



Nebraska State HISTORICAL SOCIETY

Here open to all is the history of this people.

September 29, 2025

Joy Beasley
Keeper of the National Register
National Park Service
National Register Program
1849 C Street, NW (7228)
Washington, DC 20240

RE: Nomination to the National Register of Historic Places for Property in Nebraska

Dear Ms. Beasley,

This submittal contains a true and correct copy of the nomination for the Broadview Hotel located in Omaha, NE, to the National Register of Historic Places.

Notification

The property owner(s) was (were) notified of the proposed nomination on August 11, 2025.

- No objections to the nomination were submitted to the State Historic Preservation Office during the public comment period.
- An objection to the nomination was submitted to the State Historic Preservation Office during the public comment period.
- A letter of support for the nomination was submitted to the State Preservation Office during the public comment period.

Certified Local Government

- The nominated property is not located in a CLG community.
- The nominated property is located in a CLG community and a copy of the local commission's review is attached.

Historic Tax Credits

- The federal historic tax credit is being used in the rehabilitation of this property.

NPS Grant-Funded Submissions

- Not funded with an NPS grant
- African American Civil Rights Grant
- Historically Black Colleges & Universities Grant
- History of Equal Rights Grant

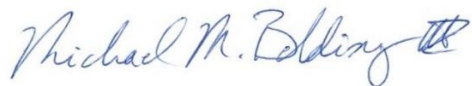
- Paul Bruhn Historic Revitalization Subgrant Program
- Save America's Treasures Grant
- Semiquincentennial Grant
- Tribal Heritage Grant
- Underrepresented Communities Grant

State Review Board

The Nebraska State Historic Preservation Board reviewed the draft nomination materials at its meeting on September 5, 2025. The Board voted that the property meets the National Register Criteria for Evaluation under Criteria A and C. The State Historic Preservation Officer has approved the nomination.

If you have any questions concerning this nomination, please do not hesitate to contact me at michael.belding@nebraska.gov or (402) 613-1591.

Sincerely,



Michael M. Belding III
National Register and Historic Markers Coordinator
Nebraska State Historic Preservation Office
michael.belding@nebraska.gov
Phone: 402-613-1591

United States Department of the Interior
 National Park Service

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Broadview Hotel

Other names/site number: Burkenroad, Max and Flora, Residence; The Broadview; Trimble Castle; DO09:0136-008

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

2. Location

Street & number: 2060 Florence Boulevard (North 19th Street)

City or town: Omaha State: NE County: Douglas

Not For Publication: Vicinity:

3. State/Federal Agency Certification


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

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

 national statewide X local

Applicable National Register Criteria:

X A B X C D

	Director
Signature of certifying official	Title
Nebraska State Historical Society	9/9/25
State or Federal agency/bureau or Tribal Government	Date

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In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title: _____ State or Federal agency/bureau or Tribal Government	

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain):

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private	<input checked="" type="checkbox"/>
Public – Local	<input type="checkbox"/>
Public – State	<input type="checkbox"/>
Public – Federal	<input type="checkbox"/>

Category of Property

(Check only **one** box.)

Building(s)	<input checked="" type="checkbox"/>
District	<input type="checkbox"/>
Site	<input type="checkbox"/>
Structure	<input type="checkbox"/>
Object	<input type="checkbox"/>

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
2	0	Buildings
		Sites
1	0	Structures
		Objects
3	0	Total

Number of contributing resources previously listed in the National Register: 0

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6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Eclectic Period Revival

Materials

(enter categories from instructions.)

Principal exterior materials of the property: Foundation: CONCRETE
Walls: CONCRETE
Roof: ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Broadview Hotel is located at 2060 Florence Boulevard in Omaha, Douglas County, Nebraska. This house sits on the southwest corner of Florence Boulevard and Burdette Street in a predominantly African American residential neighborhood in North Omaha. Within the vicinity of the property are a number of vacant lots where houses had historically been located. The parcel is elevated a few feet above the street. A concrete-block retaining wall is located parallel to the sidewalks on Florence Boulevard and Burdette Street. Above the retaining wall, the site is relatively flat. There is a two-car, concrete-block garage located at the southwest corner of the parcel, which is accessed from Florence Boulevard.

This residence was constructed in 1909 in a style best described as Eclectic Period Revival with medieval features. The body of the house is two-and-one-half stories in height and features a three-story crenelated tower. It has a mix of window styles, Flemish gables, and canted bays. Constructed entirely of concrete block, the house also features a wrap-around porch. The residence exhibits minimal alterations and is located in its historic context; a ghetto, which through racial segregation, violence, and economic inequality has lost many of its original residences. Overall, the resource retains a high level of historic integrity of location, design, setting, materials, workmanship, feeling and association.

Narrative Description

Site

The parcel containing the resource is a corner lot bounded by Florence Boulevard (formerly North 19th Street) on the east and Burdette Street on the north. West of the parcel is an alley. A vacant lot is directly south. Public sidewalks are located along Florence Boulevard and Burdette Street.

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The parcel is approximately 60 feet wide by 136 feet deep. Along the south edge of the parcel is an eight-foot driveway providing access to a two-car garage located at the southwest corner of the lot. An approximately 30-inch-high retaining wall constructed of rusticated concrete block runs the width of the lot on the east side of the parcel. Approximately 75 feet of retaining wall is also located on the north side of the parcel. The east retaining wall is punctuated by 16-inch by 16-inch by 56-inch high columns, which demarcate the stairs leading from the street to porch. A chain link fence is located along the north property line from the northwest corner to the end of the retaining wall. A pair of 42-inch-high columns are located at the west end of the north retaining wall to demarcate the sidewalk stairs to the rear entrance.

Exterior

The two-and-a-half story house with a raised basement is constructed almost entirely of concrete blocks. With the exception of the blocks used to form the arches at the windows, sills, belt courses and some features of the porch, the concrete block is rusticated to simulate the appearance of rockface stone. The building roof and windows, as well as the frieze of the porch, are executed in wood.

The house is cubic in form with a projecting three-story tower at the northeast corner and smaller two-story canted bays on the east and north elevations. In plan, the tower is an elongated octagon with five sides expressed on the exterior. The tower has a crenelated parapet. A Flemish gable is located directly above the canted east bay. On the north side of the house is a five-foot-deep rectangular projection approximately two-thirds the width of the north house wall. This projection is terminated above the second story with a Flemish gable. Centered below the gable is a two-story, canted bay of similar dimension to the canted east bay.

At the south exterior wall is a rectilinear bay of wood construction. The bay has four narrow double-hung or single-hung windows separated by mullions. A small rear porch, also of wood construction, is located on the west exterior wall and enters the kitchen. Both structures are clad in stucco, unpainted and match the color of the concrete block.

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Figure 1: East side of the Broadview Hotel; Photo by Lynn Meyer, 1984; courtesy of the Omaha Planning Department

The house has an extensive wrap-around porch. The porch is continuous across the east elevation and wraps around the house and tower, terminating at the north canted bay. The north-east corner of the porch is offset from the octagonal tower approximately 10 feet. The porch ceiling was originally finished with bead board but is currently covered the type of metal which used in contemporary soffit construction. The floor of the porch is a concrete slab raised approximately thirty-six inches above grade. Six concrete steps with rusticated block cheek walls lead to the front entry between the bay and the tower. The porch columns are cast concrete and a combination of stacked rusticated blocks with chamfered corners and cast concrete columns. The columns are set on larger concrete block bases. Individual balusters are constructed of smaller stacked concrete rusticated blocks with chamfered corners. The baluster railing is a wide, smooth concrete slab. All vertical components of the porch also have a smooth concrete base and cap.

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Figure 2: Photo of the northwest corner of 2060 Florence Boulevard from *Tornado Proof Ambler Asbestos "Century" Shingles*; Keasbey & Mattison Company, 1917

The cubic portion of the house has a moderately pitched hipped roof with no eave and integral gutters. The roofs of the canted bays and tower are essentially flat. A low-pitched roof with deep eaves covers the porch. The west and south sides of the main roof have hipped dormers and the north and east side each have a gabled roof at the Flemish gables creating additional space at third floor level.

The house has a number of fenestration types and styles. First-floor windows are all one-over-one double-hung windows. The second story has a combination of fixed, casement and double-hung windows. On the second floor at the center of the tower and east bay is a horizontal "piano" window divided into four vertical lights with muntin bars. In the upper third of each division, diagonal muntins form an "X". Centered between the north bay and the tower are two casement windows joined by a wide mullion. The muntin bars in these windows are similar in design to those in the piano windows. Other windows at the second story, including windows on the angled sides of the bays and tower, are one-over-one double-hung windows. At the third floor, the fenestration at the tower has Gothic arches and round arched windows at the Flemish gable. The round arches are formed with four arched concrete blocks and a keystone. At least the upper portions of these windows are intact with rectangular aluminum storm windows retrofitted over the lower portion.

Interior

The house contains four apartments with one apartment on the first floor, two on the second and one on the third floor. The first floor was the only floor available to the nomination preparers. It has five primary rooms; a living room, dining room, kitchen, and two bedrooms. The gross area of the first floor is approximately 1,300 square feet. A total gross area of the house above grade is approximately 3,800 square feet. The primary entrance is through a small foyer and stair hall. The open stair leads to two apartments on the second floor and a single apartment on the third. The staircase is constructed of oak with simple square balusters and square newel post which has a simple cap with dentils below.

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The primary entrance into the first-floor apartment is on the south wall of the stair hall through a colonnade which has been infilled with plywood. The head height at the colonnade is approximately eight and one-half feet with the standard door height being seven feet. A pair of French doors with semi-opaque glass are installed between square columns and lead to the living room. The columns sit on a raised cheek wall and have simple Arts and Crafts details at the capital. Within the living room is a built-in curio cabinet with leaded glass. The house does not have a fireplace.

As currently arranged, a wide, framed opening leads from the living room to the dining room. This opening is not trimmed in wood, but is finished with drywall. The dining room has a square bay window with a built-in bench. A slab door leads to the basement stair and into the kitchen. All kitchen cabinets and fixtures date to 1984. The back door to this apartment is located through the kitchen with a small entry porch on the west side of the house.

A small hall adjacent to the kitchen leads to the bedroom. The bedroom is located on the north side of the apartment and corresponds to the north exterior bay. The original room has been divided to add a full bath. The bath is also accessed from the sitting room. The sitting room is currently used as a bedroom and corresponds to the tower at the northeast corner of the house. A door to the bedroom is located in the stair hall.

Garage

Located on the southwest corner of the property is a two-car garage constructed of smooth concrete block. It has a low-pitched roof with wood gables. Located on the east elevation are two overhead doors constructed of wood panels. The garage is accessed from a driveway from Florence Boulevard and runs along the south edge of the property. The garage was constructed in 1952.

Integrity

The exterior of the Broadview Hotel retains excellent integrity and only minor alterations have been undertaken. Originally, the roofing material was asbestos shingles. These were replaced in 1984 with asphalt shingles. The building was originally designed with an integral gutter system. Some of these have been changed to an external K-style gutter. Additionally, the porch ceiling was covered with metal soffit material in 2014 following damage to the roof.

From its use as a single-family house, the interior has been significantly altered. It is unlikely that two bedrooms were originally located on the first floor. More typically, a sitting room, library, music room or similar room would have been included in a house of this era and stature, and bedrooms would have all been located on the upper floors. Overall, the first floor of the house lacks the original feeling of discrete rooms graciously flowing into one another. With that being said, the character of the first floor does correspond with the period of significance and use as a rooming and apartment house.

Overall, the resource retains excellent integrity for its period of significance as a rooming and apartment house. All seven properties of integrity are evident in the Broadview Hotel, particularly at the exterior. The building remains in its original **location** and **setting** in a North Omaha neighborhood along Florence Boulevard. Although many of the original houses in the vicinity of the resource have been demolished, it retains integrity of **feeling** and **association** as a residential neighborhood. The **design** of the exterior has not been altered, with the primary **material**, concrete block, remaining intact with few changes to its original fabric. Significant **workmanship** to

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manufacture the concrete blocks and construct a building of this style and quality was required and remains evident. Although the interior was altered in 1984 by the City of Omaha when it was updated, it still retains the spatial characteristics, **feeling**, and **association** of a house converted to an income-producing property such as a rooming house or apartments. Taken together, the resources' physical qualities convey the Broadview Hotel's historic character and **feeling**; an imposing owner-occupied residence which has been converted to a multi-family residential use, and is located in a distressed African American neighborhood.

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8. Statement of Significance

Applicable National Register Criteria

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

X	A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
	B. Property is associated with the lives of persons significant in our past.
X	C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
	D. Property has yielded, or is likely to yield, information important in prehistory or history.

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

	A. Owned by a religious institution or used for religious purposes
	B. Removed from its original location
	C. A birthplace or grave
	D. A cemetery
	E. A reconstructed building, object, or structure
	F. A commemorative property
	G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ETHNIC HERITAGE-BLACK
ARCHITECTURE

Period of Significance

Criterion A: 1930–1975

Criterion C: 1909

Significant Dates

1909

1939

Significant Person

(Complete only if Criterion B is marked above.)

—

Cultural Affiliation

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Architect/Builder

Joseph P. Guth
Omaha Cement Stone Co.

Statement of Significance Summary Paragraph

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

The Broadview Hotel is nominated under Criterion A for its association with the African American experience during the Jim Crow era. It holds significance as a rooming house for African Americans and as a rare surviving example of a site listed in *The Negro Motorist Green Book*, a vital guide for African American travelers during the Jim Crow era. Located in Omaha, Nebraska, this property provided safe accommodations, dining options, and community spaces for African Americans in a landscape characterized by racial segregation and discrimination. Its inclusion in the *Green Book* underscores its historical importance as a beacon of safety and solidarity for African Americans navigating this tumultuous period in American history. The period of its significance under Criterion A is 1930–1975, fifty years before the present.

The building is also nominated to the National Register of Historic Places with local significance under Criterion C as an exceptional example of concrete block construction. Designed by architect Joseph P. Guth, the residence showcases complex forms and details executed using over 40 different types of concrete blocks. The period of significance under Criterion C is 1909, the year the property was constructed.

Narrative Statement of Significance

(Provide at least one paragraph for each area of significance.)

Criterion A: Ethnic Heritage—Black

Creating the “Negro Belt”: The Ghettoization of the Near North Side

The Broadview Hotel is in the Near North Side of Omaha. The neighborhood was ghettoized over the 1910s. Its character as a ghetto was intensified over at least the next half-century. The primary factors in this process were African American migration to the urban North; servicemen’s wartime experiences and subsequent civic expectations; and public disinterest in acknowledging or ameliorating African Americans’ conditions of existence—locally, federally, and locally again.

The Near Northside neighborhood is a predominantly African American neighborhood located north of downtown Omaha and has been described as a ghetto.¹ In *The Black Ghetto: A Spatial Behavioral Perspective*, African American geographer Harold Rose defined ghetto as “the territory which is occupied by black people in American cities and which has evolved out of

¹ Landmarks Heritage Preservation Commission. *Patterns on the Landscape: Heritage Conservation in North Omaha* (1984), 42.

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systemic residential allocation permitting no freedom of choice.”² The spatial definition of the Near North Side ghetto was initially demarcated by federal troops as a 160-acre area termed the “Negro Belt” following the 1919 riot. Over the next two decades the area inhabited by African Americans expanded, and in 1933 the HOLC (Home Owners Loan Corporation) redlined an area of 620 acres that included the Negro Belt. The Broadview Hotel was located just one block outside this redline, but in 1930 it was serving as a rooming house for African Americans. The Near Northside neighborhood roughly spans from Nicholas Street on the South, Locust Street on the North, Highway 75 on the west and the cliffs east of 16th Street.³ This is within the context of North Omaha, a greater area which by 1960, was predominantly African American.

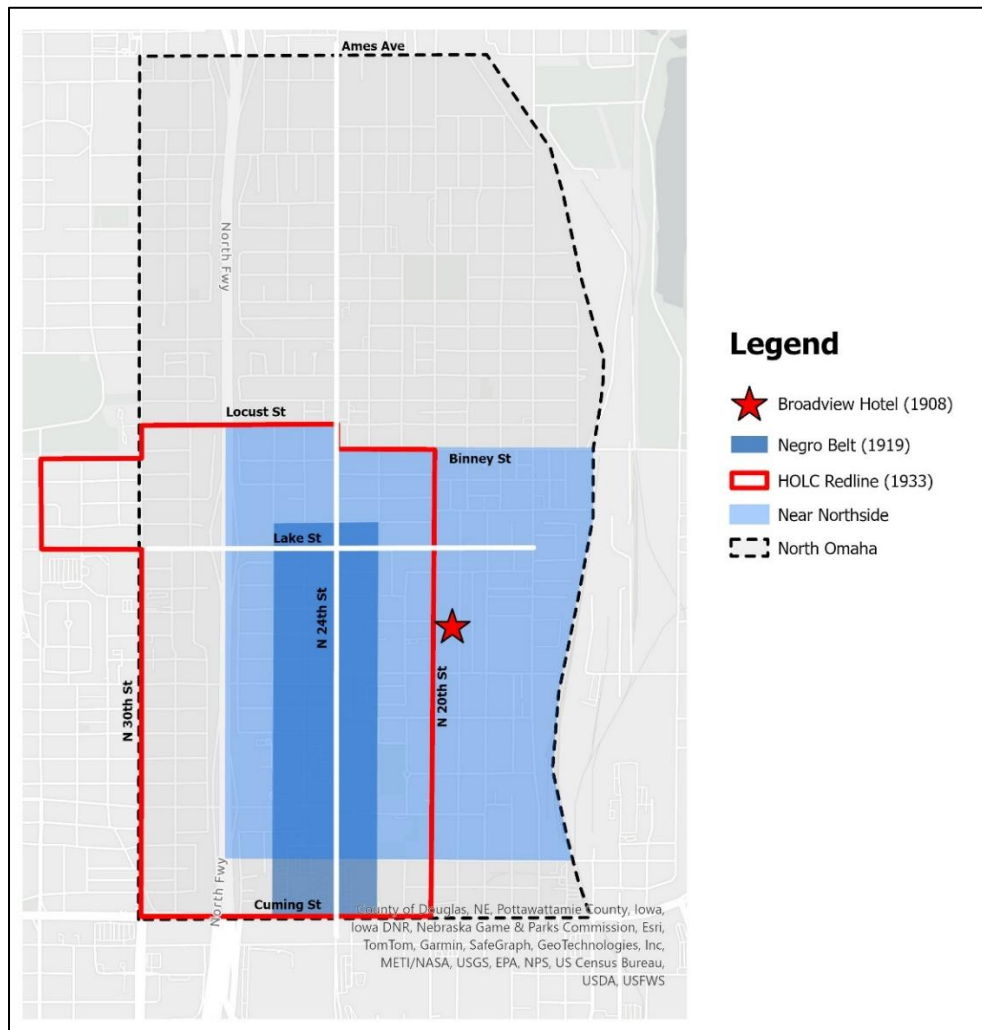


Figure 3: Map of North Omaha. Courtesy of the Omaha Planning Department

² Harold M. Rose, “The Black Ghetto,” (1971), 5

³ Adam Fletcher Sasse, “North Omaha History, Volume One,” (2016), 223.

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In 1910 the Near North Side was an ethnically mixed neighborhood composed of Irish, Scandinavians, Germans, Eastern European Jews, and African Americans.⁴ Whereas the Southern and Eastern European immigrants of Omaha's Near South Side formed geographically defined neighborhoods, North Omaha remained mixed and fluid. North Omaha's heterogeneity made it available to new residents, especially to those migrating to Omaha to work for the meat-packing industry and railroads.⁵ African Americans were able to establish an enclave in the Near North Side which expanded in the following decade.

The 1910s was pivotal to the ghettoization of the Near North Side and brought intense changes to the lives of African Americans in Omaha. The First World War era constituted the first phase of the what is termed the "Great Migration," the period in which thousands of (mostly rural) southern African Americans moved to the urban North seeking economic opportunities and freedom from the intense racial segregation, violence, and discrimination under Jim Crow laws in the South. The war efforts caused a labor shortage in industrial jobs, and northern industries promised free transportation and high wages to southern African Americans to fill these vacancies. *The Omaha Monitor*, an African American newspaper, announced "openings for 5,000 colored laborers in and around Omaha."⁶ The African American population in Omaha increased from 5,143 in 1910 to 10,315 in 1920.⁷ Nationally, roughly 500,000 African Americans migrated north during this period. Across northern cities, negative propaganda fueled racism and whites felt threatened by the sudden increase in the African Americans population. Furthermore, soldiers returned from the First World War to discover very different conditions from when they were conscripted. White veterans found their jobs had been taken, primarily by African Americans immigrants. After serving abroad in the military, African Americans veterans believed they had earned dignity and respect for their service to the United States. These and other factors fueled tensions between the races, and African Americans were generally not allowed by white people to rent or purchase housing outside the ethnic enclaves that had been established prior to the Great Migration.

Omaha politicians and non-African American newspapers enflamed the racial tensions and volatile social climate. The *Omaha Bee* printed several sensational articles of African Americans violence against white women which was motivated by the publication's association with Tom Dennison, Omaha's crime boss. Since the early 1900s, Dennison had held power over Omaha politics from behind the scenes. He accomplished this through liaisons with leaders of ethnic groups, connections with the editor of the *Omaha Bee*, and control over the Omaha mayor, Jim "Cowboy" Dahlman. The exception to this was the period from 1918-1921 when Omaha elected reform mayor, Ed Smith. During this period, the *Omaha Bee* published the sensational stories to stir up racial tensions, undermine Smith's reformism, and create political instability.⁸

On September 25, 1919, Will Brown, an unemployed African Americans man with severe rheumatism, was accused of allegedly assaulting Agnes Loebeck, a white woman, and her

⁴ 1910 Census

⁵ Landmarks Heritage Preservation Commission. *Patterns on the Landscape*, 42.

⁶ "The Horizon," *The Crisis*, June (1917): 86, <https://www.marxists.org/history/usa/workers/civil-rights/crisis/0600-crisis-v14n02-w080.pdf>

⁷ Orville D. Menard, "Lest We Forget: The Lynching of Will Brown, Omaha's 1919 Race Riot," *Nebraska History* 91 (2010): 155.

⁸ Orville D. Menard, *River City Omaha: Tom Dennison's Omaha*, 1989: 245-249.

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companion, Milton Hoffman.⁹ The assault was never verified and Hoffman was an employee of Dennison.¹⁰ Brown was jailed at the Douglas County Courthouse for three days. On the afternoon of September 28, a lynch mob estimated at 6,000 people demanded Brown's release. The police tried to hold the mob back with fire hoses and nightsticks, but they eventually broke through and set fire to the courthouse. Amidst the melee, Smith, who was trying to calm the crowd, was seized and hung by a noose from a traffic light. Police managed to save the mayor, but could not prevent the mob from seizing Brown. Brown was beaten and hanged from a telephone pole—lynched—at 18th and Harney Streets. His body was shot hundreds of times, dragged through the streets, and burned. An estimated 5,000 to 20,000 people gathered to view the lynching and participate in the ensuing riot.¹¹

It wasn't until 10:45 that night that the commanding officer from Fort Crook received authorization from the War Department to activate federal troops from Fort Omaha and Fort Crook to control the riot.¹² Troops stood guard downtown, in the Near North Side neighborhood, and in a smaller African American neighborhood in South Omaha. The military commanders and city officials placed the city under martial law. Two hundred troops were located in the Near North Side at 24th and Lake Streets, an area the *Omaha World-Herald* and *Omaha Bee* referred to as the "Black Belt" and the *Omaha Daily News* called the "Negro Belt."¹³ Although Omaha newspapers had used the term "Black belt" in their reporting of the Chicago riots of the same year and the racial characterization of ghettos in southern cities and regions, this was the first use of these terms to describe an area in Omaha. Lieutenant Colonel Jacob W. S. Wuest, commandant of Fort Omaha, issued this statement; "All colored people are warned to stay off the streets of Omaha today, and especially tonight," and "All citizens of Omaha, whether white or colored, are asked to turn in their firearms to the chief of police or military authorities."¹⁴ Though intended as a temporary measure, the military action in the African Americans neighborhoods cemented the segregation of African Americans to the Near North Side and a smaller neighborhood in South Omaha near South 24th and O Streets. To enforce segregation, race-restrictive covenants and similar financial and rental agreements were used to strictly prohibit African Americans from renting or purchasing property outside their segregated neighborhoods.

In 1933, President Franklin Roosevelt's administration developed the Home Owners Loan Corporation (HOLC) for the purpose of reducing foreclosures during the Great Depression. Federal housing agencies, including the HOLC, graded urban areas' fitness to receive investment in the form of mortgages. A neighborhood's red outlining on an HOLC map indicated its judgment as least fit. Areas colored in yellow, green and blue were considered more fit, and received more preferential treatment in lending. Across the United States, African American communities were "redlined," and deemed unfit for investment. The U.S. Housing Act of 1937, which established the Federal Housing Association (FHA), institutionalized the practice. The Near North Side was redlined from 30th Street on the west, Locust Street on the north, 20th Street on the east, and Cuming Street on the south.

⁹ "Girl Identifies Assailant; Officers Keep Mob Off Negro," *The Omaha Daily Bee*, September 27, 1919:1

¹⁰ Menard, "Lest We Forget," 162.

¹¹ Menard, "Lest We Forget," 161.

¹² Menard, "Lest We Forget," 161.

¹³ "Balloon Men Pitch Camp in "Black Belt"," *Evening World-Herald*, September 20, 1919:1

¹⁴ "Negro Lynched; Mayor Beaten, Nearly Hanged," *The Omaha Daily News*, September 29, 1919.

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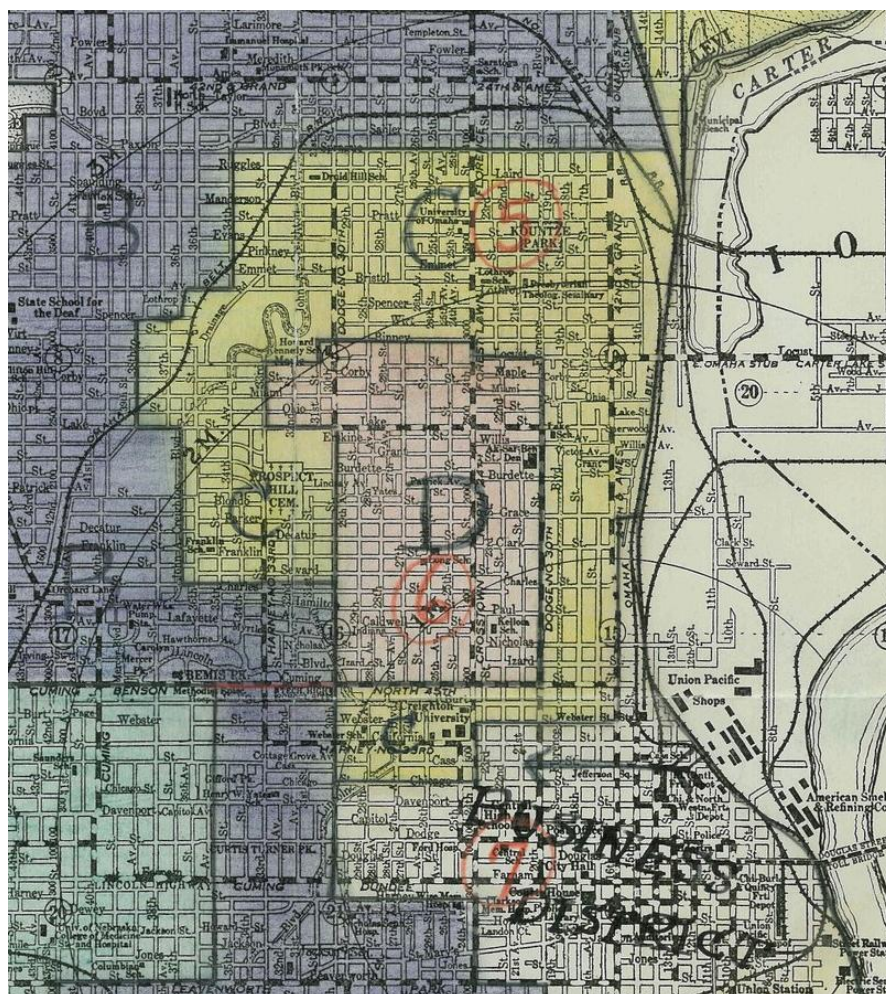


Figure 4: Section of the HOLC map showing the Near North Side.¹⁵

In spite of the institutionalized racism, the Near North Side was a vibrant community with a business district centered around 24th and Lake Streets.¹⁶ The Great Migration had brought new customers for African American businesses, expanded the membership of institutions such as churches and fraternal organizations, and created a thriving entertainment scene based on jazz and blues.¹⁷ Like the ghettos of other northern cities, the heart of Omaha's ghetto, the area around 24th and Lake Streets, emerged as a haven for entertainment from the 1920s through the 1960s. Club and ballroom venues, such as the Dreamland Ballroom, Carnation Ballroom, and Allen's Showcase, hosted both local bands and nationally renowned musicians.¹⁸

Racism's legal framework confined African Americans to this neighborhood and deprived them of financial support or investment. African Americans were not able to move from their neighborhoods, therefore, landlords could charge high rents and homeowners found it

¹⁵ *Undesign the Redline*, <https://www.u-ca.org/img/Omaha-redlining-map.jpg>.

¹⁶ Lance Freeman. *A Haven and a Hell* (2019)

¹⁷ Landmarks Heritage Preservation Commission. *Patterns on the Landscape* 47-52.

¹⁸ Landmarks Heritage Preservation Commission. *A Comprehensive Program for Historic Preservation in Omaha* (1980), 70-71.

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impossible to obtain mortgages or loans for home improvements. The City of Omaha noted the effects of these policies on the built environment and living conditions in its first city-wide comprehensive plan, adopted in 1946. The plan assessed existing conditions and recommended capital improvements. Its chapter on housing identified an urgent need to rehabilitate two blighted residential districts. These were the city's ghettos, the Near North Side and an area east of the South Omaha stockyards. The plan found that nearly 25% of the homes in the Near North Side required condemnation and demolition, or major repairs.¹⁹ The city acted on this finding by constructing four architecturally unimaginative public housing projects in the Near North Side in the early 1950s: Hilltop, Spencer, Pleasantview and Logan Fontenelle Homes. Furthermore, at the urging of the Urban League, the Omaha Housing Authority decided to end their policy of segregation in public housing in 1951.²⁰ Although African Americans were allowed into public housing, they were still segregated by building within the complex.²¹

After the Second World War, African Americans were able to permeate the segregated boundary of the "redline," but racial discrimination and volatile race relations persisted. As the white population in North Omaha moved west to the suburbs, African Americans could move west and north to the housing stock left behind. Although the 1964 passage of the Civil Rights Act engendered hope for equality for African Americans across the nation, there was resistance to its enforcement. Racial violence ensued in urban disturbances as African Americans demanded the end of discrimination in housing, education, and employment. In Omaha, the frustration and anger of African Americans coupled with police brutality resulted in violent uprisings that broke out in 1966, 1968, 1969 and 1970. During these incidents two African Americans teenagers were slain, a policeman was murdered and numerous stores were damaged, looted and burned. The violence hastened deterioration and robbed 24th Street of its commercial vitality.²² Rather than repair or replace damaged buildings, many were demolished or left to deteriorate.

Whereas Omaha has experienced substantial growth from the 1960s to present, North Omaha had a sharp decline in population and loss of built structures. Between 1960 and 1980 North Omaha's population dropped from 30,000 to just 10,900, and the number of housing units fell from 7,400 to 4,900.²³ One-third of this loss was due to the construction of the North Freeway in the 1970s. Approximately 35 blocks of predominantly residential buildings in North Omaha were demolished from Cuming Street to Ames Avenue for the freeway. Study of the survey data from a 1983 Historic Omaha Building Survey of North Omaha further illustrates the physical demise of the neighborhood. The Omaha Planning Department surveyed approximately 3,200 commercial, residential and institutional properties that were over 50 years old. To date, only 61% of these properties remain.²⁴ A large portion of the properties surveyed in 1983 were razed to clear land for redevelopment and/or because they were demolished by the City of Omaha Planning and Inspections Department for code violations because they were deemed unsafe for habitation. Miraculously, the Broadview Hotel survived and today provides housing for four African American households.

¹⁹ *Improvement and Development Program Recommended for the City of Omaha by the Mayor's City-Wide Planning Committee*, (1945), 55-56

²⁰ Landmarks Heritage Preservation Commission, *Patterns on the Landscape*, 55.

²¹ Eric Ewing, Great Plains Black History Museum, email to the author, August 8, 2025.

²² Landmarks Heritage Preservation Commission, *Patterns on the Landscape*, 60-61.

²³ Landmarks Heritage Preservation Commission, *Patterns on the Landscape*, 61.

²⁴ Omaha Planning Department historic preservation database

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The *Green Book*: Historical Background

The publication of *The Negro Motorist Green Book (Green Book)* in 1936 marked a pivotal moment in American history.²⁵ As racial segregation and discrimination persisted across the United States, African American travelers faced discrimination through denial of service, harassment, and even violence while on the road. Victor Green, a postal carrier, aimed to mitigate these dangers by offering a directory of establishments that welcomed African American patrons, providing a network of safe havens amidst a hostile landscape—the eponymous *Green Book*. Green recruited postal carriers across the country to solicit listings for the *Green Book*. There was no cost to be listed in the book but larger ads in it could be purchased for a nominal fee. The Civil Rights Act of 1964 made discrimination based on race, color, religion, and sex illegal, which allowed African Americans to patronize white businesses. Although their patronage was not always a pleasant experience, the owners of these businesses eventually learned that African Americans contributed to their bottom line. African American-owned venues listed in the *Green Book* began to close, and by 1967 the *Green Book* ceased publication.

According to digitized copies of the *Green Book* publications housed in the New York Public Library, 30 Omaha properties appeared in the guide at least once. Omaha properties first appeared in the 1939 *Green Book*: six tourist homes and three hotels listed.²⁶ The nominated property, Broadview Hotel, was one of the hotels listed. The others were the Walker Hotel, at 2504 Charles Street, and the Patton Hotel, at 1014-1018 S. 11th Street, near Omaha's Burlington and Union train stations. Tourist homes offered a bedroom and kitchen access to African American travelers. The Broadview Hotel, the Walker Hotel, and the tourist homes, first listed in 1939, were right in the middle of Omaha's culturally vibrant African American Near North Side, which was bounded by Cuming Street on the south, Sprague Street on the north, 30th Street on the west, and 16th Street on the east, and just north of Omaha's downtown. In 1940, the federal census listed 12,015 African American residents in Omaha. Eighty-four percent, 10,140, lived in the Near North Side.²⁷ In 1950, 16,311 African Americans called Omaha home, with 14,240, or 87%, living in the Near North Side.²⁸ Later editions of the *Green Book* listed more properties from Omaha's Near North Side and added some near the Omaha Stockyards in South Omaha, where many African Americans worked and a smaller African American community lived just south of Q Street between 27th and 36th Streets. The 1952 *Green Book* included 20 Omaha properties: four drugstores, two restaurants, four taverns, two service stations, one tailor, one liquor store, two tourist homes, and four hotels.²⁹ Of all the Omaha properties listed in the *Green Book*, the Broadview Hotel and the Patton Hotel appeared the longest, from 1939 to 1966.

Omaha was unique among cities with businesses listed in the *Green Book*, because of the racial and ethnic diversity of the properties' ownership, as determined by the Omaha Public Schools' Making Invisible Histories Visible project. Nationwide, scholars estimate that roughly 80 to 85 percent of *Green Book* listings were African American-owned businesses, with the

²⁵ Candacy Taylor, *Overground Railroad: The Green Book and the Roots of Black Travel in America* (New York: Abrams Press, 2020), 12.

²⁶ 1939 *Green Book* accessed through the New York Public Library Digital Archives (<https://digitalcollections.nypl.org/items/2daca50-1a75-0132-d154-58d385a7bbd0?canvasIndex=0>).

²⁷ *Census Records: 1940 Federal Census Records* accessed through FamilySearch.org.

²⁸ *Census Records: 1950 Federal Census Records* accessed through FamilySearch.org.

²⁹ 1952 *Green Book* accessed through the New York Public Library Digital Archives

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remainder operated by proprietors who were known to welcome African American patrons (Taylor 2020). Omaha census records showed the properties were owned by a mix of African Americans (60%), Jewish, Czech, Danish, Yugoslavian and Irish immigrants.

While scholars estimate that 20% of the *Green Book* sites still stand, 36% of Omaha's properties still exist. While none of the original *Green Book* sites serve the same purpose as they did in the 1940s and 1950s, Broadview Hotel's current use is the closest to its historic use: housing for multiple African American residents.

From Burkenroad House to Broadview Hotel

During the early twentieth century, North Omaha had a flourishing Jewish community. Before the turn-of-the-century, most Eastern European Jews lived downtown between Ninth and Thirteenth Streets, Harney to Center Street. The 1929 *Jewish Communal Survey* estimated the Jewish population of Omaha had doubled between 1900 and 1914. This increase in population, coupled with the encroachment of the business district on their downtown residential neighborhood, caused many to move into the working-class neighborhoods of North Omaha. Jewish businessmen were responsible for the construction of many of the structures that once lined North 24 Street. Between 1912 and 1920 a wide variety of their businesses were located on this street.³⁰

The impressive concrete-block home at 2060 Florence Boulevard was constructed as a single-family home for Max and Flora Burkenroad who were members of the Jewish community and appeared regularly in the social columns of the *Omaha World Herald*. Designed by German-born architect Joseph P. Guth, the house was completed in 1910 for a cost of \$6,000³¹. Max Burkenroad was a businessman who had a brief partnership in the Bee Hive grocery store; however, after a financial dispute with his partner in 1901 it ended in receivership. By 1902 he operated a pool hall at 210 N. 16th Street. The following year, he turned this building into the Garrett Laundry which was unionized and operated three shifts. In 1907 the laundry had moved to 1158 N. 16th Street where it remained until its demise. Commercial steam laundries were used by the middle and upper class to save them from the laborious task of washing laundry by hand, primarily before washing machines became a common domestic appliance in the 1930s. In 1918 the Garrett Laundry was destroyed by fire. The machinery was a total loss and the building was severely damaged. Insurance covered only \$12,000 of the estimated \$40,000 loss.³² In May, 1919 the Burkenroads placed classified ads in the *Omaha World-Herald* to sell the laundry building and also to take on a roomer, presumably to supplement their income after losing their business. A year later they placed another classified ad selling all their possessions, and they moved to the Glenario Apartments, which was located in the burgeoning suburb of Dundee. They sold the house to Harry and Fanny Rothkop, Polish immigrants. Rothkop was a trunk manufacturer and eventually became president of Nebraska Trunk and Bag Co. He lived in the house through 1927.

From 1925 through 1939 deed records show that three different parties owned the house. Little information is known about these owners, and neither city directories or census records have them residing at the home. Presumably, persons living at the house during this period were renters. It is known that in 1928, Walter T. Mills, a decorator, lived here, followed by George

³⁰ Landmarks Heritage Preservation Commission, *Patterns on the Landscape*, 30-31

³¹ *The Omaha Daily News*, August 1, 1909, 12.

³² "\$30,000 Fire Wrecks Garrett Laundry," *The Omaha Evening Bee*, January 7, 1918.

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Wagner, an undertaker, and his wife Jane in 1929. From 1930 to 1938, Ella Jackson, an African American woman, lived in the home and ran it as a rooming house and meeting place called the Broadview Hotel.³³ From the 1930 census, Jackson had five individual roomers, a servant and a family of three living in the house. At least thirteen other individuals have been identified as living here during this time period based on a search of local newspapers.

In 1939, Charles and Rosa Trimble, an African-American couple, purchased the home and it first appeared in the new *Green Book* under the name “Broadview Hotel.” The 1940 census show Charles and Rosa Trimble; their son, Von Richard; Charles’ mother, Amanda; a single man; two married couples; and two other lodgers with the same surname living in the house. Based on the publication of building permits in the *Omaha World-Herald*, the Trimbles altered the house to facilitate its use as a hotel and multi-family residence, such as adding a fire escape in 1948. The Trimbles owned the house for over 40 years, selling it to the City of Omaha in 1981. At the time of the sale, the house had already been divided into four apartments. Today, the current owner, Wesley Dacus and his wife live in the first floor apartment, and rent the other three units to African Americans.

The Broadview Hotel in Black Heritage

Prior to purchasing the Broadview Hotel, the Trimbles owned a home on the northwest corner of 22nd and Seward Streets. Next door at 2210 Seward was a house which they operated as a rooming house and club, the Panama Gardens. In an article in the *Omaha World-Herald* in 2001, Von Richard Trimble, son to Charles and Rosalee Trimble, recalls: “Because of racism, blacks couldn’t stay in many hotels, so Charles had a rooming house next door to the family home at 22nd and Seward Streets.” He further recalls Duke Ellington, Ella Fitzgerald, Satchel Paige and Josh Gibson staying at the Trimble rooming house.³⁴ These properties were demolished in 1938 when the Northside Village Public Housing Project, later known as Logan Fontenelle Homes, was constructed at this location. A year later, the Trimbles purchased the Broadview Hotel.

The Broadview Hotel is in the middle of Omaha’s Near North Side. As native Omahan and jazz guitarist Calvin Keys recalled, the Near North Side “was a certain part of Omaha where we [African Americans] all congregated.” North 24th Street, which emerged as a vibrant commercial corridor fueled by the streetcar system in the 1880s, was the heart of the neighborhood’s African Americans community. Commercial enterprises thrived along North 24th Street, with music and entertainment venues remaining especially successful after World War II. Music venues along North 24th Street such as the Dreamland Ballroom at 24th and Grant, Carnation Ballroom at 24th and Miami, Paul Allen’s Showcase just east of 24th and Lake, and McGill’s Bar just north of 24th and Lake were on the national “Chitlin’ Circuit”—music performance venues throughout the United States that allowed African American artists to perform during the Jim Crow era. These venues attracted audiences from across the region with popular African American entertainers.

These African Americans performers were not welcomed in Omaha’s downtown hotels. The Broadview Hotel, located four blocks east of North 24th Street, provided a welcoming and convenient place for African Americans musicians to stay. Candacy Taylor, author of *The*

³³ The “Broadview Hotel” appeared in columns and classified ads in *The Omaha Guide* in 1932 and 1935.

³⁴ “Old Letters True Delight.” *Omaha World Herald*, February 11, 2001.

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Overground Railroad; The Green Book and the Roots of Black Travel in America, found that jazz singer Ella Fitzgerald was a regular guest at *Green Book* listings and stayed at the Broadview Hotel. However, there is no existing register of persons who stayed at the hotel.

The Broadview Hotel was the most substantial and enduring of the Green Book Hotels in Omaha. In addition to the Broadview, three other hotels in the Near North Side were listed in the *Green Book*: the Walker Hotel (2504 Charles St.), the Willis Hotel (2324 Burt St.), and Dee Gee Apartments (2020 Burt St.). The Walker Hotel was a wood framed Queen Anne home that was originally used as the Jewish Old People's Home. It was listed in the *Green Book* from 1947 until 1952. The Willis Hotel was also a wood frame house and was listed from 1947 until 1962. The Dee Gee Apartments were rowhouse flats and were only listed in 1939. In South Omaha, the Paxton Hotel was listed from 1939 until 1967.

The Broadview Hotel served as a beacon of safety and hospitality for African American travelers. The Broadview Hotel's inclusion in *The Negro Motorist Green Book* demonstrates that it was not only known locally, but also recognized by a national audience. *The Green Book* was a widely used guide that gave thousands of African American travelers essential information about safe and welcoming accommodations across the country. Its listing indicates that the Broadview Hotel was visible to and potentially utilized by African Americans traveling through Nebraska, providing evidence of its broader significance at the local, state, and national level. Several other Omaha-area hotels and tourist homes were listed in *The Negro Motorist Green Book*, but nearly all have since been demolished or lost to redevelopment. Their absence underscores the Broadview Hotel's rarity and significance as one of the few surviving properties with this history.

- **Patton Hotel**, 1014–18 S. 11th St. and later 2425 Erskine St. (from 1959). Listed from 1939 through 1966–67. The 11th Street location is now the loading docks of the main Omaha Post Office, and the Erskine property is an empty lot.
- **Walker Hotel**, 2504 Charles St. Listed 1947–1952; operated until 1963; demolished in 1970. The site is now part of the grounds of Blackburn Alternative High School.
- **Willis Hotel**, 2324 N. 22nd St. Listed 1947–1962; sold to Jesuit Academy in 2017; currently a vacant lot.
- **L. Strawther Tourist Home**, 2220 Willis Ave. Listed 1939–1962; now a community garden managed by the Union for Contemporary Arts.
- **G.H. Ashby Tourist Home**, 2228 Willis Ave. Listed 1939–1962; in 2025, still a private residence—the only other Green Book-listed site in Omaha that remains extant.
- **Mrs. M. Smith Tourist Home**, 2211 Ohio St. Listed 1939–1950; now an empty lot.
- **Miss W.M. Anderson Tourist Home**, 2207 N. 25th St. Listed 1939–1947; moved to 2721 Hamilton St. in 1948; later demolished during construction of Highway 75 North.
- **Dave Brown Tourist Home**, 2619 Caldwell St. Listed 1939–1949; now replaced by modern townhomes.
- **Dee Gee Apartments Hotel**, 2020 Burt St. Listed in 1939; today the land is part of Creighton University's residence halls.
- **Mrs. C.H. Hicks Tourist Home**, 2530 Maple St. Listed in 1939; now a vacant lot.

Except for the G.H. Ashby Tourist Home, none of these properties remain intact or retain their historic use. The Broadview Hotel therefore, represents one of the only surviving commercial lodging establishments in Omaha documented by the *Green Book*. Its survival provides a rare and tangible link to the history of African American travel, safety, and community in mid-20th-century Omaha.

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Continued Legacy

Whether offering accommodation, dining options, or other amenities, the Broadview Hotel continues to stand today as a testament to resilience and solidarity in the face of adversity. The Broadview Hotel serves as a reminder of the struggles faced by African Americans during the Jim Crow era and the importance of preserving sites that tell their stories.

Criterion C: Architecture

The Broadview Hotel is an excellent locally significant example of a residence constructed of concrete block. The building permit for the resource lists the Omaha Concrete Stone Company as the contractor and Joseph P. Guth as the architect. Stylistically, the house is best described as Eclectic Period Revival with medieval features. It has a crenelated tower, rock-face masonry, Flemish gables, lancet windows and a generous wrap-around porch. The exterior of this composition was executed, with few exceptions, entirely of concrete block using approximately 40 different shapes and sizes. The Broadview Hotel is significant for its execution of complex architectural forms and decorative elements in concrete block.

Buildings of the Omaha Concrete Stone Company

Concrete blocks first became available in 1860. The expansion of the concrete block industry from 1900 to 1920 resulted from the development of improved manufacturing technology and organization for both the molding of cement blocks and production of reliable Portland cement. In 1900, Harmon S. Palmer patented the first cast-iron machine for making concrete blocks. Competing manufacturers flooded the market with similar machines. These “block making outfits” were hand operated and had a “removable core and adjustable sides.” Interchangeable plates allowed the face to be molded in a variety of textures, the most popular of which was “quarry-faced stone.” Other outfits were available to manufacture sills, lintels, water tables, copings, decorative friezes, porch columns, balusters and cornices and other shapes. Concrete block machinery could be easily purchased from Sears and Roebuck Co., which carried equipment manufactured by Wizard, Triumph, Knox and Ellis.

During this period the invention of the rotary kiln improved production and industry standards for Portland cement were established. Additionally, the cement and concrete block industry began to formally organize. Several independent manufacturers cooperated to create the industry’s first exhibition for the 1904 St. Louis World’s Fair, or the Louisiana Purchase Exhibition. These and other concrete products manufactures were brought together under one roof to promote cement as a building material. Various associations organized in the years to follow. The Concrete Block Machine Manufacturers Association was founded in 1905, the Concrete Producers Association in 1918, and the Concrete Block Manufacturers Association in 1919.³⁵ These associations agreed on standard block sizes and promoted their products through trade magazines, catalogues, and books for homebuilders.

³⁵ Hall, James P., Review of *The Early Developmental History of Concrete Block in America*. (Thesis, Ball State University, 2009).

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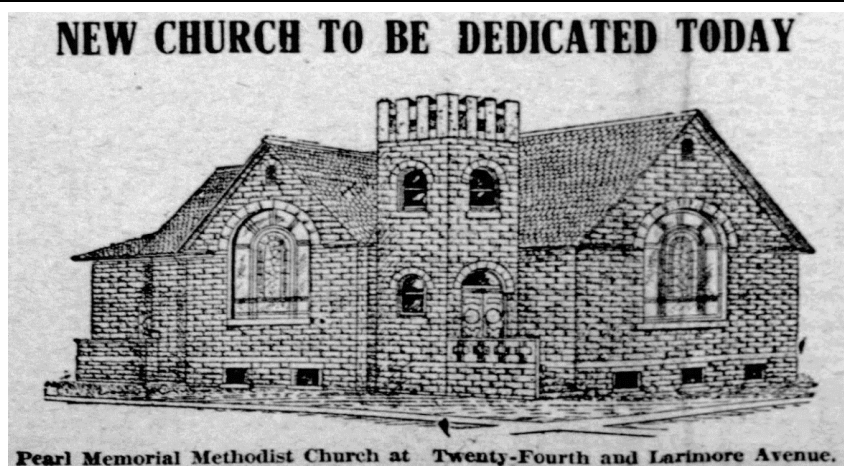


Figure 5: Illustration from *Omaha World Herald*, Omaha, Nebraska; July 28, 1907 of the Pearl Memorial Methodist Church.

The first company in Omaha to manufacture “concrete stone” blocks was the Omaha Concrete Stone Company. Frank Whipperman established the company in 1905 at 28th and Sahler Streets.³⁶ That same year he was a trustee for the new North 24th Street Methodist Episcopal church, which was soon renamed the Pearl Memorial Methodist Church.³⁷ The congregation purchased a lot at 24th and Larimore Streets and, guided by Frank Whipperman, they constructed a church building of concrete block. The relatively modest structure was a cross-gabled building with a simple crenelated tower at the entrance. All windows are round arches formed by smooth concrete blocks which contrast with the rock-face block exterior walls. As a whole, these elements resulted in a composition which could stylistically be classified as Romanesque Revival. About ten different types of concrete blocks are used to implement the design.

³⁶ “Frank Whipperman, 59, of Omaha, Dies,” *The Grand Island Independent*, March 4, 1938.

³⁷ “Launch New Methodist Charge.” *The Omaha Evening Bee*, November 13, 1905.

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Figure 6: Photograph from *Rock Products*, Chicago, Illinois; February 21, 1909 of the concrete block house of Dr. R.E. Lamoreaux.

In 1907 the Omaha Concrete Stone Company constructed a house at 1330 South 33rd Street for Dr. R.E. Lamoreaux. It was designed by noted Omaha architect Fredrick A. Henninger in the Arts and Crafts style. At the fourth annual Nebraska Cement User's convention, held in February 1908, the house won first prize for the "best concrete block house erected during the past year by a member of the association in the state of Nebraska."³⁸ Like Pearl Memorial Methodist Church, the house implemented ten to twelve different types of blocks. However, designed by one of Omaha's leading residential architects at the time, the house illustrates a level of sophistication and restraint in its use of various block textures. Exterior walls are composed of rock-face concrete block with smooth block forming quoins and a continuous belt course. Smaller square blocks with a finer texture form the porch columns. A water table, window sills and lintels, and wall cap blocks used in the composition are smooth.

³⁸ "The House That Won First Prize." *Rock Products*, February 22, 1909.

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Figure 7: Image from the 1909 *Sears, Roebuck and Co., Concrete Machinery* catalog illustrating the porch column used on the Broadview Hotel

In contrast to the restraint exhibited in the Henninger house design, the Broadview Hotel showcases over 40 different shapes and sizes of concrete block in the execution of its lancet and arched windows, Flemish parapets, an octagonal crenelated tower and a wrap-around porch. Additionally, the design implemented the “Wizard Porch Column Outfit” which was listed in the 1909 *Sears, Roebuck and Co., Concrete Machinery* catalog.

Whipperman was an enthusiastic promoter of cement products. He was secretary of the Midwest Cement User’s Association from 1910 until he was elected president in 1917. Additionally, he was instrumental in organizing the association’s annual fair, the Midwest Cement Exposition. An article in the *Omaha Daily Bee* which announced his election as president of the association noted:

Frank Whipperman, for many years secretary of the Midwest Cement Users’ association, and secretary of the Midwest Cement show, was elected president of the association in the convention at the Hotel Rome. Mr. Whipperman is president of the Omaha Concrete Stone company, which concern he built up from a little shed to a big modern plant, and he is the man who put the Midwest Cement show in Omaha on the map.³⁹

A veteran of the Spanish American War, Whipperman had to step down from the Midwestern Cement User’s Association in 1917 when he was assigned to Company F of the 53rd Pioneer Infantry, which served in France. During the First World War, ship builders were experimenting with constructing ships from steel reinforced concrete due to the scarcity of steel. As a military captain and an avid promoter of concrete, he was invited by the San Francisco Shipbuilding Company to witness the launching of steamship *Faith*, the first concrete ship which launched in 1918. According to an article in the *Omaha Daily Bee*:

³⁹ “Cement Men Elect Omahan President.” *Omaha Daily Bee*, March 10, 1917.

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Before the conventions two years ago in Omaha, he declared ships would have to be built of concrete eventually. Captain Whipperman now takes great pride in the fact that his prediction came true, though he was unable to leave his post to accept the invitation to the launching ceremonies.⁴⁰

By 1921, Whipperman was no longer listed in association with the Omaha Concrete Stone Company in the *R.L. Polk & Co. Omaha Business Directory*. But in 1926, he is president and general manager of Diamond Concrete Products Company. Whipperman died at the age of 59 on March 4, 1938. Omaha Concrete Stone Company continued operations until about 1980, after which it no longer appears in the Omaha City Directory.

Joseph P. Guth, Architect

Joseph P. Guth was an architect that practiced in Omaha from 1887 through 1928. He was born in Stuttgart, in the German kingdom of Württemberg on June 24, 1859. The youngest of his parents' children, Guth attended technical schools in Württemberg and Bavaria, graduating in 1879. Afterwards, he worked as an apprentice for an architect in Württemberg for two years, until he emigrated to the United States in 1881. After arriving in the United States, Guth worked in Cleveland, Ohio; Brainard, Minnesota; and Lincoln, Nebraska in construction related positions for the railroads headquartered there: the New York, Pennsylvania and Ohio Railroad; the Northern Pacific Railroad; and the Burlington and Missouri River Railroad, respectively. His final position with a railroad was in the engineering department of the Union Pacific Railroad in Omaha, where he remained until 1887. That same year, Guth decided to establish an architectural practice in Omaha. He practiced with Joseph E. Dietrick, in the firm of Dietrick and Guth, from 1887 to 1890, after which he practiced alone until his death in 1928.⁴¹



Figure 8: Photo of Morningstar Baptist Church, 1995; Courtesy Omaha Planning Department

⁴⁰ "Capt. Whipperman Invited to Launching of Concrete Ship." *The Omaha Daily Bee*, March 26, 1918.

⁴¹ Wakeley, Arthur C., *Omaha, the Gate City and Douglas County* (1917).

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Joseph P. Guth was a prolific architect and is known to have designed at least 65 buildings in Omaha and surrounding communities in Nebraska and Iowa.⁴² His body of work included houses, small commercial buildings, apartments, fire stations, schools, churches, and fraternal halls. His work can be characterized as eclectic and influenced by the current architectural trends of the time including the revival of various European architectural styles.

Like most of his residential work, the Burkenroad Residence (Broadview Hotel) is a cubic box to which he has added ornamental features. With a crenelated octagonal tower, canted two-story bays, a wraparound porch and Flemish gables, it is the most stylized of his residential designs. Other designs have more restrained ornamentation using Classical, and Arts and Crafts motifs.



Figure 9: Photo of Schuyler City Hall, Schuyler, Nebraska (https://en.wikipedia.org/wiki/National_Register_of_Historic_Places_listings_in_Colfax_County,_Nebraska)

Within Guth's body of work, the Burkenroad House is exceptional for its use of concrete block. However, it also bears similarities to his religious and civic work in its eclectic use of Medieval features. Directly to the west of the Burkenroad residence, Guth designed the Morningstar Baptist Church (non-extant) in 1906, two years before he designed the Burkenroad residence. The Gothic Revival church is a cruciform building topped by a gabled roof and featuring lancet windows and a large crenelated bell tower with faux bartizans. Guth further implemented the use of crenelated towers in his designs for the city halls of Schuyler, Nebraska (1908) and Atlantic, Iowa (1916). The Schuyler City Hall evokes Italian palazzo towers such as Florence's Palazzo Vecchio or Siena's Palazzo Pubblico, but on a much more diminutive scale.

⁴² "Place Makers of Nebraska: The Architects - E Nebraska History." [http://www.e-nebraskahistory.org/index.php?title=Joseph_P._Guth_\(1860-1928\),_Architect](http://www.e-nebraskahistory.org/index.php?title=Joseph_P._Guth_(1860-1928),_Architect), accessed April 15, 2025.

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Figure 10: Photo of Mills County Jail, Glenwood, Iowa, 2025; Courtesy of Shelley McCafferty.

By 1914, Guth's work shows influences of the Arts and Crafts movement and the Gothic Revival features became more stylized. His use of highly articulated parapets and stylized crenellation can also be seen in the Mills County Jail, Glenwood, Iowa (1914) and Druid Hall, Omaha, Nebraska (1915). Of all his residential work, the Burkenroad House is the only project that implements Medieval characteristics similar to those that appear in his religious and civic work.

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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 # _
- recorded by Historic American Landscape Survey # _

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County and State

Primary location of additional data:

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

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreeage of Property: Less than 1 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

(enter coordinates to 6 decimal places)

Datum if other than WGS84:

- | | |
|-----------------------|----------------------|
| 1. Latitude: 41.27861 | Longitude: -95.94125 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

Broadview Hotel
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Verbal Boundary Description

(Describe the boundaries of the property.)

The nominated property consists of all of Lot 7, Block 0 of Franklin Square Addition in Omaha, Nebraska.

Boundary Justification

(Explain why the boundaries were selected.)

This nomination boundary includes all the property historically associated with the Broadview Hotel at 2060 Florence Blvd. in Omaha.

11. Form Prepared By

name/title: Kristine Gerber and Shelley McCafferty
organization: Preserve Omaha
street & number: 3902 Davenport Street
city or town: _ state: NE_ zip code: 69131
e-mail: _
telephone: _
date: September 5, 2025

Additional Documentation

Submit the following items with the completed form:

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

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Figure 4: Map with Broadview Hotel property indicated. Douglas-Omaha GIS, 2024.

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Douglas County, NE
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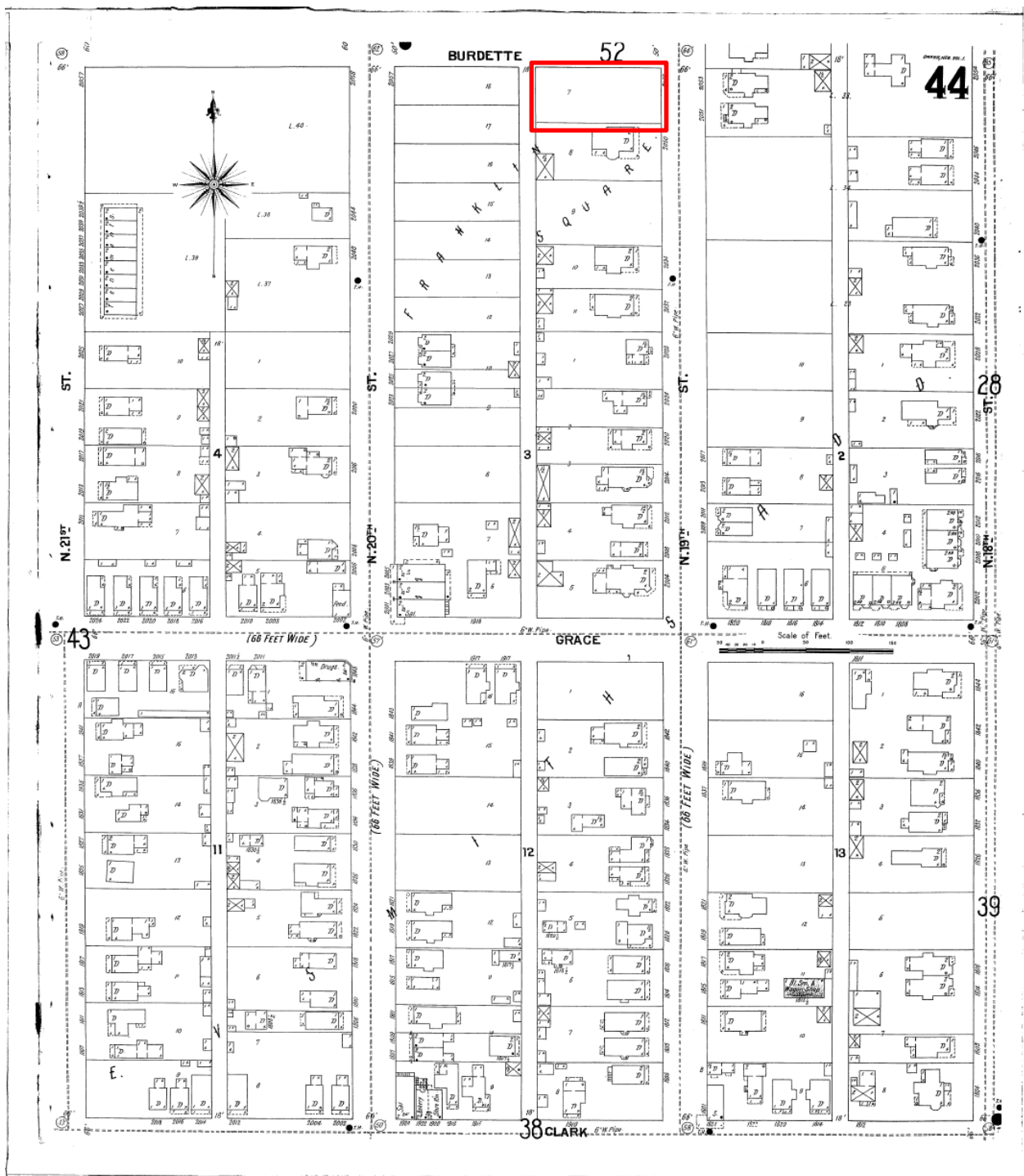


Figure 13: Sanborn Map Company, Insurance Maps of Omaha, Nebraska. New York, 1901. Vol-
ume 1.

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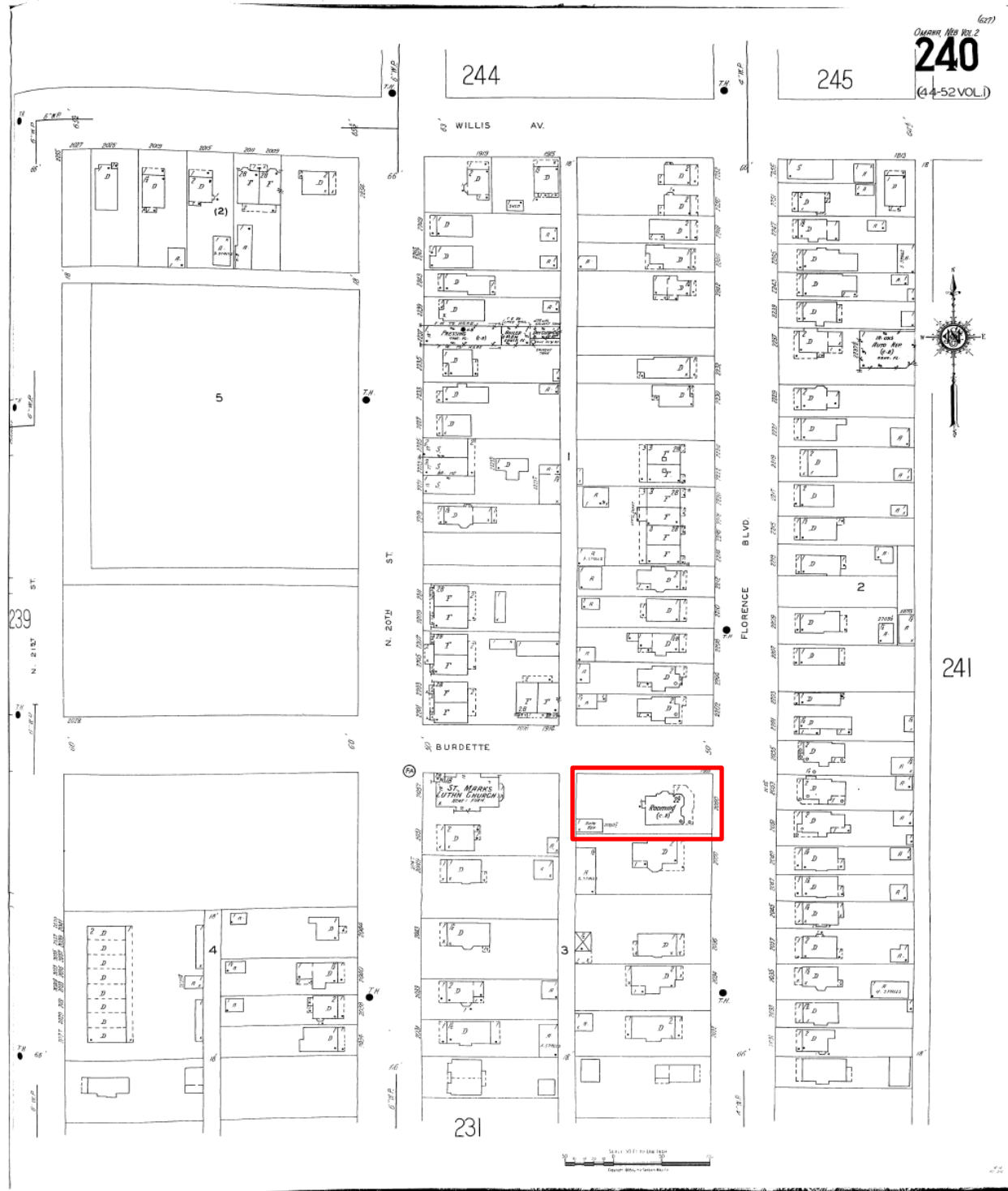


Figure 14: Sanborn Map Company, Insurance Maps of Omaha, Nebraska. New York 1934, Vol-
ume 2.

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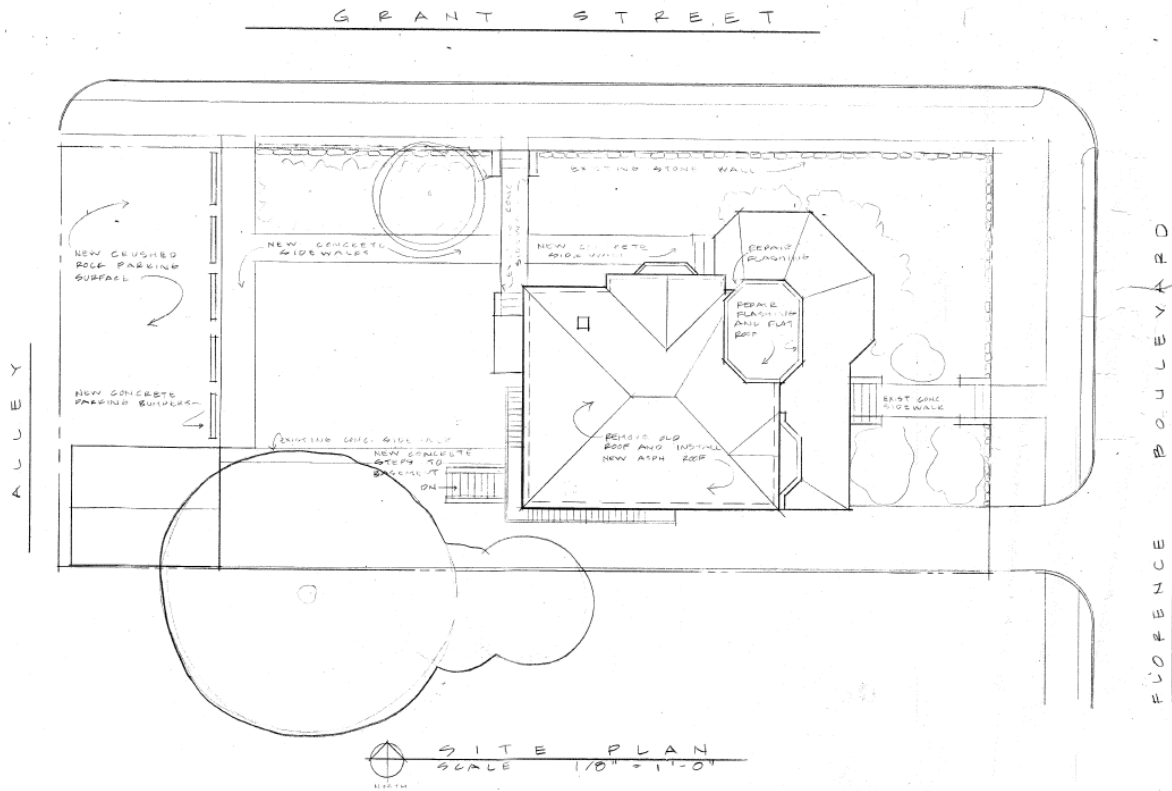


Figure 5: Site Plan, The Trimble Residence Rehabilitation, Omaha City Planning Department, Housing and Community Development, 1984.

Broadview Hotel
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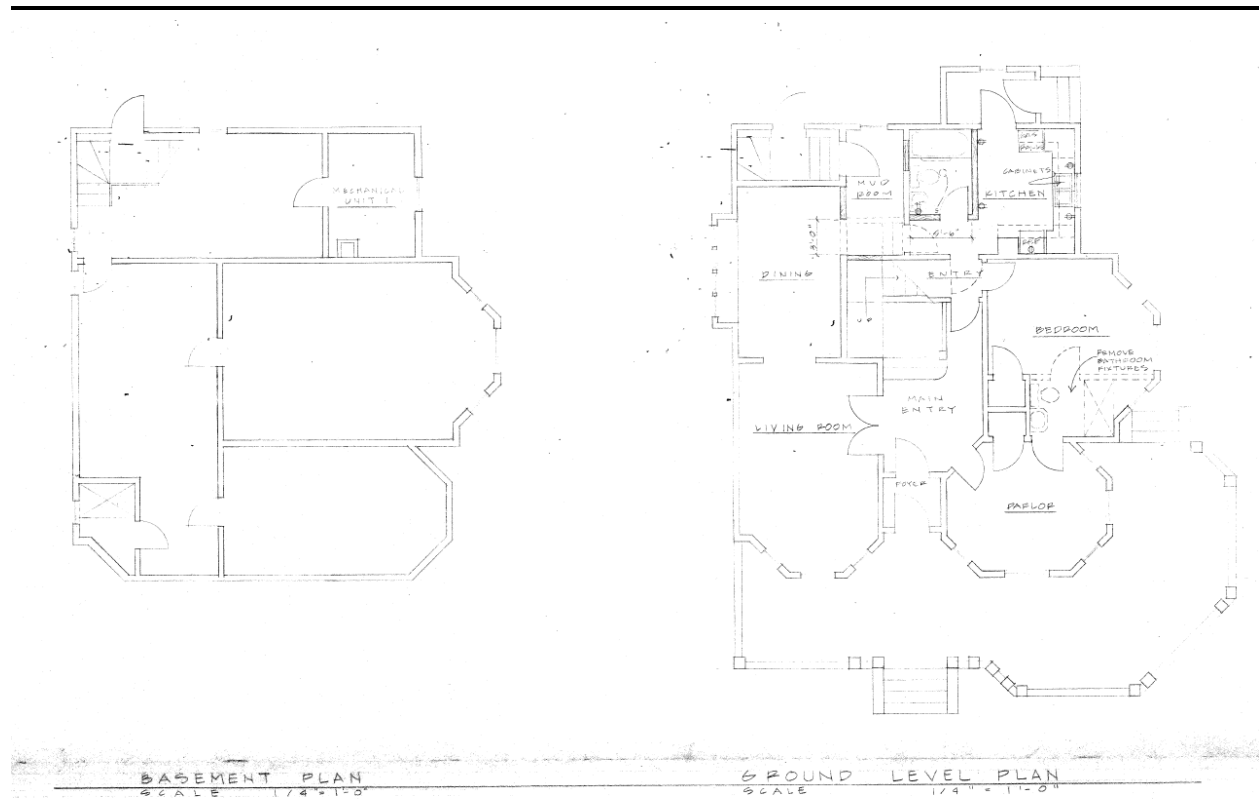


Figure 6: Basement Plan and Ground Level Plan (Pre-rehabilitation), The Trimble Residence Rehabilitation, Omaha City Planning Department, Housing and Community Development, 1984.

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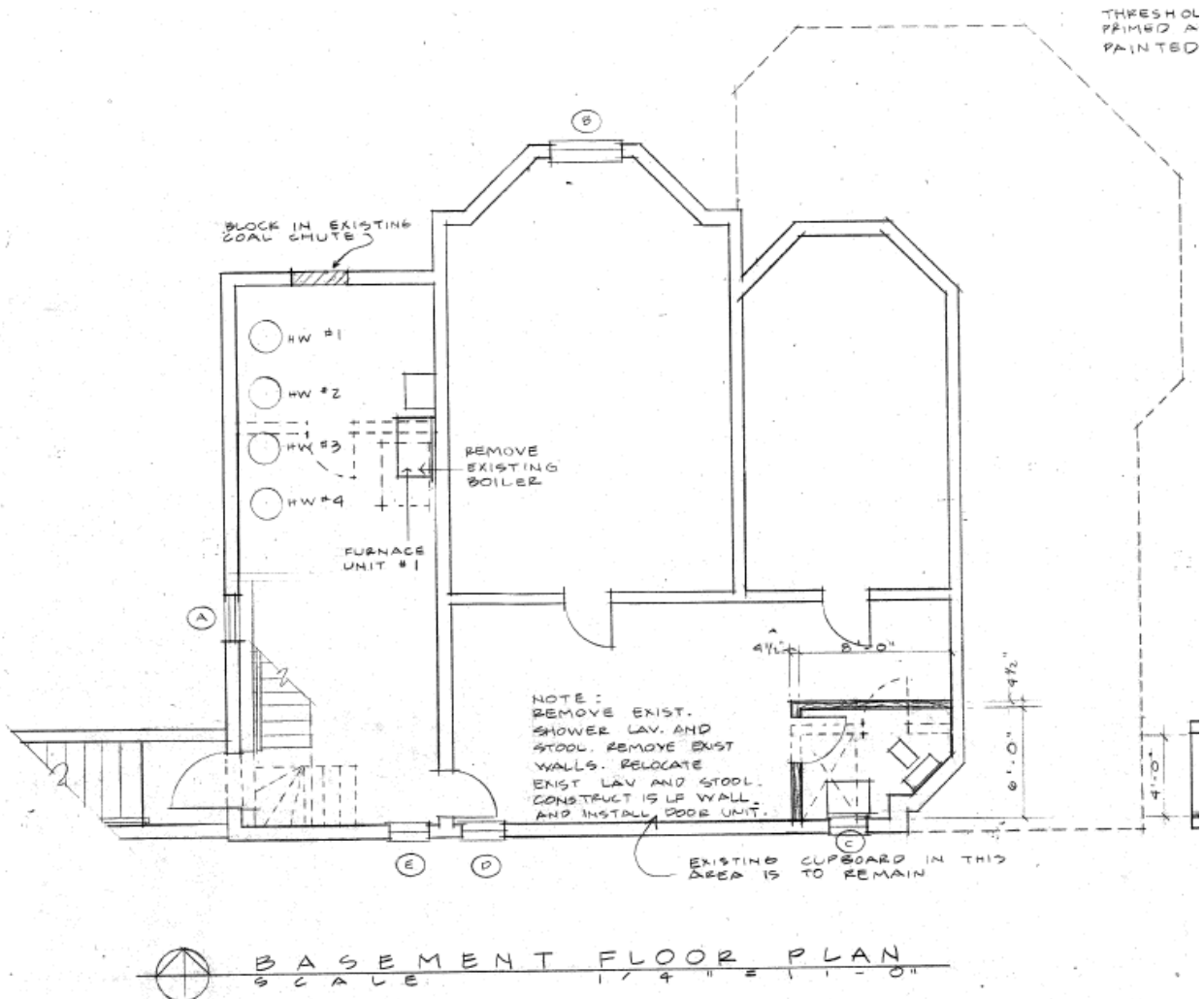


Figure 7: Basement Floor Plan (Rehabilitated), The Trimble Residence Rehabilitation, Omaha City Planning Department, Housing and Community Development, 1984.

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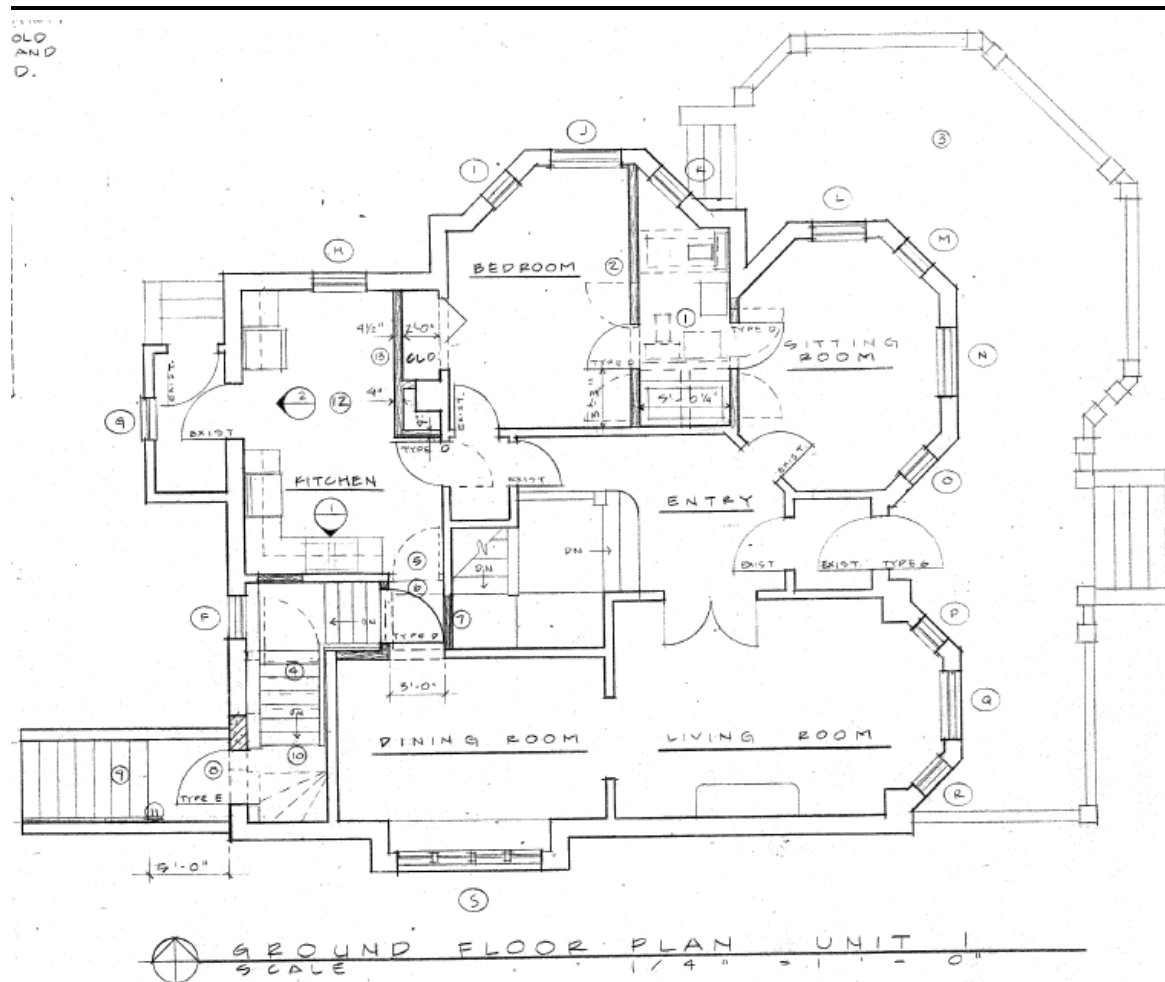


Figure 8: Ground Floor Plan, Unit 1 (Rehabilitated), The Trimble Residence Rehabilitation, Omaha City Planning Department, Housing and Community Development, 1984.

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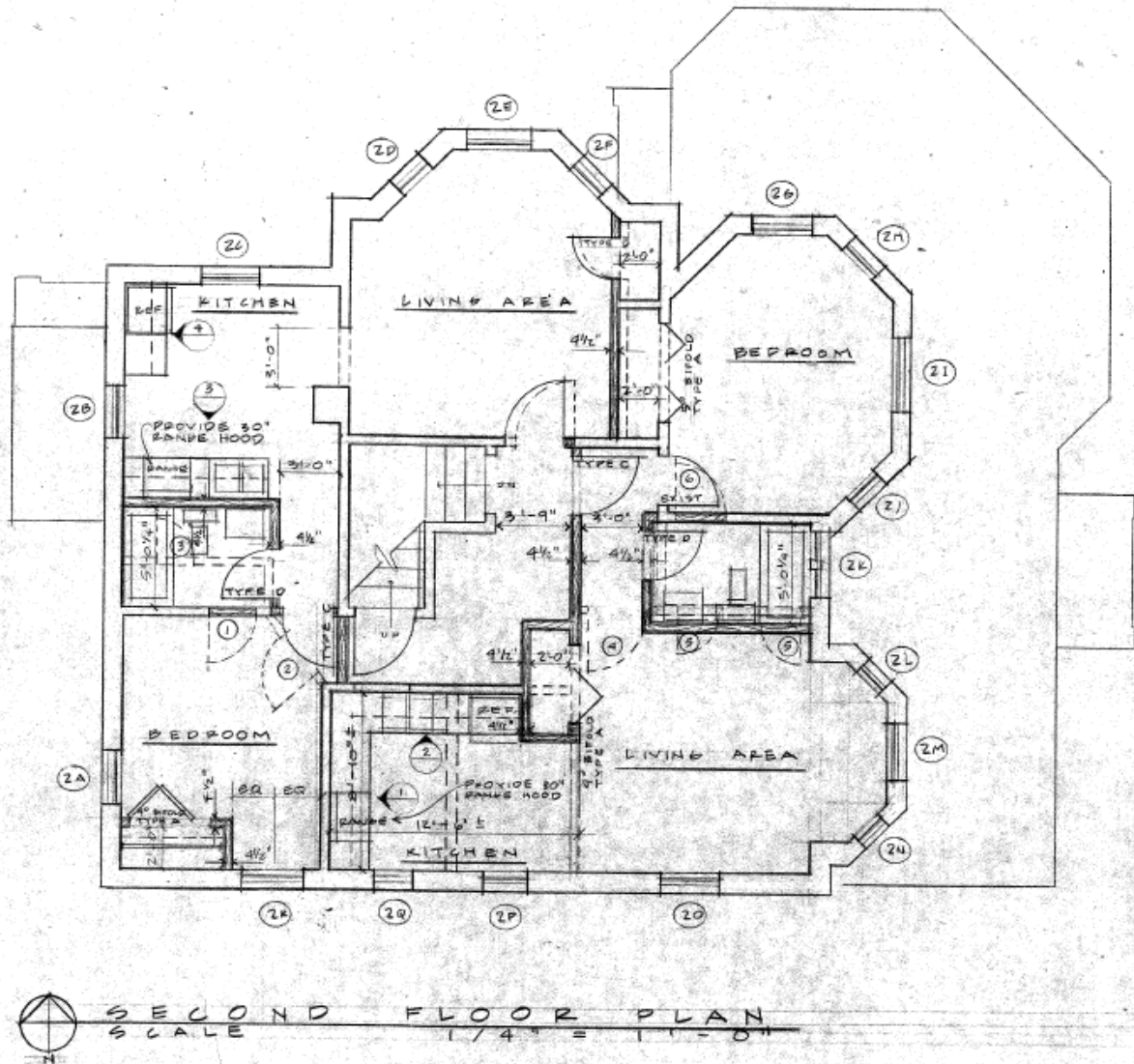
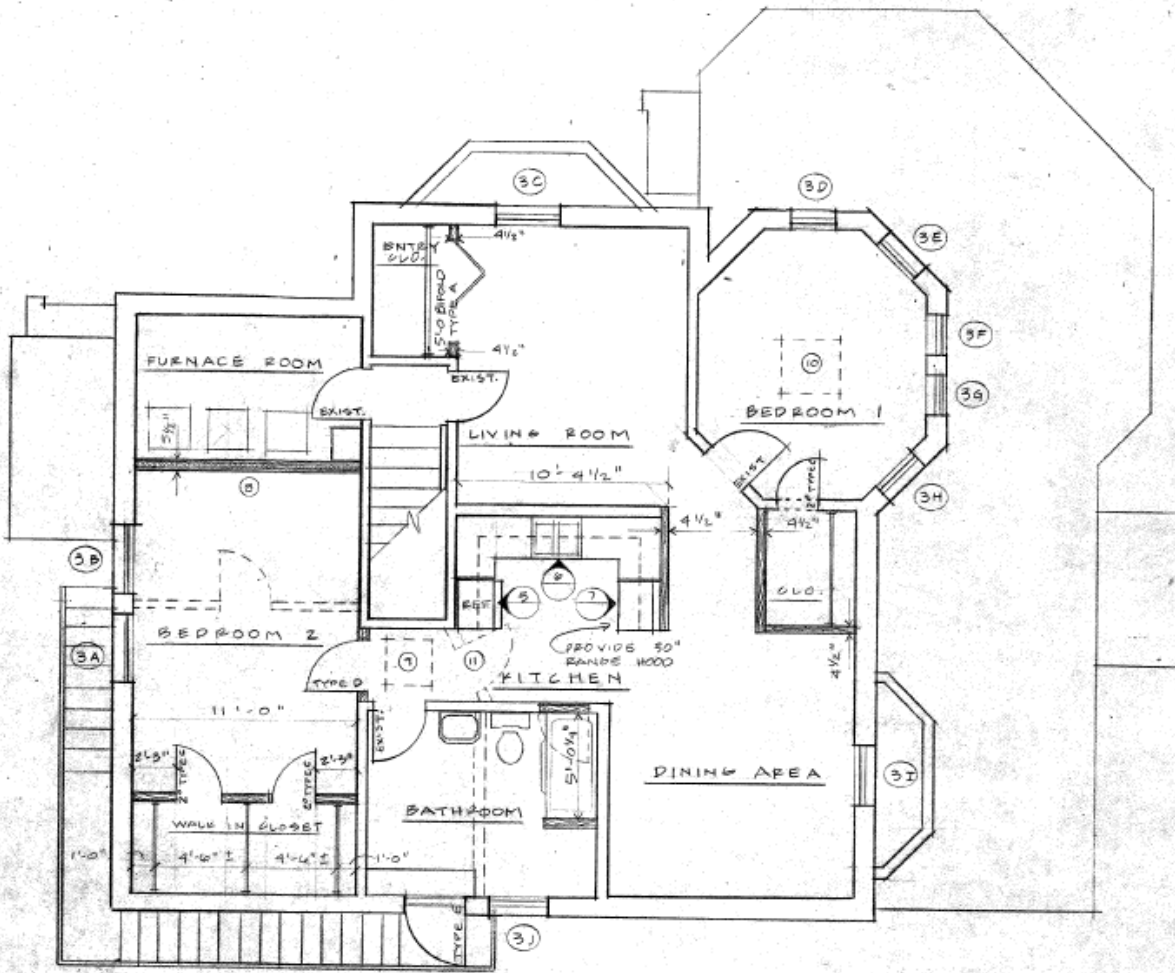


Figure 9: Second Floor Plan (Rehabilitated), The Trimble Residence Rehabilitation, Omaha City Planning Department, Housing and Community Development, 1984.

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THIRD FLOOR PLAN UNIT 4
SCALE 1" = 4'-0"

Figure 10: Third Floor Plan, Unit 4 (Rehabilitated), The Trimble Residence Rehabilitation, Omaha City Planning Department, Housing and Community Development, 1984.

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Sketch map for historic districts and properties having large acreage or numerous resources.
Key all photographs to this map.

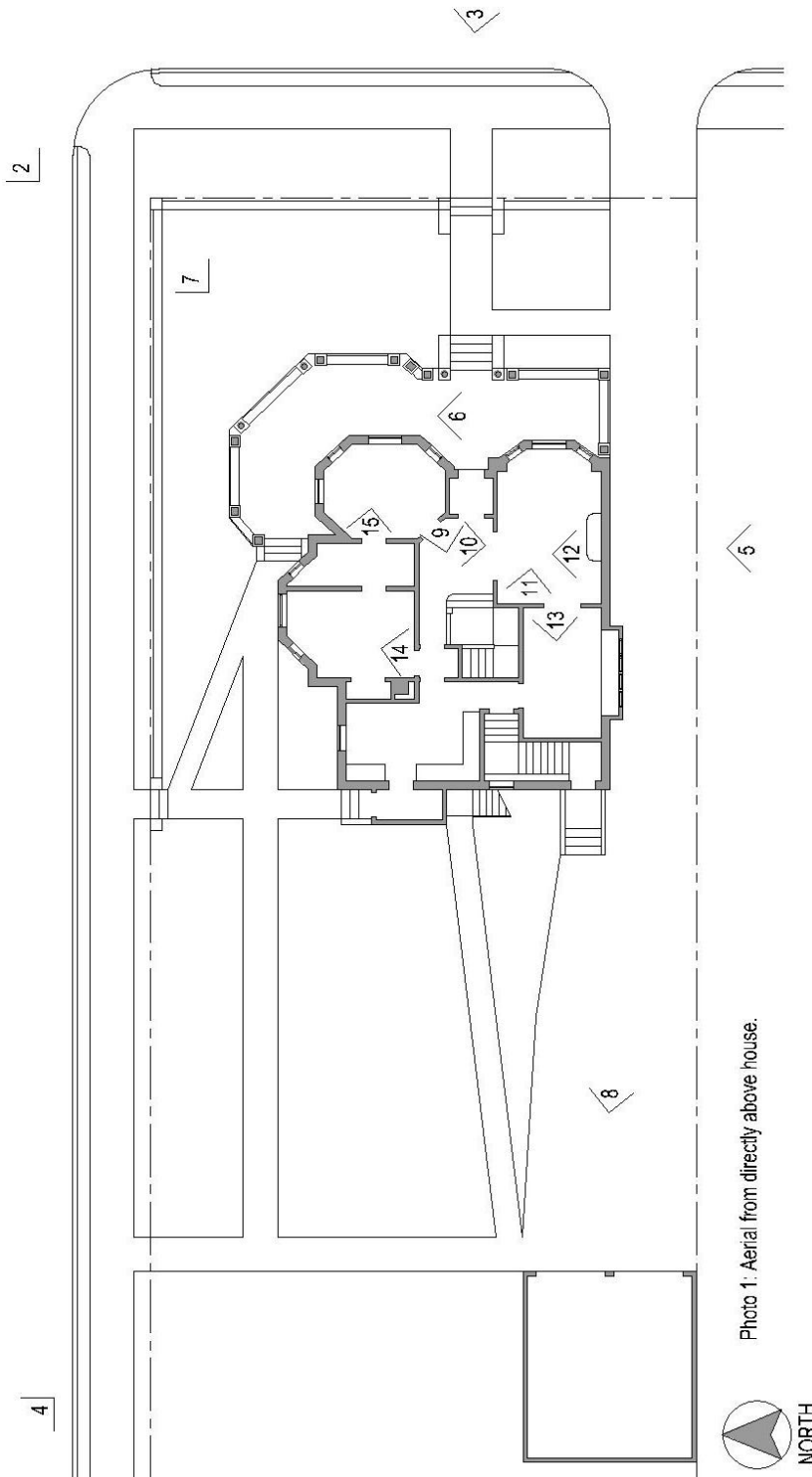


Figure 21: Sketch map of Broadview Hotel with photo key.

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Additional items:

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

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- Figure 13: Map of North Omaha. Courtesy of the Omaha Planning Department
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- Figure 5: Illustration from *Omaha World Herald*, Omaha, Nebraska; July 28, 1907 of the Pearl Memorial Methodist Church.
- Figure 6: Photograph from *Rock Products*, Chicago, Illinois; February 21, 1909 of the concrete block house of Dr. R.E. Lamoreaux.
- Figure 7: Image from the 1909 *Sears, Roebuck and Co., Concrete Machinery* catalog illustrating the porch column used on the Broadview Hotel
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- Figure 21: Sketch map of Broadview Hotel with photo key.

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Photographs

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

Photo Log

Name of Property: Broadview Hotel
City or Vicinity: Omaha
County: Douglas State: Nebraska
Photographer: Shelley McCafferty and Chuck Amora
Date Photographed: May 22, 2024 and October 26, 2024

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

- 1 of 15 (NE_Omaha_Broadview Hotel_001)
Aerial view of resource looking down
- 2 of 15 (NE_Omaha_Broadview Hotel_002)
Aerial view of northeast corner facing southwest
- 3 of 15 (NE_Omaha_Broadview Hotel_003)
View of east façade facing west
- 4 of 15 (NE_Omaha_Broadview Hotel_004)
View of northwest corner facing southeast
- 5 of 15 (NE_Omaha_Broadview Hotel_005)
View of south façade looking north
- 6 of 15 (NE_Omaha_Broadview Hotel_006)
View from porch facing north
- 7 of 15 (NE_Omaha_Broadview Hotel_007)
View of northeast corner of porch facing southwest
- 8 of 15 (NE_Omaha_Broadview Hotel_008)
View of east façade of garage facing west
- 9 of 15 (NE_Omaha_Broadview Hotel_009)
View of entry hall facing west
- 10 of 15 (NE_Omaha_Broadview Hotel_010)
View from entry hall facing south into living room

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11 of 15 (NE_Omaha_Broadview Hotel_011)
View of living room facing east

12 of 15 (NE_Omaha_Broadview Hotel_012)
View from living room facing north

13 of 15 (NE_Omaha_Broadview Hotel_013)
View of dining room facing west

14 of 15 (NE_Omaha_Broadview Hotel_014)
View of bedroom facing north

15 of 15 (NE_Omaha_Broadview Hotel_015)
View of sitting room facing east

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.



Photo 001



Photo 002

Broadview Hotel
Douglas County, Nebraska



Photo 003



Photo 004



Photo 005



Photo 006



Photo 007



Photo 008



Photo 009



Photo 010



Photo 011



Photo 013



Photo 013



Photo 014



Photo 015



Landmarks Heritage Preservation Commission

DISPOSITION AGENDA

Wednesday, September 10, 2025

Public Meeting:

Central Conference Room – 11th Floor

Omaha/Douglas Civic Center
1819 Farnam Street

Landmarks Heritage Preservation Commission (LHPC) Members: Scott Dobbe (Chair), Andrew Conzett (Vice-Chair) Joan Fogarty, Kathryn Aultz, , Mark Donovan, Michael Sharp, Chelsea Olmsted and Ben Swan.

Certification of Publication: Omaha Preservation Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Friday, August 29, 2025 re: Landmarks Heritage Preservation Commission meeting, Wednesday, September 10, 2025.

NEW BUSINESS:

COA

CASE NUMBER: 25-036-H5

REQUEST: Review National Register Nomination

APPLICANT: Planning Department

for Broadview Hotel at 2060 Florence Blvd

BOARD ACTION: APPROVED AS PRESENTED.