation centers of the state. The area between 9th and 10th Streets on the north and south sides, and Dodge and Douglas on the east and west is somewhat isolated from the present day main core of the downtown historic commercial area. This square block area is anchored on each interior corner by an historic warehouse, the Kirschbraun and Sons Creamery being one of those. This area of downtown Omaha is sparsely dotted with historic buildings concentrated in several warehouse areas like the Rail and Commerce Historic District (NRHP listed 1996) and the Old Market Historic District (NRHP listed 1982) both located several blocks south of the Kirschbraun building.

The Kirschbraun and Sons Creamery Building faces east on 9th Street which is now closed to traffic and used primarily for parking. Seven window wells divided by massive terra cotta capped pilasters adorn the main or east facade. Fenestration consists of paired double hung windows. Symmetrical massing is accented by a terra cotta beltcourse between the fourth and fifth floors and above the main entrance dividing the first and second stories, elaborate main entrance and train car entrance on the main level. Projecting above the building, the roof comb has three stepped corbels also capped by simple geometric terra cotta detailing located at either end of the main facade with no such projection above the central portion of the building. Fifth floor windows are capped by beautifully and ornately detailed pointed arched terra cotta molding with the caps of the massive pilasters in between each panel.

The main entrance is a classically inspired doorway complete with attached columns, cartouche, heavy cornice line molding, and ornately foliated capitals. The whitewashed terra cotta entry is a drastic contrast from the dark brown brick which isolates this ornamental portion of the building even further. A poured concrete loading dock elevates the main entrance from street level and a series of doors along with the railcar entry to the southern side of the east facade mark this main level.

The roof comb and terra cotta capped parapets wrap around the side of the building to ornament the north facade which faces Dodge Street. This elevation is virtually identical to the main facade with loading doors and dock on the main level and three bays with paired windows divided by massive pilasters rising to just below the roof line, where the terra cotta ornament is again repeated. Street names are carved in terra cotta with 9th Street on the east facade and Dodge Street on the north facade. These plaques are located on the northeast facade immediately below the ornamental brickwork of the beltcourse.

Sheathing the building are simple brown bricks laid in a running bond. Outstanding detail in the brickwork ornament the lintels, beltcourses and pilasters. The south and north facades of the building were not exposed historically and as such reveal the concrete framing and more simple brickwork. A wrought iron fire escape provides egress from the fifth floor to ground level on the south facade and the north facade retains some paired, metal, multi-paned fenestration.

The interior of the Kirschbraun and Sons Creamery reflects an era of warehouse construction with attention to detail no longer present in current building standards. Upon entry through the elaborate main door a small polygonal marble tiled entrance leads to the marble stair with geometric wrought iron banister. The second

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level or mezzanine once was an open plan that overlooked the stair with some office divisions and one large room revealing the support columns. These columns are constructed of brick with a flared concrete capital and are spaced intermittently throughout the floor. Most of the interior walls are painted brick. Non-historic alterations to the interior include a dropped ceiling on the first and second floor, some added dividers for office space and the enclosure of the open mezzanine level. The stair rail is present behind flimsy paneling to enclose the area. Attached to the west (back) facade is a whitewashed wall approximately eight (8) feet high that encloses a storage yard presently being used behind the building. This is a recent addition and reflects no historic association with other buildings on the block.

Currently the building stands vacant, but retains a high degree of historic integrity. The presence of the terra cotta ornament, and the beautifully simple massing of the warehouse offer a dignified historically significant building.

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Narrative Statement of Significance

The Kirschbraun and Sons Creamery building is locally significant under criterion A for its association with the wholesale jobbing movement in the city, and criterion C as an excellent example of commercial style warehouse construction. Omaha, Douglas County, Nebraska, is the largest city in the state and the commercial and transportation center of Nebraska. The building is also associated with the multiple property listing "Warehouses in Omaha" and the historic context "Wholesale Jobbing in Omaha, 1875-1941". Built in 1917 the building operated as a creamery into the 1950's when it began changing hands and ultimately was left standing vacant in its current condition.

Although population in early Omaha and the whole of Douglas County did not exceed 1000 people, the city early on became known as an outfitting post for those following the Mormon Trail and simply heading west. The small village began to cater to outfitting people moving west and continued to do so as late as 1866-67. The effort to spur growth based on outfitting led to the establishment of wholesale houses. As more and more people settled the West and needed supplies, Omaha became known as the place to purchase stock for local general stores of newly established municipalities. The city experienced a massive growth spurt during the 1880s because of its position as the terminus of the first transcontinental railroad. This doubled the state's population. Omaha built upon this strategic transportation position and the development of technology like the telegraph to establish itself as a commercial center in the Midwest. These favorable business factors fostered Omaha as a conducive place to build commerce. It was during this time that the major commerce centers of downtown were established.

Warehousing and wholesale jobbing flourished because of the availability of materials and goods via the railroad. Establishing itself as a wholesaling and manufacturing center was considered necessary to foster the city's prosperity and growth. To accomplish this, a Board of Trade was organized in 1877, and their marketing success spurred the expansion of areas like "The Old Market" (NRHP 1979), Jobbers Canyon (NRHP 1986--razed 1989) and the Rail and Commerce Historic District (NRHP 1996), where commercial warehousing and jobbing flourished.

Commercial growth stagnated during the 1890's with the countrywide depression that hit Omaha and Nebraska hard. Commercial expansion and the construction boom virtually ceased during this period. After surviving severe droughts and bleak financial conditions, local farmers began cultivating better and better crops. This enabled the state and the city to begin their financially rebounding. With the success of the 1898 Trans-Mississippi Exposition and many dedicated businesses determined to rebuild their economic community, Omaha was back on the rise. It was during this time that a proliferation of warehouse and commercial building construction skyrocketed. Most warehouse properties in Omaha are associated with this second boom era.

Among those establishing themselves in the growing business climate of Omaha at this time was the Kirschbraun family. Louis Kirschbraun arrived early and began his creamery business in 1874. Associated with the first growth spurt in the city, Louis Kirschbraun was the president of the Nebraska Cold Storage Company which had its building located at 817 Howard Street, just a few blocks from the present day Kirschbraun and Sons Creamery building. This company was known for its storage capacity, being able to accommodate 80 carloads of produce with half that as dry storage. The Kirschbraun and Sons Creamery was a well-established business operating in Omaha for many years before constructing their own building. It was known as one of the largest creameries in Nebraska and was the largest individually owned creamery in the west. The business moved to its new building in 1917 where they had direct access to rail trackage. This was only one of the family's three produce commission houses and the only one located in Omaha. The business started here in 1884 and was located at 1209 Howard Street very near the nominated property.

The Kirschbrauns occupied this property until at least 1932 when Bordens Produce was listed in the building. Though the original company left the building it was continually used as a cold storage creamery at least

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through the 1950's. The Kirschbraun and Sons Creamery was a significant business associated with wholesale jobbing in Omaha from 1917 to 1947, the 50 year cut-off date for significance and the property displays a high degree of historic integrity.

Architecture

Located in the northeast corridor of downtown Omaha, the area surrounding the Kirschbraun and Sons Creamery consists of other like buildings providing a cohesive historic environment. Residing on the corner of 9th and Dodge streets the other three corners are also occupied by warehouse properties providing a contiguous context for the property. The road immediately in front of the building is closed to traffic and used primarily for parking as a new highway onramp is located immediately to the north of the property. An old rail spur is on the east-facing street and diverts directly into a passage in the building once used to load and unload the creamery's products. The east facade of the building completely occupies the block on which it resides and thus is the only building on the small segment of 9th Street.

The building adheres to the function and form standards laid in section FII of the "Warehouses in Omaha" multiple property listing. Its rectangular form was utilized to store and ship goods from one point to the next. Other warehouse buildings historically abutted the exposed south and west facades and the blank walls are typical of these enclosed areas. Like many other warehouses in Omaha it was constructed of fireproof materials and the detailed ornament simply adds to its aesthetic design. It is also significant for its association with the well-known Omaha architect John McDonald. McDonald was highly regarded by some of the most influential citizens of Omaha and was contracted to complete many of the most well regarded buildings in the city. These include the classically inspired Joslyn Art Museum and the Scottish Baronial Joslyn Mansion (the style of the mansion was coined by the architect himself). Overall, he left the citizens of Omaha with historic architectural landmarks that incorporate a variety of functions and ever changing uses.

Overall, the Kirschbraun and Sons Creamery retains a high degree of historic integrity and is significant under criterion A as a representative of the wholesale jobbing and commercial development in Omaha, and criterion C for its architectural and stylistic merit.

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Omaha, Douglas County, Nebraska, Omaha City Planning Department, 1986.

Omaha City Directories.

Omaha Daily News. October 23, 1903, p. 2.

Sanborn Map Company. Fire Map of Omaha. New York: Sanborn Map and Publishing Company.

Savage, James W. and John T. Bell. History of the City of Omaha, Nebraska. Chicago. Munsell & Co., 1891.

Wakeley, Arthur C. Omaha: The Gate City and Douglas County, Nebraska: A Record of Settlement,
Organization, Progress, and Achievement. vol. 2. Chicago: The S. J. Clarke Publishing Company, 1917.

Verbal Boundary Description

The Kirschbraun and Sons Creamery is located on the block between 9th and 10th Streets on the north and south and Douglas and Dodge Streets on the east and west. The building shares the block with the Anton Hospe Music Warehouse. The legal description is defined as lot 1 and 2, block 100, original town of Omaha.

Boundary Justification

These boundaries were chosen because this is the historic site of the building and it has not been associated with any other land.

Photos

The following information is the same for all photos: Kirschbraun and Sons Creamery, Douglas County, Nebraska, Mark Elliot, photographer, April 1997, original negative New Orleans, LA.

1. View of northeast, camera facing southwest
2. Detail of main entrance, camera facing west
3. View of northeast, camera facing southwest
4. View of main facade detail east, camera facing west and up.
5. View of interior column, 2nd floor
6. View of interior 2nd floor
7. View of main stair 1st floor entrance
8. View of interior column detail