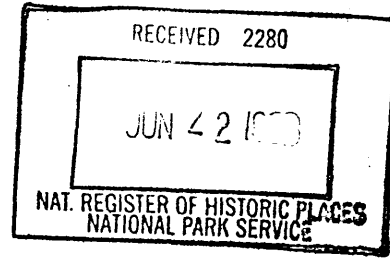


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



896

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 Hospe, Anton Music Warehouse

other names/site number NeHBS # DO09:0123-073

2. Location

street & number 109-111 South 10th Street not for publication [ ]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.)

Marshall Samuels  
Signature of certifying official

6/12/98  
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): \_\_\_\_\_

Robert A. Beall

7.23.98

Beall  
Signature of Keeper

\_\_\_\_\_  
Date of Action

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

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

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

- private
- public-local
- public-state
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		<b>Total</b>

**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**  
0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instruction)

COMMERCE/TRADE: warehouse  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMMERCE/TRADE: warehouse  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

LATE 19th & EARLY 20th CENTURY AMERICAN  
MOVEMENTS: Commercial Style  
\_\_\_\_\_  
\_\_\_\_\_

foundation \_ concrete  
walls \_ brick  
\_\_\_\_\_  
roof \_\_\_\_\_  
other \_\_\_\_\_  
\_\_\_\_\_

**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/trade  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1919-1935  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1919  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above.)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Fisher, George  
\_\_\_\_\_

**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 Department

**Hospe, Anton Music Warehouse**

Name of Property

**Douglas County, Nebraska**

County and State

**10. Geographical Data**Acreage of Property less than 1

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

	Zone	Easting	Northing		Zone	Easting	Northing
1.	15	255640	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 A. Dirrorganization On Site Photography & Preservationdate April 1997street & number Box 94627telephone (402) 438-8093city or town Lincolnstate NEzip code 68509**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 Andrew Fields, Vice President HRI-BPstreet & number 210 Baronne Street, Suite 1717telephone (504) 566-0204city or town New Orleansstate LAzip 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.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

**Hospe, Anton Music Warehouse**

Name of Property

**Douglas County, Nebraska**

County and State

Section 7 Page 1

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### Narrative Description

The Anton Hospe Warehouse located in northeast downtown Omaha, Nebraska is a six story commercial property built in 1919. The property resides in an area just northeast of the central core of downtown Omaha. It is surrounded by a vacant lot to the north leaving its north wall, historically partially hidden, now exposed and to the south by a smaller two story building, the Martha M. Ish building (already determined not eligible for listing by NESHPO staff). The back of the building abuts the back of the Kirschbraun and Sons Creamery (determined eligible by NESHPO staff). The Hospe warehouse is a good example of the rectangular commercial style warehouse with its extended roof comb and multi-paned metal casement fixed windows with arched openings. Good historic integrity is reflected in the property. It is currently functioning as a warehouse and only minor modification to the main floor exterior windows is evident. The blank north facade reveals the fireproof construction and undetailed wall, as it was not historically exposed.

The Hospe Warehouse is a long narrow building approximately two bays wide and eight bays deep. Each level of the west or main facade of the building has two large multi-paned fixed metal frame windows divided by a massive pilaster and corner posts that extend up to the roof comb capping the building. Street level fenestration is more ornamental with two large arched openings with ornamental brickwork lintels with keystone. The running bond plain brick wall is capped by a white poured concrete beltcourse dividing the first from second level. The massive central and corner pilasters rise from this beltcourse and are capped again by one running between the fifth and sixth stories. This building is typical of the functional dry storage warehouse with very little ornamentation or detailing but graceful lines and methods of construction.

Although about a three-and-a-half story portion of the north facade was not historically exposed the ghost of the adjacent building is still visible. The fireproof construction of poured concrete is also evident on this exposed facade. The southern exposure houses the fire escape and large multi-paned metal framed windows mimicking those on the main facade.

The interior of the building remains in original condition with simple large open spaces, poured concrete floors and pillars evenly spaced throughout each of the six floors. Fenestration on the first two levels is currently boarded up although the opening and shape are still present. Immediately adjacent to the building and set far back on the site on the north side is a modern loading dock area for the Briggs Company currently occupying the building. These alterations to the building are minimal and typical of modern changes, but do not adversely effect the integrity and character of the property.

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## National Register of Historic Places Continuation Sheet

**Hospe, Anton Music Warehouse**

Name of Property

**Douglas County, Nebraska**

County and State

Section 8 Page 1

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### Narrative Statement of Significance

The Anton Hospe Music Warehouse is locally significant under criterion A for its association with the wholesale jobbing movement in the city of Omaha, Nebraska. The building is also associated with the multiple property listing "Warehouses in Omaha" and the historic context "Wholesale Jobbing in Omaha, 1875-1941". Constructed in 1919 the building was used as a storage and distribution center for musical instruments. Located in Douglas County, Omaha is the largest city in the state and the commercial and transportation center of Nebraska.

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 settlers 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 in 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 in 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 which 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 a financial rebound. 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 construction of warehouses and commercial buildings skyrocketed. Most warehouse properties in Omaha are associated with this second boom era.

Among the entrepreneurs building and prospering during the post-Trans-Mississippi Exposition period was Anton Hospe, a wholesale and retail dealer in art and musical goods. Hospe was an innovative and self-made man. Beginning his business in 1874 as a picture framer he occupied a single small room only ten by eighteen feet. His sales in the first year of business amounted to only \$1200, but began to steadily grow and expand. He added musical instruments to his stock including pianos and victrolas, and developed a mail order business. His dedication and innovation landed him a reputation for owning and operating a great piano house. By 1894 he occupied two buildings and a total of six floors, employing 22 people, and with annual sales of approximately \$100,000.

Realizing his successful business growth, Hospe hired a well-known commercial architect in Omaha named George Fisher to design a new warehouse of his own. The result is the property at 109-11 South 10th Street. A simple warehouse with typical commercial style details. His business occupied this building until 1936 when a new tenant took over after the dissolution of Hospe's business after nearly 60 years. The period of significance of this property extends from its date of construction in 1919 to 1936 when the building ceased to function as the Hospe Music Warehouse.

Located in the northeast corridor of downtown Omaha, the area surrounding the Anton Hospe Music warehouse consists of similar buildings providing a cohesive historic environment. The setting and context is in an active traffic area of the city with a highway ramp immediately north of the building and a main through street, 10th Street, in front of the building. The building follows the function and form standards set forth in section FII of the "Warehouses in Omaha" multiple property listing. Its rectangular shape was utilized to store and ship goods from one point to the next, and its style is

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## National Register of Historic Places Continuation Sheet

**Hospe, Anton Music Warehouse**

Name of Property

**Douglas County, Nebraska**

County and State

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more functional than ornamental. The exposed north wall was partially covered by another historic warehouse, since razed, leaving the blank wall and fireproof construction exposed.

Overall, the Anton Hospe Music Warehouse 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.

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Continuation Sheet

**Hospe, Anton Music Warehouse**

Name of Property

**Douglas County, Nebraska**

County and State

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**Bibliography**

Meyer, Lynn. National Register of Historic Places Multiple Property nomination "Warehouses in Omaha". Omaha, Douglas County, Nebraska, Omaha City Planning Department, 1986.

Omaha City Directories.

Omaha Daily News. October 23, 1902, p. 3.

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 boundaries of this property include only the building with no surrounding land located on the square between 9th and 10th Streets on the north and south and Douglas and Dodge Streets on the east and west. The building shares the square with the Kirschbraun and Sons Creamery. The legal description is defined as the NE 2/3 of lot 4, block 100, original plat of Omaha.

**Boundary Justification**

These boundaries were selected as no other land was historically associated with the building.

**Photos**

The following information is the same for all photographs: Anton Hospe Music Warehouse, Douglas County, Nebraska, Mark Elliot, photographer, original negative held by Alex Dipp, New Orleans, LA.

1. View of southwest facade, camera facing northeast.
2. View of northwest facade, camera facing southeast.
3. View of southwest facade, camera facing northeast.
4. Interior detail of arched window opening with block fill, west facade, main level
5. View of open interior space with supporting columns and original metal, multi-pane window openings, upper floor.