

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Paddock Hotel
other names/site number Paddock Townhouse
NeHBS#GA03-232

2. Location

street & number 105 North Sixth Street NA not for publication
city, town Beatrice NA vicinity
state Nebraska code NE county Gage code 067 zip code 68310

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

James M. Shaw 10-19-87
Signature of certifying official Date
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.

Signature of commenting or other official Date

State or Federal agency and bureau

5. 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): _____

Melora Byers 11-30-87
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/hotel

Current Functions (enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Renaissance Revival
-North Italian Mode

Materials (enter categories from instructions)

foundation Concrete
walls Brick
Stucco
roof Concrete
other Iron Marquee

Describe present and historic physical appearance.

The Paddock Hotel is a five-story rectangular building of Renaissance Revival style architecture in stucco. It is situated on the corner of the major downtown intersection of Route 136 (Court Street) and U.S. 77 (Sixth Street). Except for minor alterations in the street facades and interior changes to meet building code standards, the historic and structural integrity of the Paddock remain intact. The nomination consists of one contributing building.

The 110-room Paddock Hotel was constructed in 1924 of concrete post and beam construction with brick veneer exterior walls overlaid with stucco on the street facades. The Hotel faces east onto Sixth Street and measures 142 by 75 feet. The hotel is adjacent to a three-story commercial building to the west and an alley to the north. The North Italian Mode of the Renaissance Revival Style is evident in the Paddock in the bold cornice, the arched windows, and the decorative ornamentation.

The street facades of the hotel are characterized by a deep overhanging bracketed cornice interrupted at the center of the east side by a stepped gable-like parapet. The east facade is fourteen windows wide with pairs of windows forming the end and center bays. The south facade contains eight windows with a repeating pattern of paired and single windows. The overall design of the structure is a simple vertical box with an emphasis on the elaborate iron entry marquee and punctuated by the fenestration. The marquee bears the name "Hotel Paddock" and ornamental cresting, and is supported at the outer corners by pairs of slender columns rising from the sidewalk curb.

The building use is clearly differentiated in the distinction between the street level and the upper floors. The first story above a continuous base, has strong horizontal rustications in brick. These continue across piers which separate the four storefronts, the entrance, the coffee shop, and the dining room. Two of the original storefronts remain intact. The east facade beyond the entry marquee retains the original windows and doorway into the coffee shop area.

The first floor is separated from the upper floors by a stone belt course or frieze topped with a small cornice featuring decorative rosettes at the second story sill level. The original windows of the building remain intact and are all double hung with one-over-one sash.

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The lintels of the second through fourth floors have rosettes matching those of the belt course. The fifth floor windows are highlighted by gothic arched window heads with vertical colonettes rising from the springblocks and extending upward in decorative finials. The center pair of windows on the fifth floor has a projecting ironwork balcony.

The flat roof line is characterized by a deep cornice with supporting brackets lending an Italian feeling to the architecture. A stepped gable breaks the roof line at the central bay. A large cartouche in low relief bearing the letters "P" and "H" adorns the center of the gable. Each step of the gable and the corners of the building originally had turned ornaments with a tall flagpole or spire on the topmost step. Only the base of the central spire remains intact. The roof also once had decorative metal cresting above the cornice matching the cresting on the marquee.

The refined interior of the Paddock Hotel still reflects its historic functions. The entrance opens into a lobby with massive mahogany columns (now painted) rising from a mosaic tile floor to coffered ceilings at the second story. A marble staircase leads to the mezzanine area where decorative metal balustrades overlook the lobby. The original hotel desk and revolving door have been removed. The elevator has been replaced by a more recent model in order to meet building code standards.

To the north of the lobby is an Art Deco coffee shop with mahogany booths, a soda fountain, pastry display cases, a wooden refrigerator, and a wooden cigar humidor. Both the coffee shop and an adjacent dining area have mosaic tile floors. The remainder of the first floor is divided into a modernized office area, the kitchen, a service stair and the original freight elevator, and retail areas. The interior of the retail areas have pressed metal ceilings and decorative plaster work on the columns and ceiling beams.

The second floor mezzanine opens onto a 90 by 30 foot ballroom and stage area. The ballroom portion of the building is only two stories tall leaving an open court on the back (west side) of the building for the third through fifth floor hotel rooms. There are three large skylights in the ballroom which have been covered over through time when new mechanical systems were installed. The center skylight will be reopened for use once the renovation work is completed. The second floor was also the location of a chapel area, a manager's apartment, and additional hotel rooms.

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The U-shaped third through fifth floors accommodate standard hotel rooms and apartments off central corridors. Most of the rooms retain their original mahogany doors with transoms above. These transoms and the many wire glass windows in the Paddock reflect the fireproof construction of the hotel. Many of the original light fixtures including the chandeliers in the mezzanine and numerous EXIT lamps remain intact.

A marble stairway from the street level leads to the basement which housed such commercial businesses as a large billiard room and barber shops. The basement is also divided into various storage, laundry, and work rooms. Detailing in the basement lobby area includes mosaic tile floors and marble showers and wainscoting in the men's rest room. These showers were relatively ornate since they were used by railroad workers who rented "sleeping rooms" in the hotel which required showering in the basement rest room. The doors in the basement have been replaced by fire doors which meet modern code requirements. A sub-basement contains the boiler room and plumbing work areas.

Hotel operations ceased in the Paddock in 1970 when the property was sold and converted into retirement housing. It has continued in this use under various owners through the present. The interior changes to the Paddock Hotel over the years have been primarily necessitated by building code requirements and have not significantly altered the character of the building. The exterior facades of the Hotel continue to reflect the dignity and artistic grace of Thomas Kimball's design.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1924

Significant Dates

1924

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Kimball, Thomas R.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Paddock Hotel is significant on a local level for its architectural design (Criterion C) created by Thomas Rogers Kimball, one of Nebraska's leading architects. The hotel represents a fine example of the Renaissance Revival Style of architecture, more specifically, that of the North Italian Mode. The Paddock is an important architectural representative of the luxury hotel movement throughout smaller communities of the United States during the 1920's. The Paddock was constructed through the initiative of local citizens and served as the focal point for social and cultural activity for the community and surrounding region. The period of significance is derived from the original construction date (1924) of the building.

Architecture

Thomas Rogers Kimball (1862-1934), designer of the Paddock Hotel, was considered Omaha's most talented and influential architect and achieved national renown during his career. The Paddock Hotel was one of Kimball's later works and is an important illustration of his stylistic development.

Thomas Kimball received his education at the University of Nebraska, the Cowles School of Art in Boston, the School of Architecture at Massachusetts Institute of Technology, and under the tutorship of the french landscape painter, Henri Harpignies in Paris, France. In 1889 he began his career in the firm Walker, Kimball and Best, in Boston, Massachusetts. The firm was appointed Architects-in-chief for the 1898 Trans-Mississippi Exposition in Omaha with responsibilities including the design of several structures, the layout of the Exposition, and rules guiding the appearance of the buildings.1

Kimball won national recognition during the years 1919-1932 through his work on the Nebraska State Capitol Commission. Thomas Kimball also served two terms as president of the American Institute of Architects from 1918 through 1920.2

See continuation sheet

9. Major Bibliographical References

- Batie, David L. Thomas Rogers Kimball: Was He a Nebraska Architect? Lincoln: University of Nebraska Master's Thesis. July 1977.
- Beatrice Daily Sun. September 14, 1919. January 24, 1924. October 1, 1983.
- Gage County History. Gage County Historical Society. Dallas, Texas: Taylor Publishing Company. 1983.
- Hotel Red Book and Directory. New York: Official Hotel Red Book & Directory Company. Selected Volumes 1915-1930.
- Whiffen, Marcus. American Architecture Since 1780. Cambridge: Massachusetts Institute of Technology. 1969.
- Withey, Henry F. Biographical Dictionary of American Architects. Los Angeles: Hennessey & Ingalls. 1970.

See continuation sheet

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 of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Nebraska State Historical Society

10. Geographical Data

Acreage of property Less than one

UTM References

A

1	4	6	9	1	5	8	0	4	4	5	9	5	1	0
Zone				Easting				Northing						

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B

Zone				Easting				Northing						

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

The property is described as; The East half of Lot 11 and all of Lot 12, Block 49, Original Town, City of Beatrice, Gage County, Nebraska.

See continuation sheet

Boundary Justification

The boundary includes the entire town lots that have historically been associated with the property.

See continuation sheet

11. Form Prepared By

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organization The URBANA Group

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Kimball designed many of the most beautiful private residences and public buildings in Nebraska, concentrating primarily in Omaha. Some of his most significant and impressive designs include the Omaha Public Library, St. Cecilia's Cathedral, the Fontanelle Hotel (demolished in 1982), and the Burlington Railroad Station, in Omaha, and the Hall County Courthouse in Grand Island.

The Paddock illustrates Kimball's emphasis on well-built structures which fit into the overall fabric of the community and carry designs which are interesting, functional and beautiful. The hotel characterizes Kimball's emphasis on verticality and rich silhouette. The parapet silhouette, the emphasis on the entrance, and the stately grandeur of the hotel are reminiscent of Kimball's designs for St. Cecilia's Cathedral (1905), the Trocadero Theatre (1898), and the Mary Kimball residence (1904), all in Omaha.³

The Paddock Hotel was one of Thomas Kimball's latest building designs since he did not work as an architect after 1926. The Paddock shows Kimball's progression in style and individuality of design. The simple architectural statement of the building is in direct contrast to his elaborate high-rise classical design of the 1915 350-room Hotel Fontenelle in Omaha. Similarly, the typically Kimball masonry box pierced by openings and enlivened with restrained ornamentation contrasts sharply with the usual ornately lavish architectural detailing of luxury hotels in other communities. The relatively simple design of both the exterior and interior of the Paddock Hotel bear the mark of Kimball's genius and set it apart from both his earlier works and other hotels of this era.

The use of the North Italian Mode for the Paddock differentiates it from comparable Nebraska hotels of this period such as the 1923 Yancey Hotel in Grand Island (NR listed 1984) and the 1914 Clarke Hotel in Hastings. The architects of these and similar hotels were more strict in their use of traditional Renaissance Revival elements. Distinctive characteristics of the North Italian Mode of the Renaissance Revival Style apparent in the Paddock Hotel include the arched windows, the use of sculptural ornament, and the heavy bracketed cornice. The rusticated ground story and stuccoed facades, however, are somewhat atypical of the North Italian Mode.⁴

History

The early Twentieth Century was a period of rapid growth both in population and in the built environment in communities across the nation. Improved means of transportation and the profound influence of railroads can be identified as the impetus for increasing mobility

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of the American population and the consequent increase in building construction. This trend is clearly reflected in the rapid development of the hotel industry, physically characterized by the luxury hotel movement during the 1920's. This movement can be illustrated in the Midwest by the growth in the number of hotels in large Midwestern cities. The following list demonstrates the increase in hotel listings in The Hotel Red Book, an official listing of American hotels, between the years 1915 and 1930.

<u>City</u>	<u>State</u>	<u>Number of Hotels</u>	
		<u>1915</u>	<u>1930</u>
Milwaukee	Wisconsin	17	41
Minneapolis	Minnesota	19	33
Des Moines	Iowa	14	26
Omaha	Nebraska	11	26
Chicago	Illinois	51	246

The development of hotels in Nebraska followed a pattern similar to the rest of the nation. Late Nineteenth Century hotels were characterized by such examples as the 2-story frame 1885 Phelps Hotel in Deuel County (National Register listed 1970), and the 1898 Prague hotel in the Czech settlement in Omaha (NR listed 1987). Early Twentieth Century Hotels included the 250 room luxury hotels in major cities such as the Blackstone (NR listed 1985) and Conant Hotels built in Omaha in 1916. By the 1920's hotels began to appear in the smaller communities of the Midwest. The Paddock Hotel is an excellent example of this third stage of hotel development.

Beatrice (pop. 9,664 in 1925), the Gage County seat, was a thriving community during the 1920's since three major railroads all had lines through the city. Local citizens united to meet the need for accommodations for salesmen, travellers and a community social center after a devastating fire destroyed an entire block of downtown including an earlier hotel also called the Paddock. The earlier hotel, built in 1887, was developed by a prominent Beatrice citizen and United States Senator, Mr. Algernon S. Paddock.

The new hotel campaign was spearheaded in 1919 by a group of prominent Beatrice businessmen whose intentions were "to make this a purely Beatrice enterprise."⁵ Litigation over the title to the proposed property, and the post war period delayed the hotel effort so that it was not until 1922 that Thomas Kimball was selected as the architect. By this time a Hotel Company had been formed to sell stock in the enterprise and within a period of a few weeks was able to raise more than \$300,000 for the project. Construction began in 1923, and the 110-room hotel was completed in January 1924 at a total

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cost of \$430,000, entirely raised through local subscription. The hotel which represented "the last word in both construction and equipment" was acclaimed for its entirely fireproof construction, its "thoroughly modern" kitchen, and its elaborate banquet hall and ballroom.⁶

Throughout its history the Paddock Hotel served as the focus for community social life including political rallies, conventions, graduation ceremonies, ballroom dances and club meetings. Similarly, the building housed various other businesses including a bank, a billiard room, barber shops, beauty parlors, and a popular coffee shop. The hotel was frequently visited by the Hollywood actor, Robert Taylor, when he returned to his hometown Beatrice.

The Paddock shared in commercial prosperity until the 1960's when competition by modern highway motels caused loss of business in downtown hotels throughout the country, especially in smaller communities. The building was sold and converted into retirement housing during the 1970's.

ENDNOTES

- 1 Withey, Henry F., Biographical Dictionary of American Architects, (Los Angeles: Hennessey & Ingalls, 1970), p. 344-345
- 2 Ibid., p. 345
- 3 Batie, David L., Thomas Rogers Kimball, (Lincoln, NE: University of Nebraska Master's Thesis, July 1977)
- 4 Whiffen, Marcus, American Architecture Since 1780, (Cambridge: Massachusetts Institute of Technology, 1969), p. 79-80.
- 5 Beatrice Daily Sun, (September 14, 1919)
- 6 Ibid., (January 24, 1924)