THE REHABILITATION OF THE COATES HOUSE HOTEL IN KANSAS CITY, MISSOURI

by

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Approved by:

Bernd Foerster

Major Professor

THE REHABILITATION OF THE COATES HOUSE HOTEL

KANSAS CITY, MISSOURI



FROM THE TOWER OF THE CATHEDRAL.

cover photo:
Harper's Weekly, 1888

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Forward

In 1981, when research for this report first began, interest rates for new construction were at 16 or 17%. New construction was limited and historic presentation of existing structures was seen as a more cost effective means of meeting changing space demands than new construction for all business sectors. Spurred by government tax incentives, businesses realized that conservation, rehabilitation, and adaptive reuse made economic sense from many financial angles. It is a labor intensive endeavor that also instills a sense of community heritage and pride. This cannot be measured in dollars and cents except for the increased business that many experienced after this caring attitude was demonstrated.

Current interest rates are much lower (about 11% at the time of this writing) and enough successful projects have been completed throughout the nation to satisfy even the greatest skeptic that historic preservation is worthwhile. New construction in Kansas City has regained momentum and suburbanization continues with renewed vigor, but the rebirth of downtown can also be seen. The city government officials no longer turn their heads to downtown revitalization as demonstrated by construction of the Alta Vista Hotel, the Quality Hill redevelopment, and the proposed Galleria.

(See Figure 4-1 For Map of Current Downtown Projects)

Introduction

In the last twenty-five years attitudes in the Midwest concerning the preservation of the built environment have changed dramatically. We have come to realize that preservation is not solely concerned with museum restoration. It is also an ongoing activity that conserves our nation's resources. Existing buildings that have historical or architectural significance in many cases remain vacated and an untapped resource for reuse by conversion to functional and aesthetically pleasing buildings. Developers have recently become interested in historic properties because recent tax legislation has made rehabilitation or restoration profitable.

On January 29, 1978, a headline of The Kansas City Star read, "Fire Toll May Reach 32." In the end, twenty victims perished in one of Kansas City's most tragic fires. Human life was the most unfortunate loss. However, another tragic consequence of the fire was the loss of one-half of a fine historic structure -- the Coates House Hotel. Since the tragedy the remaining portion of the Coates House has remained vacant. Historic Kansas City Foundation (H.K.C.F.) purchased the building in an eleventh-hour effort to save the National Register property from demolition. H.K.C.F. hopes to find a developer who would return the structure to a useful existence through sensitive adaption or renovation.

The Foundation hopes to captalize on the historical and architectural significance of the building. From the 1860's to 1900 the hotel was recognized as one of the most elegant hotels

west of St. Louis. The decline of the hotel as a fashionable place from the turn of the century was a gradual one. Just before it burned it was little more than a "flop-house". Over the years numerous revisions were made to the interior. Many aesthetic elements were stolen or sold by the owners to pay debts. Still existing, though, are the "grand marble stairway", oak wainscoating, and a marble pool.

The Coates House played an important role in the history of Kansas City. The foundation was laid in 1860 and then boarded over and used for cavalry barns. Many stage greats in the last three decades of the 1800's played at the Coates Opera House and stayed across the street at the Coates House Hotel. Also, Presidents Grover Cleveland, Benjamin Harison, William McKinley, Teddy Rosevelt, and Ulysses S. Grant stayed at the hotel.

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Chapter I. The History of the Coates House Hotel and its Role in the Growth of Kansas City

The history of the Coates House is complex and intertwined with the history of Kansas City. The building's original design, of 1857, is attributed to the architect John Johnson. But it was not until three years after the building was designed that the foundation was laid.[1] Shortly after the foundation was completed it was boarded over and used for Fort Union cavalry barns.[2] (Figure 1-1.) The building at Tenth and Broadway was not completed until 1868 by Colonel S. W. Eldridge at a cost of $20,000. At that time it was named the Broadway Hotel. Kersey Coates and J. R. Balis financed the construction of the hotel with $7,000 in real estate and $13,000 in cash.

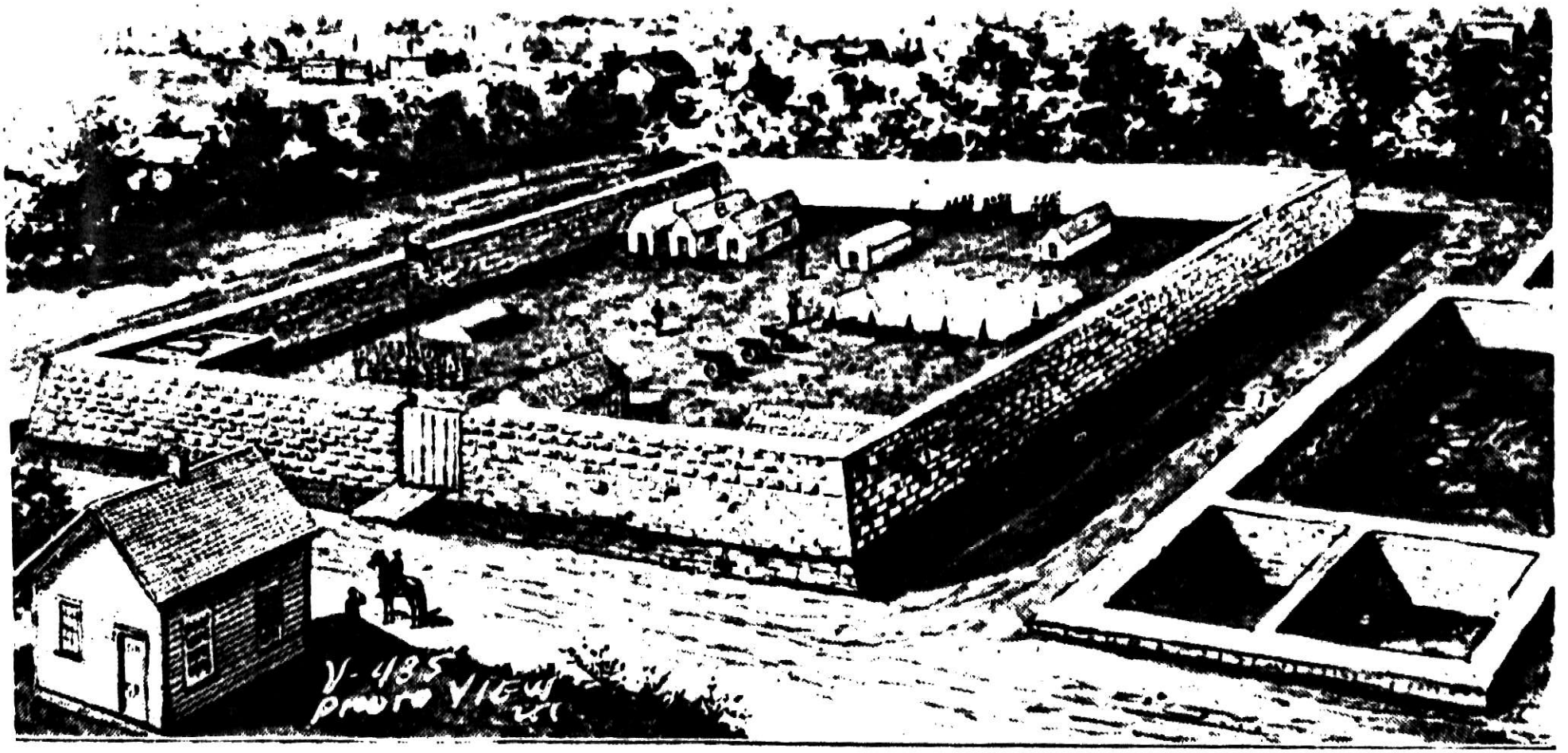
At the time of the construction of the Broadway Hotel, the town was a rough western frontier town. Kansas City (officially the City of Kansas) was growing from a fur trading and outfitting center after the 1849 California gold rush to a transcontinental transportation point.

> "In the early 1850's a less inviting spot for building a city would be difficult to imagine. On top of the bluff; where Kansas City now stands, the hills were cut by ravines and covered by trees.... There was compelling reason for the uphill move, however, because it was the only direction to go. The 'Town of Kansas', near the confluence of rivers,... was the farthest point to which westward travelers could ascend the Missouri without turning North.".[3]

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[1] Sarah Walter Chandler Coates: "In Memorium"; special collections Missouri Valley Room, Kansas City Public Library.

[2] Ibid.



Quartermaster's Department.

Coates House foundation; laid in 1860. Boarded over and used for cavalry barns.

The Old Fort. 1861. From a drawing made at the close of the war.

(SEE SECOND "SELECTED MISCELLANY," PAGE 186.)

The building of the Hannibal Bridge in 1866 was of primary importance to the development of Kansas City. Leavenworth and Kansas City were both vying for the first railroad bridge to cross the Missouri. Kersey Coates, Robert T. Van Horn, a newspaper publisher, political leader, and railroad authority and Charles Kearney, a prominent merchant, visited James Joy of the Hannibal and St. Joseph Railroad. Joy, a Boston capitalist as well, approved the bridge at Kansas City. The next day a delegation from Leavenworth arrived, but they were too late.

Kersey Coates was a remarkable entrepreuner. He arrived in Kansas City in the year 1854 and purchased the land on which the Coates House stands from Madame Berenice Chouteau, the first white woman in Kansas City.[4] He also purchased the surrounding land called Quality Hill.

Kersey Coates was sent to Kansas City by the Philadelphia Immigrants Aid Society to promote settlement and investment in order to build a political and economic base for an anti-slavery position in the Kansas-Missouri dispute preceeding the Civil War. In the two years after settling in Kansas City, Coates and John Balis founded the town's first banking establishment in connection with a real estate business.

Coates returned to Pennsylvania to take a wife and bring her back to the "City of Kansas". When Coates returned to Kansas City

---

[3]The Kansas City Star; July 4, 1976, p. 22

[4]Sarah Walter Chandler Coates; "In Memorium"; p. 14

in 1856 he and his new bride stayed at the Gillis House on the levee. During part of their stay Mrs. Coates helped Governor Andrew H. Reeder of Kansas flee from a pro-slavery mob to a waiting ferry that was to carry him up the Missouri River to Chicago. Governor Reeder was disguised as an Irish laborer. Several years later he sent the Coates family a full-length painting of himself in disguise. The painting hung for years in the Coates House lobby.

Kersey Coates became the director of the Hannibal and St. Joseph Railroad and was instrumental in seeing that the Union depot was located in the West Bottoms where, in 1870, the stockyards were also built. In that same year Kersey Coates and John Balis bought the Broadway Hotel from John Eldridge.

George Ehrlich's commentary in Kansas City Missouri: An Architectural History, gives some indication of the Broadway Hotel's significance to the growth of Kansas City. He writes that some updating of the original 1847 plans was probable because the stone quoins and bracketed cornice were features common after rather than before the Civil War. The hotel's great size and location, then some distance from the center of town suggests a daring spirit that helped the city to grow.

> "By 1870 the city had grown "south" to such an extent that important buildings were being erected on what was then daringly suburban property. Notable among them was the Junction Building at the junction of Main and Delaware at Ninth Street, the city's most pretentious structure, and a year later in 1871, the Coates Opera House constructed from red brick fired in a kiln built on the site for the job.5

5Knitson, A. J.; Through the Years with Kansas City since 1861, p. 16.

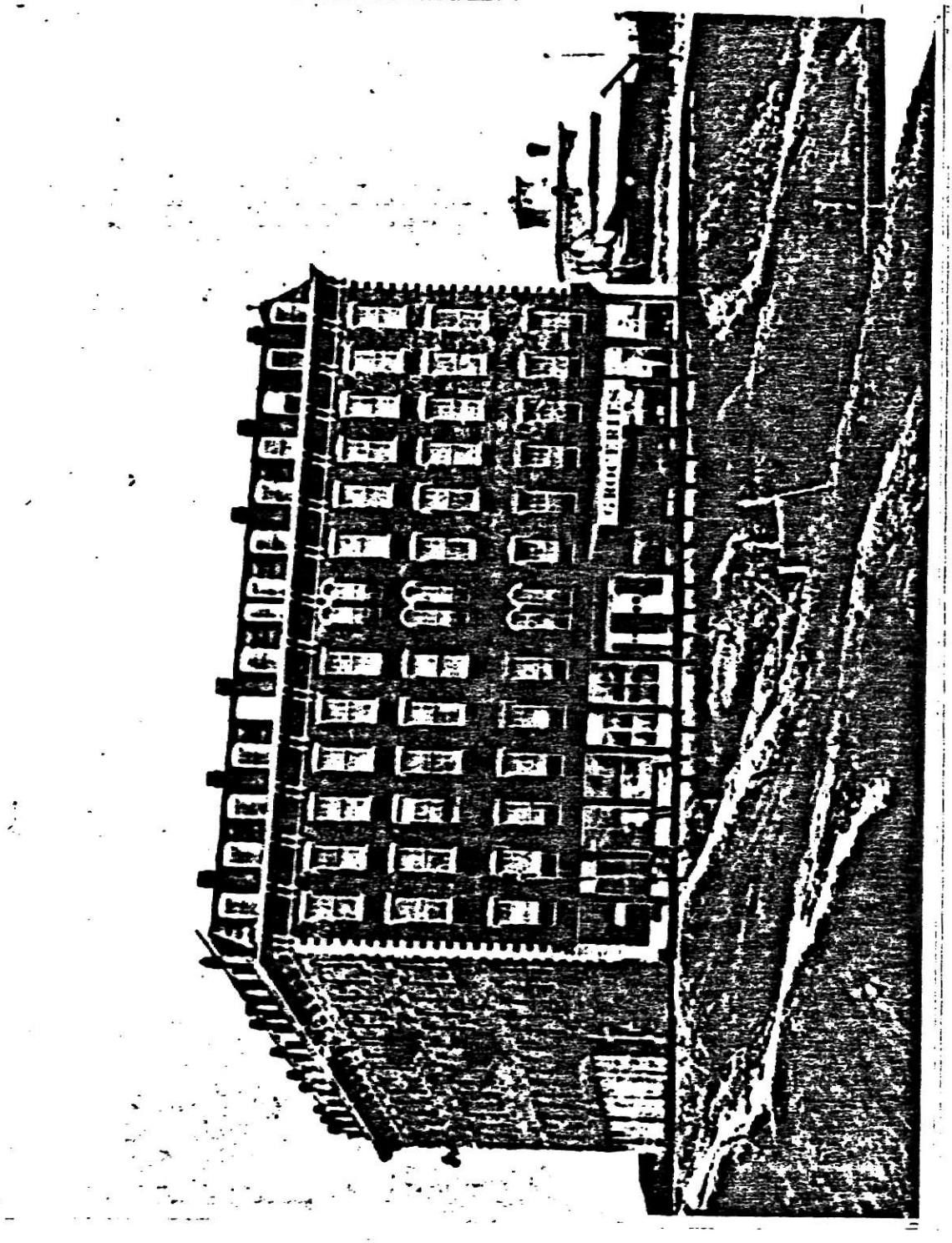


FIGURE 1-2

The opera house, located diagonally across the street, and the hotel were dual attractions.

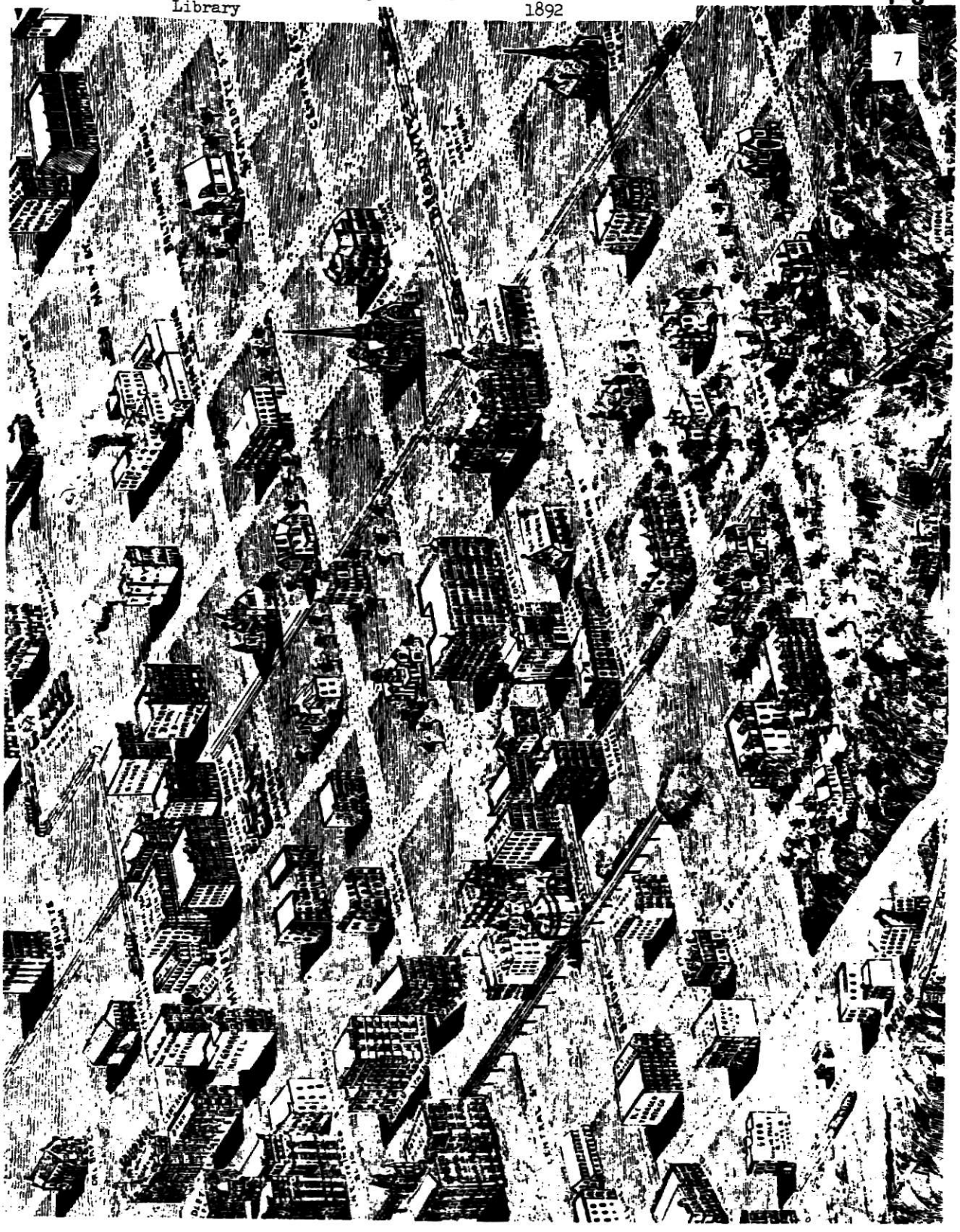
Stage greats of that era such as Emma Allot, who contributed to popularizing opera, John McCollough in "Virginian", Fredrick Paulding in "Hamlet", Charlotte Thompson in "Camille" and Lawrence Barrett in "Richlieu" all starred at the Opera House and stayed at the Coates House Hotel. Other performers who appeared at the opera house were Fanny Davenport, Joe Jefferson, Julia Marlowe, Otis Skinner and Richard Mansfield. When Kersey Coates bought John Balis' share of the hotel, he was determined that the Coates House would be the most elegant hotel west of St. Louis. During the 1880's Kansas City experienced a real estate boom where prices for land were bid up to dizzy levels. The increased railroad activity and expanded industry in the West Bottoms caused Easterners to invest their money into the city. Industrial land which twenty years before sold from $6 to $12 dollars a front foot brought anywhere from $1,000 to $1,600. Business sites once bought for $250 an acre reached $2,500 a front foot. A suburban tract bought in 1879 for $200 an acre commanded $20,000 an acre five years later. Lots in the Goodrich addition between Baltimore and Broadway from Seventeen to Twenty-First were sold in 1886 for $1,800,000. Customers had to line up to take numbers the day the lots went on the market.

In 1886, one year before Colonel Coates died, the construction of a new wing to the Coates House began. The first phase of the new Coates House was built adjacent to the Broadway Hotel.

Missouri Valley Room, Kansas City Library

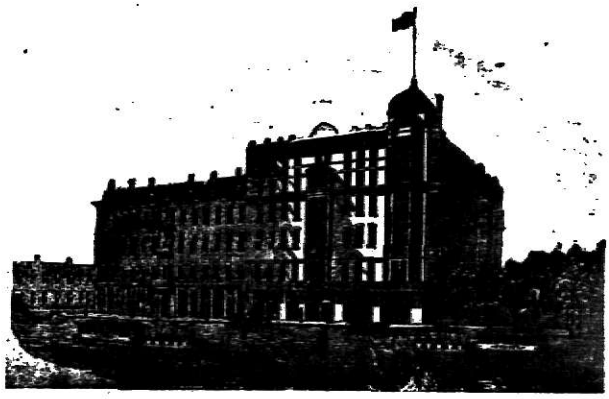
Strangers Guide to Kansas City 1892

FIGURE 1-3





COATES HOUSE, 1867 TO 1887.

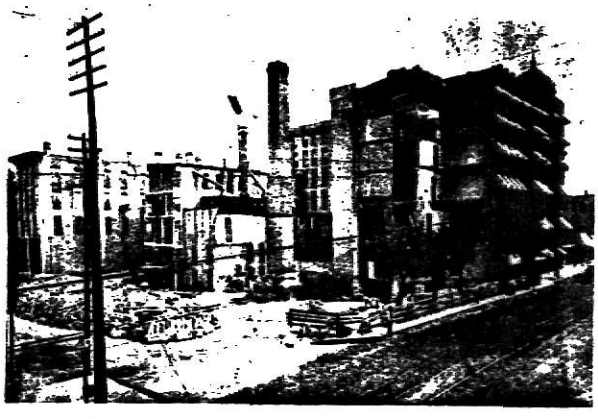


COATES HOUSE, 1887 TO JULY, 1900.



Van Brunt & Howe, Architects. NEW COATES HOUSE.

COATES HOUSE ABOUT 1900



NEW COATES HOUSE, IN COURSE OF CONSTRUCTION, 1900.



COATES OPERA HOUSE AND HOTEL, 1900.

FIGURE 1-4

The addition was six stories in height with four vertical copper bays and a belvedere that was later repeated in the second phase. The first phase wing was of brick bearing wall construction with timber framing. After the demolition of the original Coates House the second phase was begun to build the second wing which was similar in appearance to phase one but with the newest technologies in "fireproof" construction (Fig. 1-4). The total cost of the new Coates House was to be $100,000.[6]

During this transition period of the Coates House several dignitaries stayed at the hotel, including President Grover Cleveland and his new bride. In the fall of 1887 they stayed in a room at the southwest corner of the third floor, thereafter referred to as the Cleveland Parlor. In 1888 Benjamin Harris stayed at the Coates House while campaigning.

After the completion of both phases the management celebrated the formal opening of the new Coates House in January, 1890. The hotel was lavishly constructed with some of the finest materials available. The first floor front was dominated with large glass panes for the viewing the boutiques and lobby. The lobby and first floor were finished in cherry mahogany with marble tile and baseboards. A clerestory copper arch above the desk was made of cathedral art glass panels. A crystal chandelier with 50 lights hung over the desk.

North of the main area was a reading room that features a massive mahogany fireplace, still in existence. A bronze quarter relief portrait of Colonel Coates was set into a gray marble mantle.

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[6]K. C. Times, April 22, 1888, p. 8.

The gentlemen's club room was located in the northwest corner and furnished with Turkish rugs. The billiard room was located in the south side of the first floor. Frescoed ceilings were an admired part of the room.

Elaborate Turkish baths of white Italian marble were located in the basement. There was a reception room with a large marble fountain in the center, and a bather could plunge into a heated pool enclosed in marble. Two carved marble lions' heads were mounted on pillars that sprayed fresh water into the pool. A trapeze swung over the pool and brass exercise bars were mounted nearby. A barbershop and building support services were also located in the basement.

A white Italian marble stairway led from the hotel lobby to the second floor and continued to the sixth floor. The clerestory-arched space looked down to the lobby from the second floor. Art work hung on the walls of the promenade. On opening night, folding doors in the banquet rooms were open and an informal banquet was set up for the press. Also on this floor the most expensive rooms were located. A balcony formed by the roof of the sidewalk cover was adjacent to these rooms.

Guest rooms on the second and third floors had high ceilings of eleven and twelve feet. However, on the fourth, fifth and sixth floors the ceiling heights were only eight feet high. The rooms were lit with Edison's new incandescent bulbs. The generating equipment was located in the mecanical room (Dynamo Room) of the basement. The hotel had 350 centrally heated rooms, of which 300 were bed chambers with 128 of these having private baths.

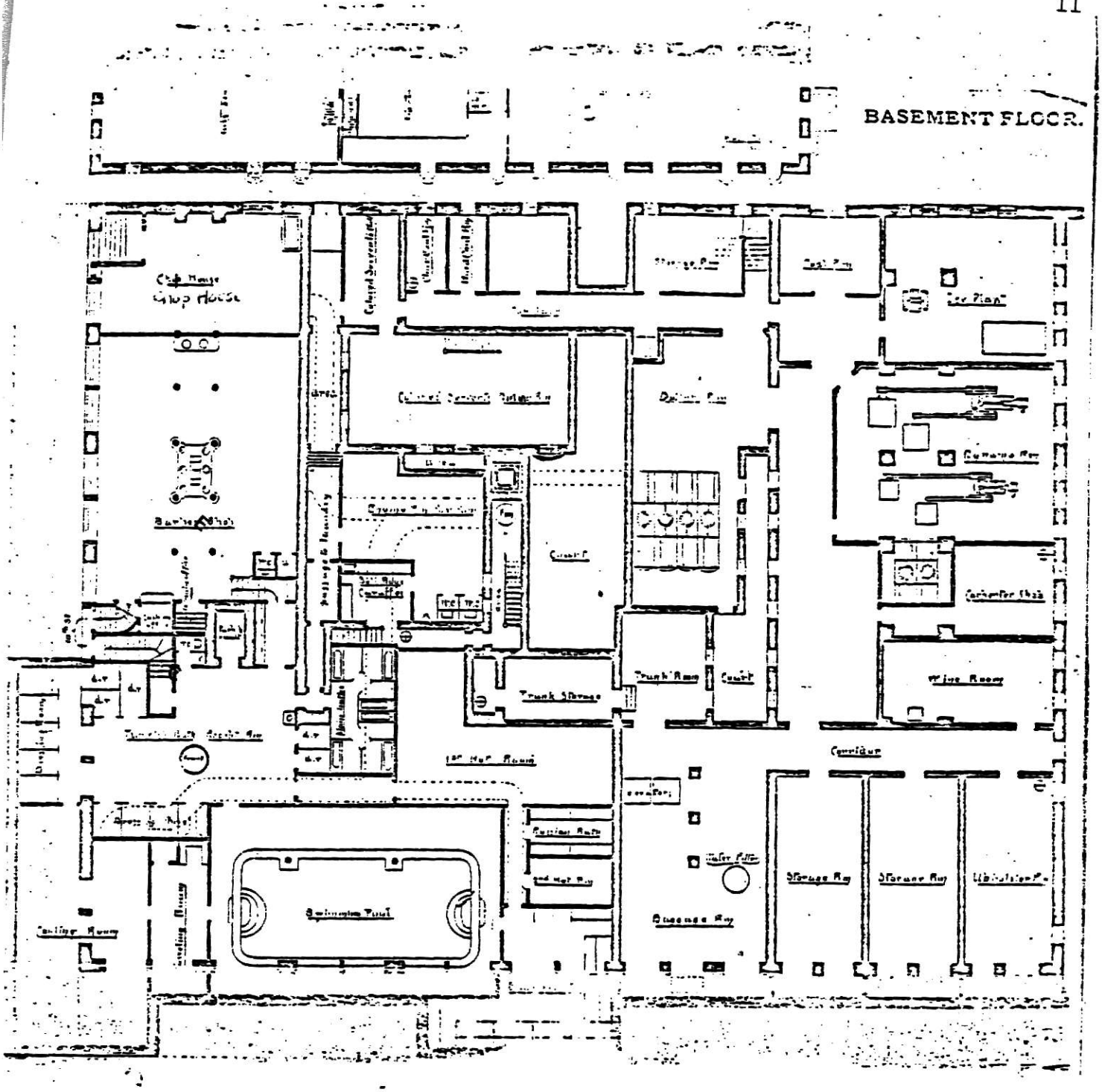

BASEMENT FLOOR.
Club House
Group House
Swimming Pool
Trunk Storage
Trunk Room
Wine Room
Storage Rm
Storage Rm
Storage Rm

FIGURE 1-5

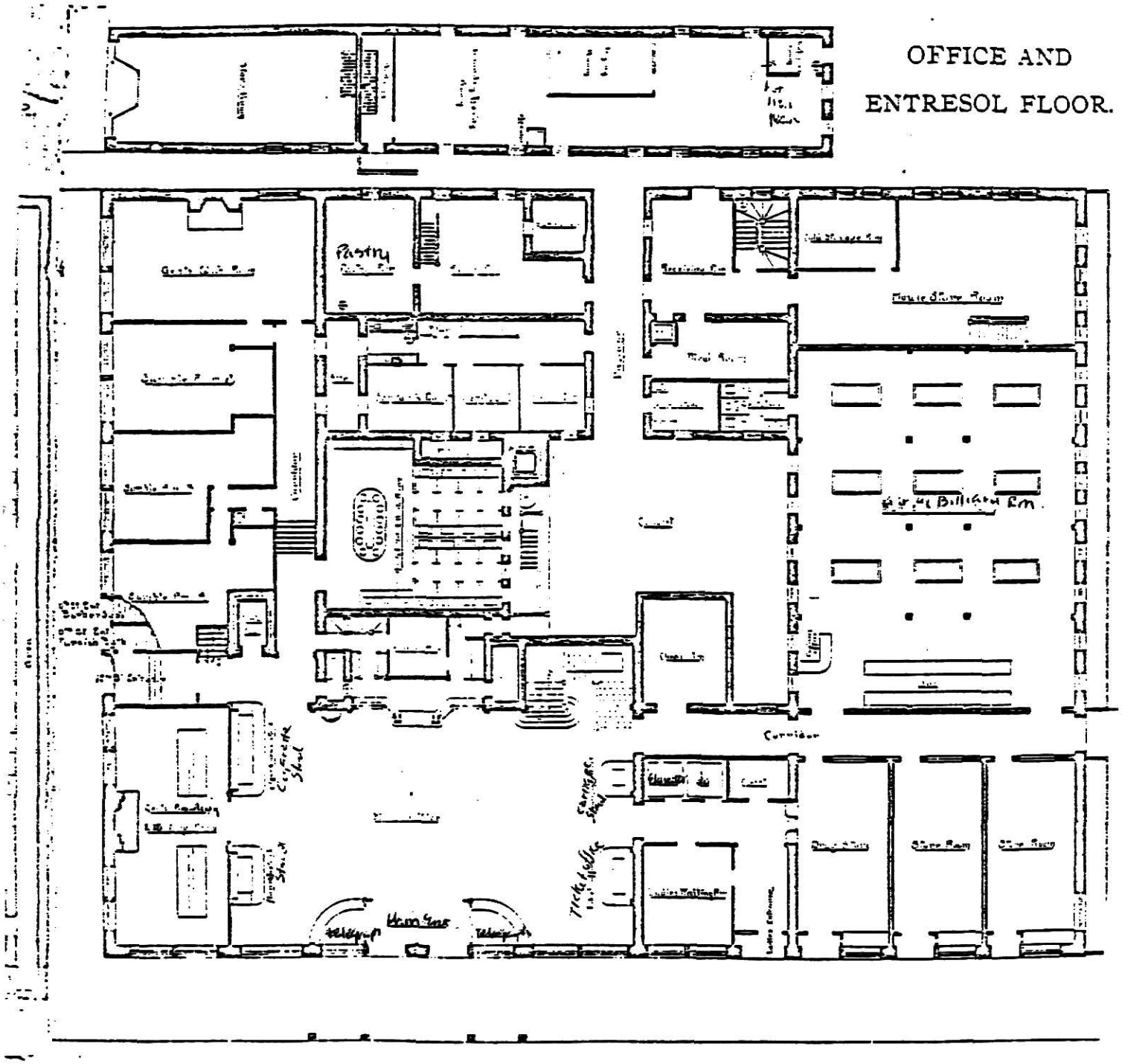

OFFICE AND
ENTRESOL FLOOR.
Pastry
Billiard Rm.
Corridor
Hot Air
Hot Air

FIGURE 1-6

PARLOR FLOOR.

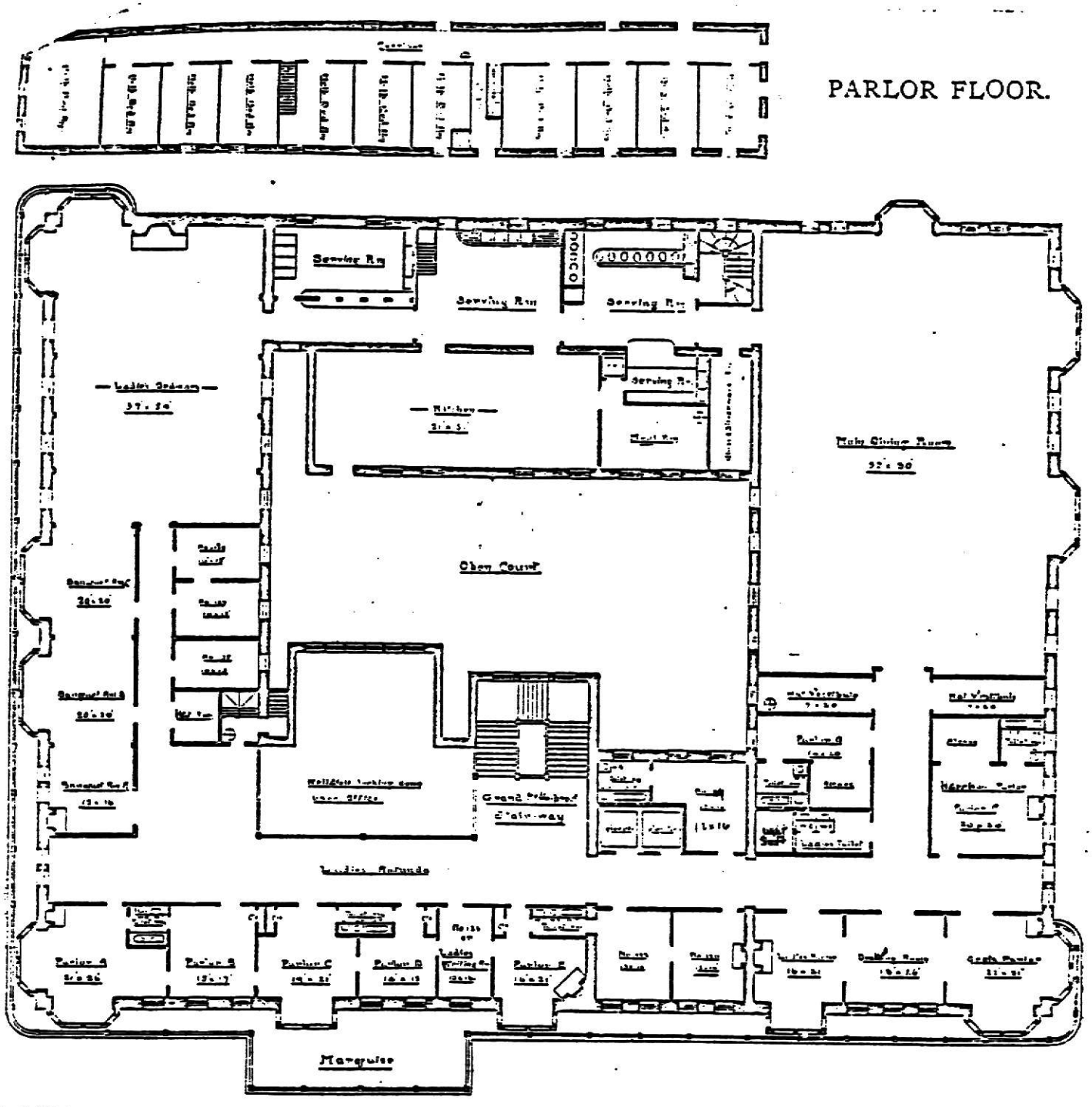


FIGURE 1-7

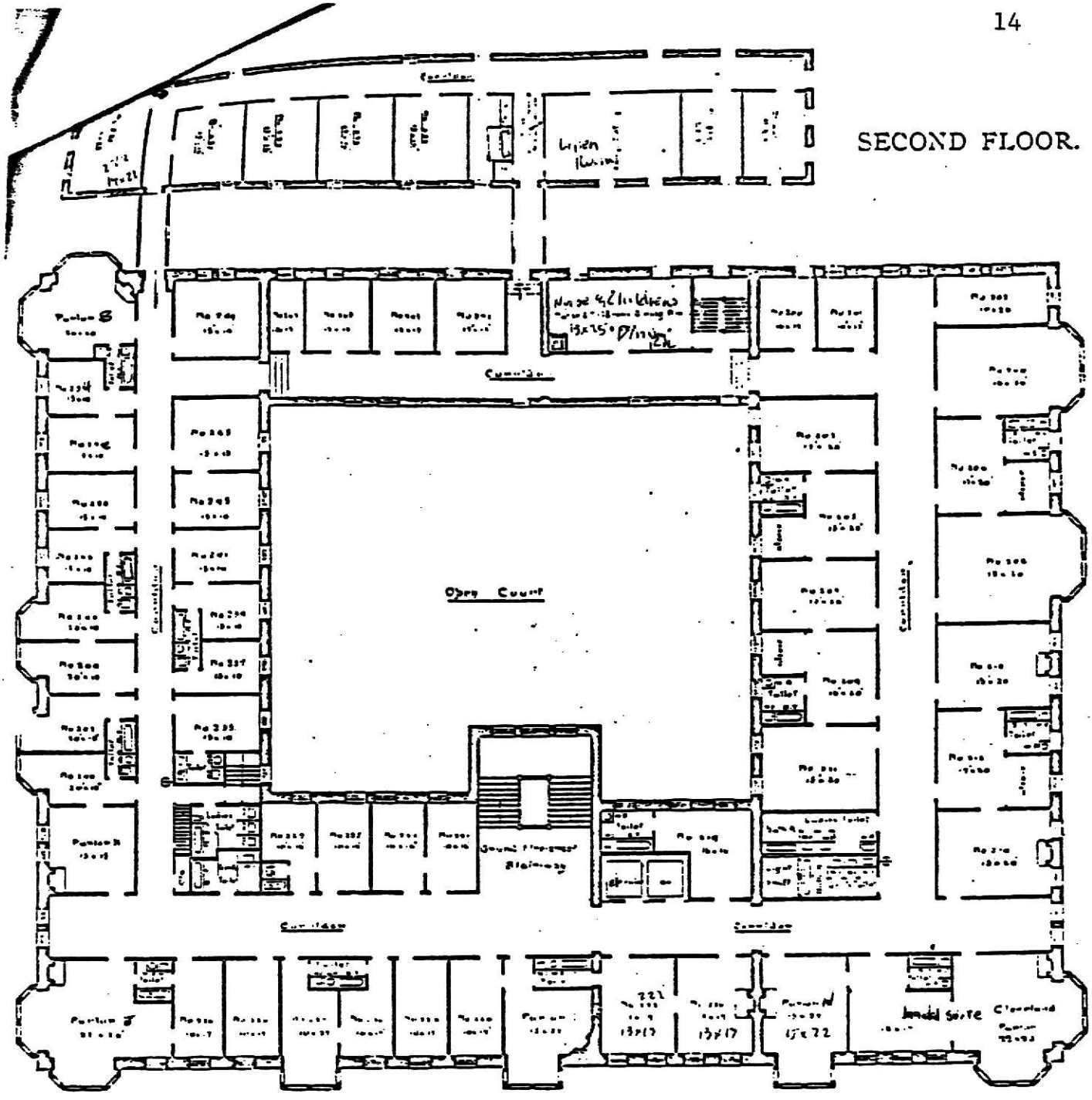


FIGURE 1-8

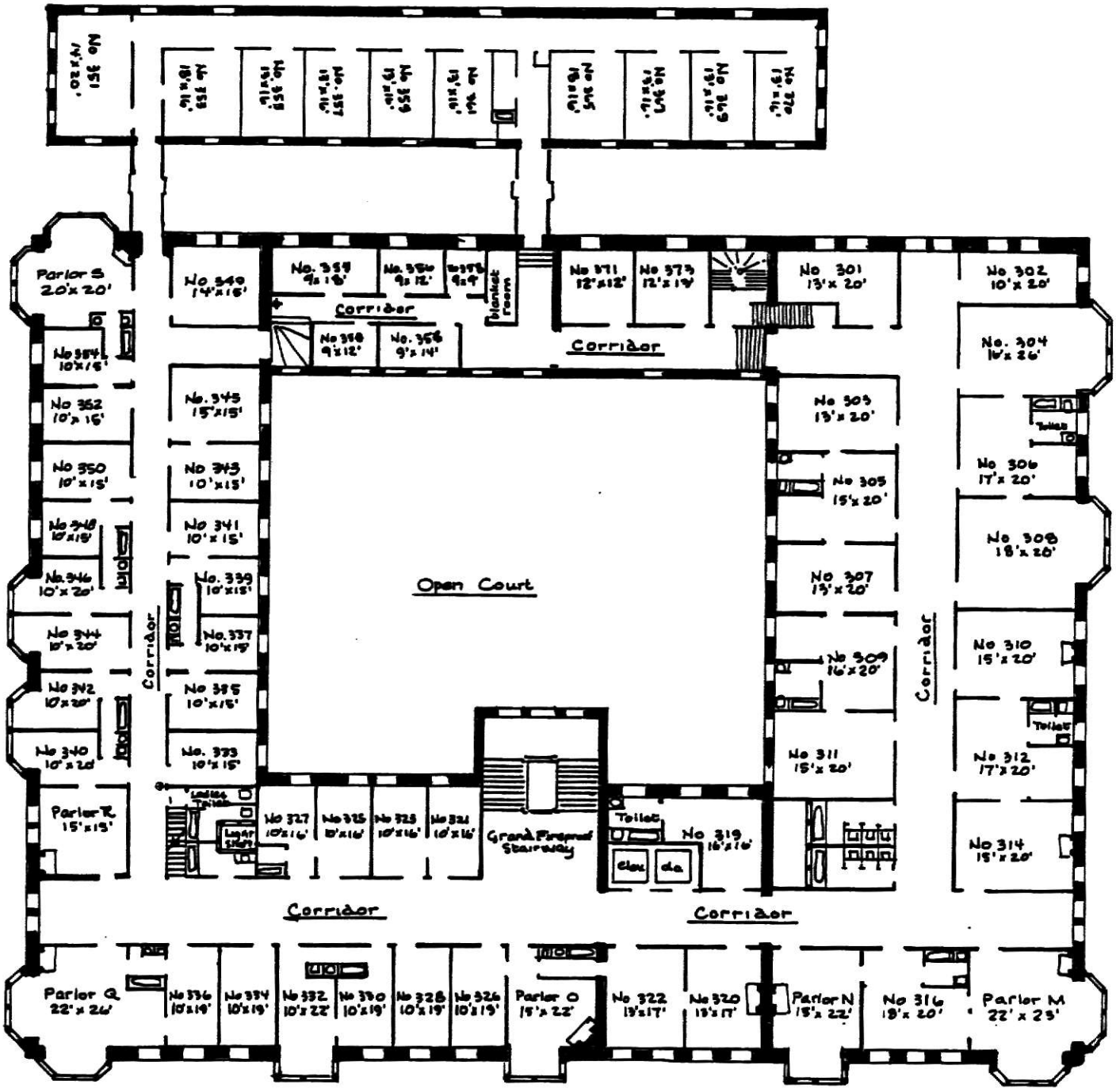

Parlor S
20'x 20'
No 349
14'x16'
No. 351
9'x 12'
No. 353
9'x 12'
No. 355
9'x 14'
Blanket room
No 371
12'x12'
No 373
12'x 19'
No 301
13'x 20'
No 302
10'x 20'
Corridor
Corridor
No 354
10'x 15'
No. 356
9'x 14'
No. 304
10'x 26'
No 352
10'x 15'
No. 345
15'x15'
No 303
13'x 20'
No 350
10'x 15'
No 343
10'x 15'
No 305
15'x 20'
No 306
17'x 20'
No 348
10'x 15'
No 341
10'x 15'
No 308
18'x 20'
No 346
10'x 20'
No. 339
10'x 15'
Open Court
No 307
15'x 20'
No 344
10'x 20'
No. 337
10'x 15'
Corridor
No 309
16'x 20'
No 310
15'x 20'
No 342
10'x 20'
No 335
10'x 15'
No 311
15'x 20'
No 312
17'x 20'
No 340
10'x 20'
No. 333
10'x 15'
Parlor R
15'x 15'
No 327
10'x 16'
No 325
10'x 16'
No 323
10'x 16'
No 321
10'x 16'
Grand Fireproof Stairway
Toilet
No 319
16'x 16'
No 314
15'x 20'
Corridor
Corridor
Parlor Q
22'x 24'
No 336
10'x 19'
No 334
10'x 19'
No 332
10'x 22'
No 330
10'x 19'
No 328
10'x 19'
No 326
10'x 19'
Parlor O
15'x 22'
No 322
13'x 17'
No 320
13'x 17'
Parlor N
15'x 22'
No 316
18'x 20'
Parlor M
22'x 25'

FIGURE 1-9

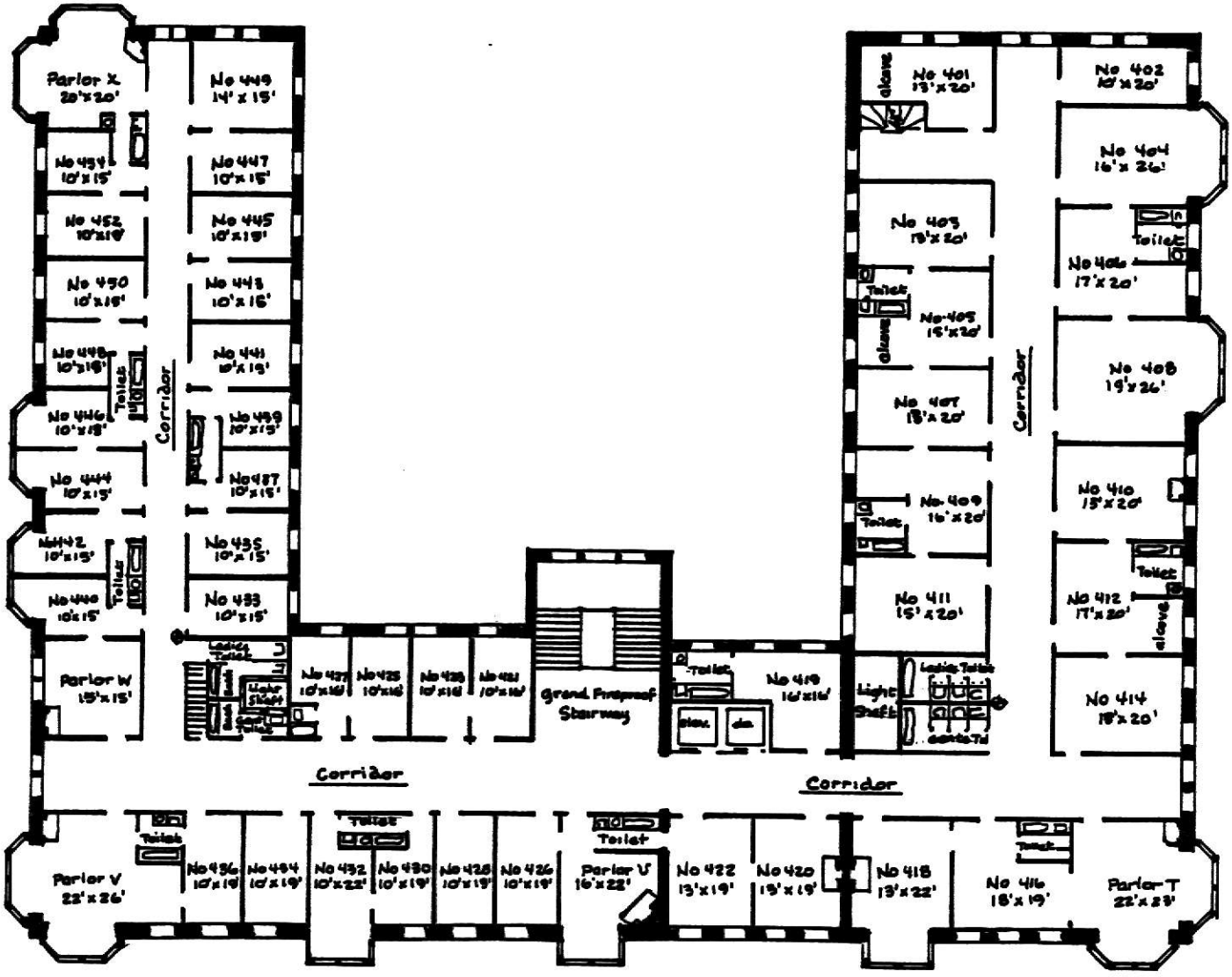

Parlor X
20'x20'
No 449
14' x 15'
No 454
10'x15'
No 447
10'x15'
No 452
10'x19'
No 445
10'x19'
No 450
10'x19'
No 443
10'x15'
No 448
10'x19'
No 441
10'x19'
No 446
10'x18'
No 439
10'x15'
No 444
10'x19'
No 437
10'x15'
No 442
10'x15'
No 435
10'x15'
No 440
10'x15'
No 433
10'x15'
Corridor
Toilet
Parlor W
15'x15'
Ladies Toilet
Gents Toilet
No 427
10'x16'
No 425
10'x16'
No 423
10'x16'
No 421
10'x16'
grand Fireproof Stairway
Toilet
No 419
16'x16'
Corridor
Corridor
Toilet
Parlor V
22'x26'
No 434
10'x19'
No 432
10'x19'
Toilet
No 432
10'x22'
No 430
10'x19'
No 428
10'x19'
No 426
10'x19'
Toilet
Parlor U
16'x22'
No 422
13'x19'
No 420
13'x19'
No 418
13'x22'
Toilet
No 416
18'x19'
Parlor T
22'x23'
alcove
No 401
13'x20'
No 402
10'x20'
No 404
16'x24'
No 403
13'x20'
Toilet
No 406
17'x20'
Toilet
No 405
15'x20'
alcove
No 408
19'x24'
No 407
13'x20'
Corridor
No 410
15'x20'
No 409
16'x20'
Toilet
Toilet
No 411
15'x20'
No 412
17'x20'
alcove
Ladies Toilet
Light Shaft
No 414
19'x20'

FIGURE **1-10**

SIXTH FLOOR.

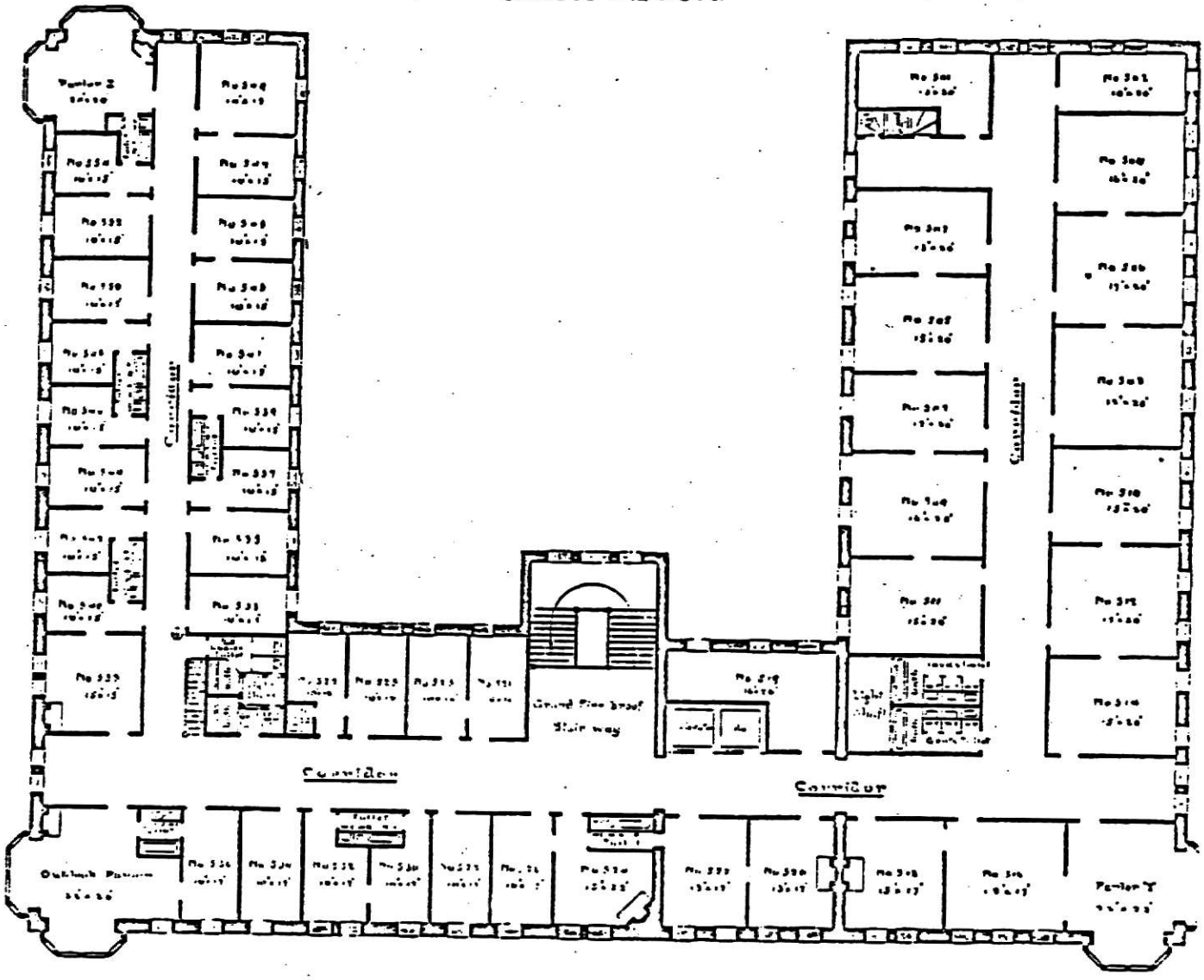


FIGURE 1-11

Of all the suites, the Cleveland suite was the most elegant. It had three spacious rooms, each of a different kind of woodwork. In the corner room, the largest, the wood was birdseye maple. This room also had a mahogany fireplace with inset tiles. The middle room was in oak and the third room in natural cherry. From the sixth floor visitors could reach the roof promenade and the "Outlook Parlor"--the belvedere on the Northwest corner where guests held summer evening ice cream parties. The parlor and promenade are said to have been lighted by electricity.

The new Coates House was designed by Henry Van Brunt of Van Brunt and Howe. Although Kersey Coates' connection with Van Brunt has not been conclusively shown it can be surmised that Coates learned of Van Brunt's architectural expertise from Van Brunt's Union Pacific clientele for whom he designed railroad depots. Also in 1886 Van Brunt became president of the Missouri State Architectural Association and was well respected in the architectural community.

Henry Van Brunt (1832-1902), the architect of the "New Coates House" was one of the most prominent architects in the United States during the post war era. However, his architecture is viewed as less important than his writings. He is best known for his "Forty Essays on Architecture", and his translation of Viollet-le-Duc's Discourses on Architecture. In 1894 he wrote Greek Lines. The American Architect and Building News wrote in 1893 of Van Brunt's Electricity Building at the Chicago World's Columbian exposition that "he succeeded in achieving one of the conspicuous failures of the assembly of buildings." Yet his

writings were praised for "keen analysis and graceful and persuasive style.[8] Van Brunt used an eclectic approach to design. "He used motifs from Renaissance, and colonial in varying combinations."[9]

Henry Van Brunt was born in Boston. He attended Harvard University and graduated in 1854 with a degree in Architecture. After graduation Van Brunt studied under George Snell, an English architect. During these years many architects kept their plans and references under lock and key. Van Brunt felt these conditions were hampering his education as well as the advancement of the profession. Therefore, the experience in Snell's office was a major reason later lobbied for reforms in the A.I.A. and architectural education. Van Brunt left Boston in 1856 for NewYork, where he studied under Richard Morris Hunt, who had a very different office philosophy. All references were available for Van Brunt's inspection. While at Hunt's office, Van Brunt was exposed to the education system of the Ecole-de-Beaux-Arts.

After serving in the Navy, despite a physical disability, Van Brunt returned to Boston in 1863 and practiced with William Ware (1832-1915). Major works of Ware and Van Brunt in Boston include Weld Hall and Memorial Hall at Harvard, The Hotel Hamilton and the First Christian Church. After Ware took a position in 1881 as the director of the first school of architecture in the United States, at Massachusetts Institute of Technology, Frank Howe became Van Brunt's partner.

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[8]Dictionary of American Biographies, p. 151.

[9]Piland, Sherry; Henry Van Brunt, His Kansas City Years, Masters thesis, University Missouri, Kansas City (p. 13)

During the 1880's Van Brunt's commission in Boston were declining due to local economic conditions.[9] As an alternative, he became involved in designing for railroads. He was a personal friend of Charles Adams, then president of the Union Pacific Railroad. Through his work for the railroad Van Brunt made numerous trips west to Kansas City and later became influential in western architectural affairs. In 1886 he became president of the Missouri State Architectural Association after sending Frank Howe to open an office in Kansas City. The next year Van Brunt moved to Kansas City. The transition from Boston to the rough wilderness of Kansas City was not an easy one for Van Brunt to make. There were relatively few highly educated people in Kansas City and thus Van Brunt's circle of friends was drastically reduced. However, Van Brunt viewed his task in Kansas City as a missionary.

> "It is pathetic to see towns of thirty to fifty thousand energetic, public spirited, intelligent, enterprising inhabitants, with factories, school houses, churches, public halls, convenient dwellings, and all external signs of prosperity, but without a single building really good, grammatically constructed, or conceived in a spirit of subordination to any type of art."[10]

Van Brunt designed the Coates House to be "grammatically constructed" as an architectural example to Kansas City. The first half of the Coates House was constructed of wood in 1889. In that same year Van Brunt wrote the following paragraph.

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[9] American Architecture & Bldg. News, Ap. 11, 1903.

[10] Architecture in the West, Essays of Henry Van Brunt, Coles; Architecture and Society, p. 183

It is a description of a ten-story office and bank building in Chicago that impressed him. More important it foreshadows the structural character of the "New Coates House."

> "fireproof throughout; with swift elevators for passengers and freight, a battery of boilers in the deep subbasement, giving summer heat throughout and supplying energy for pumps, ventilating fans, and electric dynamos; equipped like a palace with marbles, bronze and glass; flooded with light in every part; with no superflous weight of steel beam, fire-clay arch, or terra cotta partition, no unnecessary mass of masonry of column; the whole structure nicely adjsted to sustain the calculated strains and to bear with equal stress upon every pier of the deep foundation, so that no one shall yield more than another as it transfers its accumulated burden to the unstable soil beneath,..."[11]

The Coates House continued as a prosperous hostelry throughout the 1880's and early 1900's. From 1889 until 1900 the management and ownership of the hotel was the responsibility of Kersey Coates' son, Arthur Chandler Coates. Arthur Coates was an 1885 Yale graduate and a founder of the University Club. During this period the Coates House was a social center hosting fine banquets. Benjamin Harrison, Theodore Roosevelt, William McKinley and General Ulysses S. Grant all signed the register during this period. Just as quickly as the city had prospered in the early 1880's the real estate market dropped off. "The city was still pock marked by vacant and half-finished buildings, remainders of a real estate boom and bust of the

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[11] Architecture in the West, Essays of Henry Van Brunt, Coles; Architecture and Society, p. 187.

1880's".[12] In 1890 the Midland Hotel was built at Seventh and Walnut. This hotel became the Coates House's main competition.

In 1900 the Coates House was sold by the Coates estate to Interstate Hotel Company, a Missouri-Illinois coproration, for $350,000.

Throughout the next few years when the Interstate Hotel Company leased the building, furniture, fixtures, tapestries and rugs were sold to pay mounting debts. Mrs. Nora Lundsford and her son, William Lundford, of Birmingham, Alabama purchased the property in 1918.

In June of 1927 the baths closed. "Prohibition and its accompanying shortage of 'hangovers' is primarily responsible for the passing (of the bath business)" stated The Kansas City Times. In October of that year it was announced in The Times that the Broadway Investment Company headed by Arthur Stephenson was purchasing the Coates House. It was also announced an immediate expenditure of $50,000 toward improvement of the building would be made and $25,000 for furnishings and fixtures. The work was to be under the direction of J. H. Lisle of H. E. Lisle and Son, hotel brokers.

These improvements did not turn the decline of the hotel in difficult economic times. Mounting debts continued and the building continued to be stripped. The subsequent owner, Milner Hotel attempted to pass the hotel to Alcazar Hotel Company but when criminal connections became known, the sale was voided. The hotel later became the Milner-Reid Hotel.

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[12]Pennington, Dwight; "An Overgrown Country Town", Kansas City Star, July 4, 1976, p. 46.

In 1947 a remodeling of the first floor was announced by Weiss Incorporated, the new owners of the restaurant. The theme of the restaurant opening was to be "stagecoach days to steamlined era". The remodeling of the bar and restaurant and updating of the kitchen equipment was to cost $59,000. The front of the hotel on the lower floor was remodeled with the use of carara glass and glass blocks. The belvederes and parapet were probably removed at this time as well. The hotel was also recommended to become a rehabilitation project for housing of war veterans and their families at a cost of $150,000. The project fell through and the Coates House was sold to H. T. Poindexter and Sons for $97,000. A $250,000 renovation plan by Poindexter and Sons also fell through.

The hotel gradually became a home for transients, people down on their luck, and the elderly poor. The hotel's fixtures and fine finishes continued to be sold, with even the plumbing being removed from the second floor.

In 1961 Reinhart and Donovan Company of Oklahoma City bought the hotel from Poindexter. And in 1965 Bruening Properties bought the hotel.

With the growing concern for preservation in Kansas City the Coates House was entered on the National Register on February 23, 1972, and shortly thereafter declared a city landmark. When the Tax Reform Act of 1976 was passed, Bayard M. Grant, a developer, drew up a massive eight million dollar plan to rehabilitate the building. About all of the old building that was to remain in his scheme were the exterior walls.

On January 28, 1978 the earliest part of the Coates burned. The place of the fire's origin was believed to be near the "Cleveland Parlor". A total of twenty people died in one of Kansas City's most tragic fires. Fire Journal places the blame of the tragedy on the following conditions:

> "no automatic sprinkler protection, and no smoke or heat detection systems. There were substandard means of egress, an ineffective alarm system, unprotected vertical openings, an unsafe arrangement of storage, and other hazards to life and safety."[13]

Rolling fire doors separated the southern standard timber-constructed portion from the terra-cotta, clay tile, and steel frame "fireproof" northern section of the building. The damage was placed at the full insured value of $250,000.

That spring Bruening Properties removed several fireplaces and stained glass windows from the structure. They also offered to sell the marble pool and Turkish baths. The building was vandalized as well. The large bronze plaque of Kersey Coates was sawed out of the 12 foot marble fireplace in the restaurant.

A month after the fire a task force was formed by the Landmarks Commission and the Historic Kansas City Foundation to study ways of buying the hotel and renovating it. In July of 1978 the Historic Kansas City Foundation and the Redevelopment Authority of Kansas City offered to buy the Coates House for $176,000. This offer was rejected by Bruening Properties as being too low.

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[13]Richard Best; The Coates House Hotel Fire; Fire Journal, July 1978, p. 23.

The owners made an effort to counter the adverse tax impact of demolition of a historic property by filing an application with the State, that the hotel be taken off the list of historic landmarks. This application was denied.

Bruening argued that the building was not structurally sound and, that even if it were, it was economically unfeasible to rehabilitate the building. Bruening Properties estimated to restore the building to pre-fire conditions it would cost 3.2 million dollars and to rehabilitate the structure, six million dollars. The Historic Kansas City Foundation rebutted with their own studies and placed the cost of rehabilitation at 2.6 million dollars. The Public Works Department ordered Bruening in November of 1978 to make repairs to the Coates House.

Forced to spend money on what Bruening Properties saw as useless repairs and unable to make demolition financially feasiable, the owners became more interested in discussing a sale. In March of 1979 Bruening and the Historic Kansas City Foundation agreed on a price of $255,000. The Foundation made an initial cash payment of $80,000 from revolving fund money and matching grant money from the State Historic Preservation Office.

> "In committing to purchase the building, the Historic Kansas City Foundation accepted a substantial risk to its financial future since the source of additional funds was successful in using its revlving fund to leverage $240,000 in local contributions, a Department of Interior Grant-In-Aid and a loan from the National Trust to finance the mortgage payments and holding costs."[14]

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[14]Doug Wasama; letter to H.K.C.F.

A volunteer cleanup drive was initiated in the spring of 1979. The Foundation is now in the process of trying to market the hotel to a developer for any use but subject to the Foundation's protective covenants. The covenants include restoration of the exterior and certain interior features.

> "Generally, the scope of exterior work required to meet covenants requirements would include repointing and cleaning of masonry; stabilization of stone ornament; reconstruction of the parapet, two chimneys and a copper clad mansardic domed belevedre that were removed sometime in the 1940's; repair or replacement of window sash; repair of balcony and reconstruction of balustrade; and reworking of the first floor front windows and doors to reflect the original designs"[14]

Even though one half of the Coates House is gone the remaining half is significant historically and architecturally to Kansas City. The fire-proof construction of the building and a representative building of a nationally prominent architect merit preservation. The Historic Kansas City Foundation has an on-going effort to protect the building from vandals and the elements.

On December 4, 1979 a truck backed up to the north side entrance and removed the five to ten ton fireplace and mantel from the restaurant. The fireplace stood fifteen feet high and was the same fireplace the bronze plaque was stolen from earlier. It was valued at $10,000. Several weeks later in Kansas City, Kansas, the fireplace was recovered by the F.B.I. This incident domonstrates the vulnerability of the Coates House at this time.

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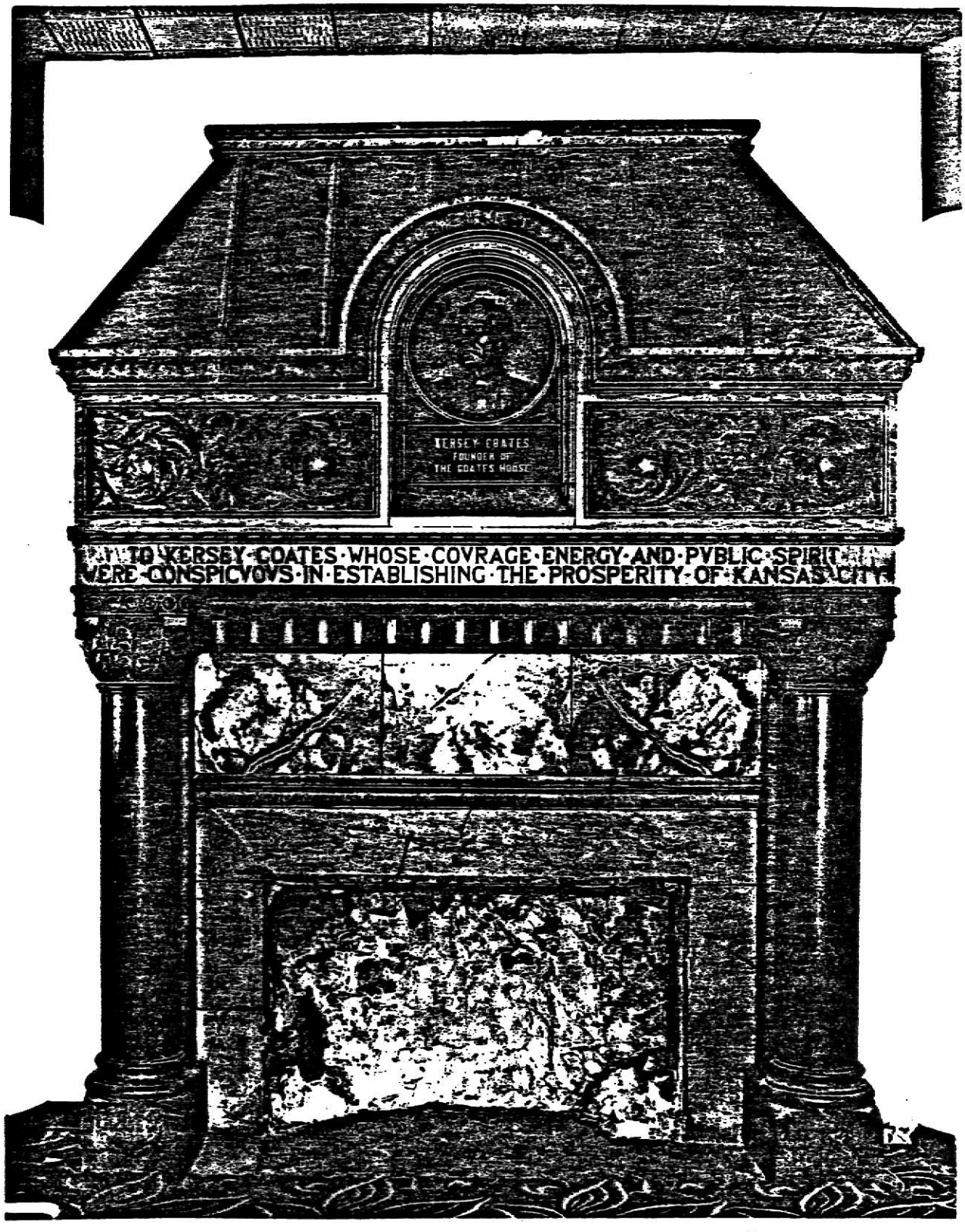
[15]Historic Kansas City Foundation: The Coates House Hotel; A Kansas City Landmark/A Development Opportunity; p. 2.

In 1983 a major redevelopment project was proposed for Quality Hill area adjacent to the Coates House. The Kansas City Redevelopment Authority has begun to acquire property for the project which includes the Coates House.

> "Although not official, sale to the developer is emminent. The Coates House will be rehabilitated into 43 rental apartments as the "gateway" into the Quality Hill project being developed by McCormick, Baron and Associates of St. Louis, Renovation is to begin in the summer of 1984."[16]

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[16]Ibid.



MARBLE MANTEL

FIGURE 1-12

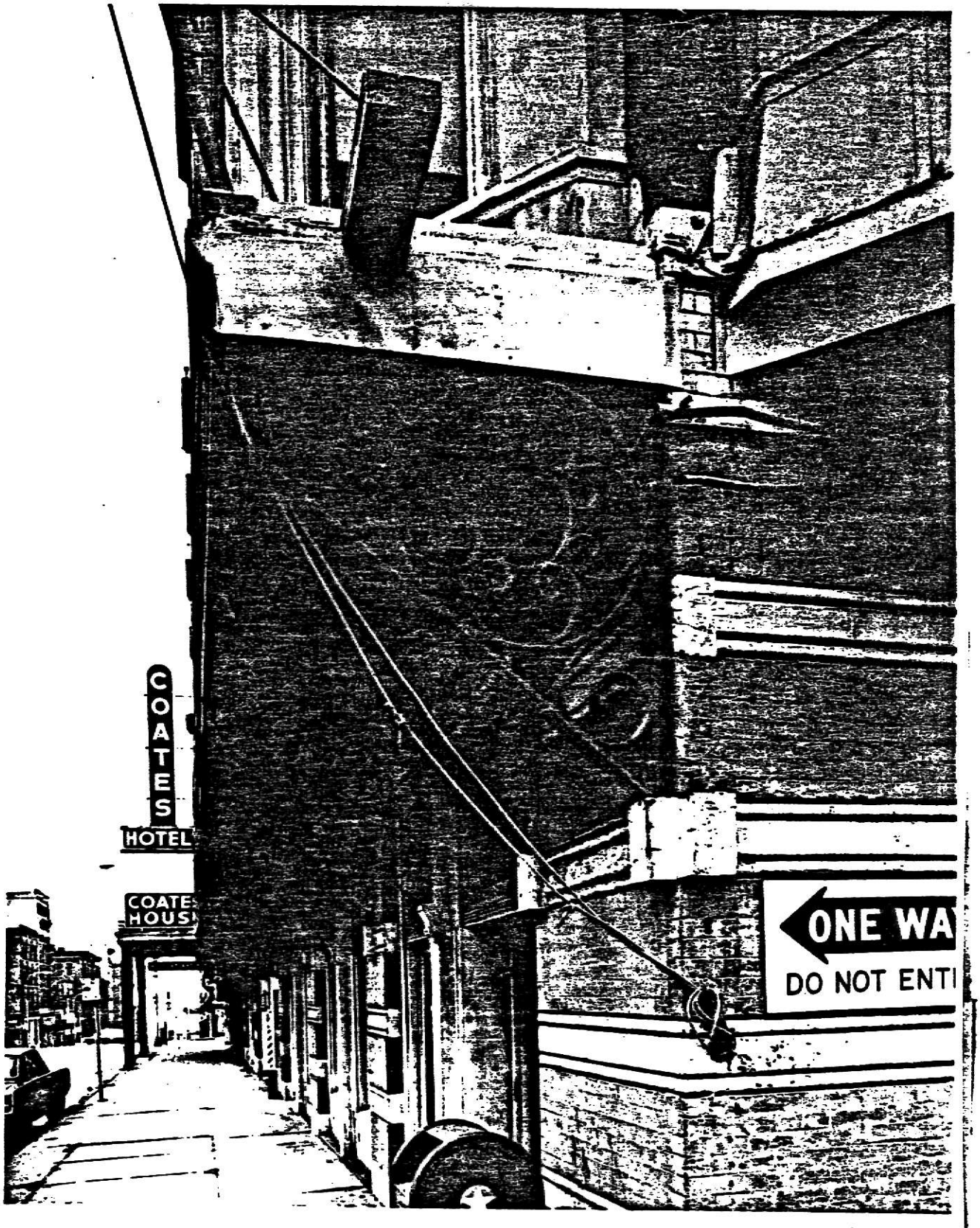


FIGURE 1-13



source; National Register of Historic Places

FACADE 1972

FIGURE 1-14

Chapter II. Analysis of Existing Conditions

General Description of Exterior.

The existing portion of the Coates House is located at Tenth Street and Broadway in downtown Kansas City. It is on the northwest corner of 220 foot by 142 foot lot. The six-story red brick structure is "L" shaped in plan. The north and west facades are street-exposed and are the most ornate. (Figs. 2-1, 2-5, 2-9, 2-10.) The south and east elevations once faced a courtyard. The southern-most face was once an internal wall with the burned portion of the Coates House.

The most distinctive remaining components of the exterior are the copper bays that vertically ascend the north and west facades. Two bays are located on the northwest corner of the building to form a 'tower' appearance. At one time the bays were capped by a copper clad mansardic dome on the roof. (Fig 1-4.) Another bay is located on the northeast corner. It too was capped with a mansardic dome but was never used as an observation tower. The other bays extended only up to the bottom of the sixth floor.

The fenestration on the Coates House is characterized by rectangular double-hung windows at the second through fifth floors and round arched openings at the sixth floor. Windows on the third floor were once hooded limestone.

The masonry is composed of red brick, limestone, and stucco-faced sandstone, pointed with red mortar. Sandstone decorative panels with two alternating motifs are located below the sixth story windows.

A marquee above the first floor is cast iron bracketed from the face of the building. (Fig. 2-1.) It is framed with timber joists - spanning between steel beams. A pressed metal ceiling finishes the under side of the marquee. (Fig. 2-2.) At one time, a railing surrounded the marquee so that it could accommodate foot traffic.

In the 1940's numerous modifications were made to the main facades. The first level was 'modernized' with carara glass below the window openings. (Figs. 2-11, 2-12.) A neon sign was mounted on the marquee and another vertical sign was mounted to the face of the building. The domes and a brick parapet bearing the name 'Coates House' were removed from the top of the building. The flagpole above a west facade bay was cut off at roof level. A steel fire escape was added to the north face. (Figs. 2-9, 2-10.)

Also in the 1940's the west facade entrances were modified and windows were relocated. The original main entrance has been eliminated, it is no longer centered under the marquee but located south of the original openings. Another entrance has been placed in openings that were originally windows at the north end of the facade. (Fig. 2-9.)

A general inspection of exterior conditions of the Coates House indicates serious maintenance problems that must be corrected to protect the interior. There is also major deterioration that may not require immediate attention for structural reasons but should be corrected for the aesthetic well-being of the building.

The roof of the Coates House is severely deteriorated. The felt shows major bubbling and leaks. (Fig. 2-3.) The roof has been crudely patched by rolling felts over the parapet. No capping or flashing is evident. (Fig. 2-4.)

Copper guttering only exists on the east and south sides because the roof slopes away from the main west and north facades. The guttering appears to be useable but will require patching.

The comman south wall was an internal wall exposed after demolition of the original wood half. It is composed of soft brick partially covered in plaster and was not exposed to weathering until 1979. Holes left from timber floor joists penetrate this face. (A structural engineer's report by Stevenson-Hall and Wade states that this wall will need to be removed and replaced.[16]) (Figs. 2-5, 2-6.) The hallway and room openings have been temporarily boarded over. Recently this solution to protect the building from vandals and transients has failed. Also, climatic elements have been able to penetrate this wall causing damage to the interior near the openings, and pigeons easily roost near these areas.

The east wall surrounding the stairwell is in fair condition. The structural engineer's report points to "considerable cracking scattered throughout" the height of the stair tower and "while

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[15]Stevenson-Hall and Wade, Structural Evaluation Report the Coates House Hotel, p. 4.

the nature of the movement which caused these cracks has not been determined, at this point they are not considered serious enough to warrant extensive underpinning of the foundation."[16] (Fig. 2-6.)

The east and southeast faces are in good condition structurally. Like the entire exterior, they will require cleaning, repointing and some masonry replacement. The low roof areas above the basement outside the main six-story tower will have to be demolished because of structural failure. (Figs. 2-7, 2-8.)

The roofing above the arched clerestory should be replaced. Stevenson-Hall and Wade state that some oxidation of the purlins supporting the arch has occurred. This may be due to water penetration.

The north facade is in good condition structurally, however, there is evidence of loosened mortar near the upper floors. There are numerous cosmetic problems such as some cracked and loosened mortars, and peeling paint on windows, and discolored masonry. Panels were removed from a bay at the third floor due to a confinded fire in that location. (Fig. 2-11.) Copper belvederes on the roof have been removed. Broken carara on the first floor is in need of replacement. (Fig. 2-12.) There is evidence of spalling limestone sills surrounding most of the windows. The belt coursing near the sixth floor also shows evidence of spalling,

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[16]Ibid, p. 3.

particularly near windows. This coursing is sandstone with a stucco-like face and appears to be highly susceptible to deterioration. Sandstone motifs under the sixth floor are deteriorating, especially on the high relief areas. (Fig. 2-12.) Other major problems on the exterior include:

1. Window frames on the upper floors have weathered and need replacing. Lower floor window frames need replacing only in selected locations.

2. The marquee above the first floor has been deemed structurally unstable according to the structural engineer. It will require complete replacement with the exception of the support brackets.

3. The west facade is severely damaged where the original Coates House was demolished. (Figs. 2-13, 2-14, 2-15, 2-16.) The top-most belt course is spalled. Molded brick at the upper southwest corner is missing. A pressed metal horizontal band has been severed at this same corner. (Fig. 2-14.)

4. The bay on the southwest corner of the building is missing copper panels at the sixth floor level. (Fig. 2-18.)

5. Close inspection of a limestone course at the second floor reveals a ghost of a metal band that has been removed. (Fig. 2-19.)

6. Historic photos reveal that a parapet, hooded lintels, and a copper belvedere have been removed.

7. Holes penetrating the brick face at the projecting sign supports will need painting and damaged brick replaced.

The first floor originally housed the hotel lobby and reception, a restaurant, gentlemen's billard room and shops.

It was characterized by spacious fifteen foot ceilings and large open rooms that freely flowed from one to another with minimum partitioning. The use of luxurious materials such as marble, and carved woods were also an important feature of the floor. Since the 1890's the first floor has undergone the most extensive change.

When this floor was remodeled to serve as a newer restaurant and kitchen, at the northwest side, numerous original walls were removed and other walls added.

In the lobby, linoleum flooring has been adhered to the original marble flooring. The ceiling above the main desk area has been lowered, obstructing the barrel vault.

The marble stairway on the main floor has not been altered but has deteriorated. Slabs of marble on the risers have been broken or removed; (Fig. 2-28) however, the woodwork surrounding the staircase is intact. (Fig. 2-29.)

The northwest corner of the building was remodeled in the 1940's. There was an attempt to remodel the space by sculpturally lowering the ceiling. Four columns visually support concentric rings in front of the marble fireplace. (Figs. 2-30, 2-31.) The marble fireplace has been removed causing some damage to the wall. (The Fireplace was stolen but has since been recovered and is in storage by HKCF. The copper plaque bearing Kersey Coates' image was removed from the mantel. At the south end of the room the floor has been raised for dancing.

Stairs that once led to the basement have been covered by concrete and a staircase that leads up to the kitchen area was built over them. Columns in the kitchen were originally framed into walls separating sample rooms. (Fig. 2-33.) East of the kitchen is an employee dining room that was once the Gentlemen's Club Room. The fireplace mantel is intact; however, the firebox has been removed. Wallpaper obscures wood beams in the ceiling. (Fig. 2-34.)

The second floor is characterized by fourteen foot ceilings and an open plan with minimum partitioning. (Fig. 2-39.) The most significant change to the second (Parlor) floor has been the elimination of the barrel vaulted atrium to the first floor. The railing surrounding this space was also eliminated.

The copper paneled clerestory has been spray-painted silver. The stained glass was removed and cardboard was inserted in the window openings. (Figs. 2-35, 2-36, 2-37, 2-38.) Parts of the fireplaces in the original parlors have been removed. In one case the fireplace has been completely sealed over.

There is evidence of a fire having been localized in a room on the north side. This could account for the missing copper panels on the exterior. The woodwork is blackened and removed from the south wall, exposing the terra-cotta wall structure. (Fig. 2-42, 2-43.) The banquet rooms are divided by twelve foot folding doors of cherry wood. (Fig. 2-44.)

The wainscoting in the halls is maple. The detailing on the pilasters and columns is intact. (Figs. 2-39, 2-40.) However, florescent light fixtures have been unsympathetically inserted. (Fig. 2-45.)

The "Ladies Ordinary" or meeting room has been altered significantly. (Fig. 2-45.) The fireplace located on the east wall is intact with the exception of the firebox. (Fig. 2-46.)

The hotel has been basically stripped of plumbing throughout. Few fixtures remain. The floors in the restrooms were raised six inches to accommodate plumbing. (Fig. 2-47.)

All telephone and intercom equipment was located in a hat room on the second floor, but has been removed.

A storage room, cashiers' office, and men's and women's restrooms have been added.

Between the second and third floors the stairway has been enclosed to meet fire codes. The remodeling has been executed in such a way that it severely damages the character of the stairway. A plastered wall has been inserted in what was once a six-story high space. Firedoors have been installed on many landings. (Figs. 2-48, 2-49.)

The third floor is characterized by lower ceilings and more modest detailing than the first and second floors. (Fig. 2-50.) The wainscoting is maple and the rooms have cherry wood doors. There was a corridor on the east wing of the third floor that connected to the children's and nursery wing. This has been blocked up and made into a luggage closet. (Fig. 2-52.)

The fourth, fifth and sixth floors are the most fire damaged. The fourth floor is primarily damaged by smoke. On this floor two fireplaces have been removed and covered with drywall. Plumbing fixtures have been removed. A corridor leading to the rear east wing was eliminated.

The fifth floor is the most severely damaged by the fire. The oak wainscoting in the corridor is beyond repair. Ashen remains of woodwork lie on the corridor floor (Figs. 2-53, 2-54, 2-56); however, the rooms have not been as severely damaged.

Shortly after the fire, electrical wires draped from the ceiling of the sixth floor, but these have since been removed. The rooms need general repair and maintenance including the unblocking of vents and replacement of fireplaces.

Description of the Interior
Basement

The basement is accessible from the northeast. From this entrance, which was originally the chop house, the remnants of a beauty shop are apparent. This is a 1950's or 60's remodeling with wood paneled partitioning. The remaining original features of this space are the tiled fireplace relocated on the east wall and the tile mosaic flooring. (Fig. 2-26.)

West of the chop shop, one enters the original barber shop through a stud framed and wood paneled partition. This space is distinctive because of a colonade of ten Corinthian columns. (Figs. 2-21, 2-27.)

The area that served as a main entrance to the baths and barber shop has been remodeled since the original construction but the remodeling is not recent. Stairs at the bath entrance are marble and in good condition.

This area that served as a main entrance to the Turkish Bath Reception room has undergone many changes. A fountain that was once located in the center of this space has since been removed. A stud and gypsum wall currently divides this space in two. Originally this room had marble and cherry wood dressing rooms that extended under the sidewalk. The area under the sidewalk has since been blocked off.

The most important feature of the basement, the white Italian marble pool, is in good condition (Fig. 2-20) with the exception of some cracked and missing marble around its perimeter. (Fig. 2-22.)

Throughout the basement plumbing has undergone serious deterioration and in some cases complete collapse. A water main leading to the first hot room has left water standing throughout much of the pool area and in a hall adjacent to it.

A major portion of the basement to the south has structurally failed and is beyond salvation. (Fig. 2-8.) Most of the walls throughout the basement have been victim of numerous alterations of paneling and of painting. With water problems so prevalent, the plastered walls have severely deteriorated.

Structurally the building has been determined to be in "fair to good" condition overall.[18] The floors were constructed in tile arch, "side method." (See Appendix B.) The roofs were built of flat clay tile spanning between steel purlins at sixteen to eighteen inches on center. Purlins and beams are bare but fire protected by a suspended ceiling of clay tile. (Fig. 2-57.) Most columns are cast iron, fireproofed with tile. "In general, the perimeter walls are bearing walls."[19] Most of the exposed purlins, beams and columns show deterioration. (Figs. 2-59, 2-60.) Purlins exposed above the north edge of the old clerestory are badly rusted. (Fig. 2-60.)

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[18]Stevenson-Hall & Wade, consulting engineers; Structural Evaluation Report; the Coates House Hotel.

[19]Ibid.



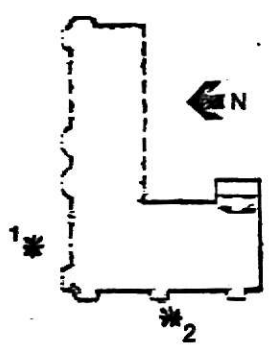
FIGURE 2-1

Northwest exterior.



FIGURE 2-2

Pressed tin ceiling under marquee.



location of photographer is indicated by an asterik-

small arrows indicate the direction of view

all photogrpaphs were taken by the author unless otherwise credited

the plans are not to scale

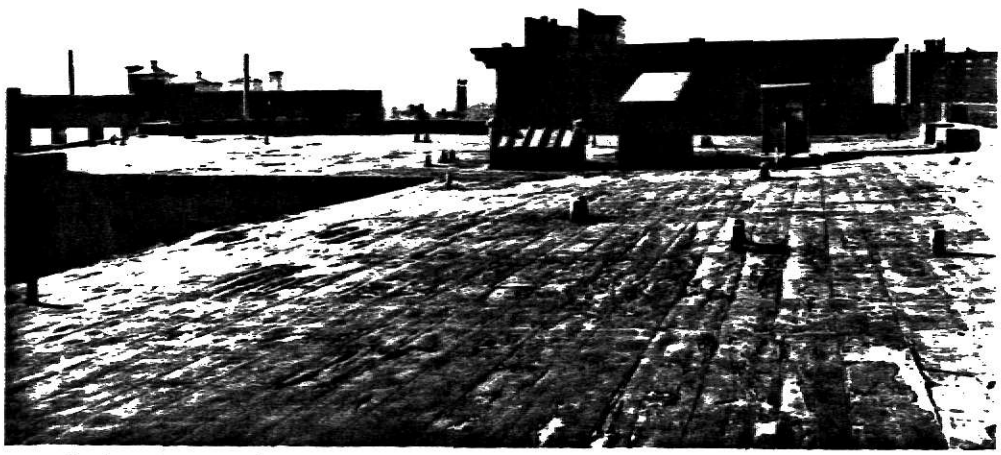


FIGURE 2-3

Roof looking west.

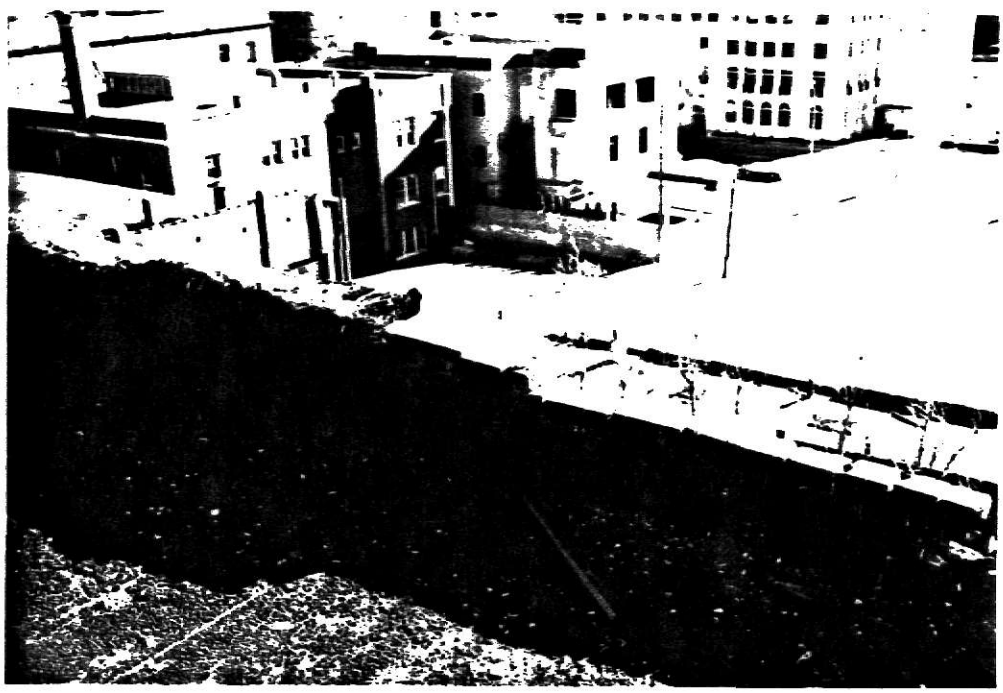
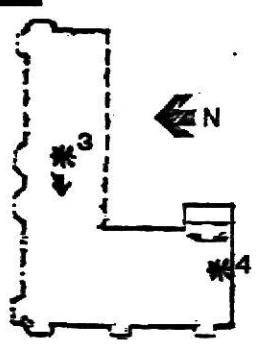


FIGURE 2-4

Roof and parapet.



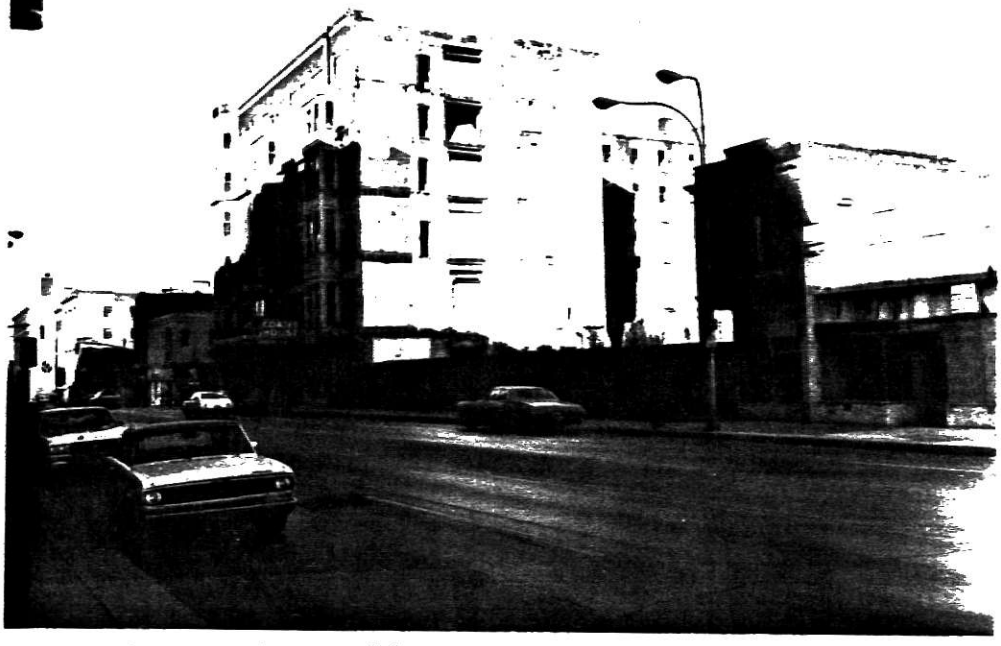


FIGURE 2-5

Exposed interior wall.



FIGURE 2-6

Building rear facade.

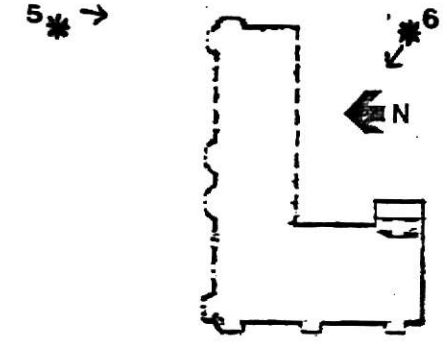




FIGURE 2-7

Building rear facade.

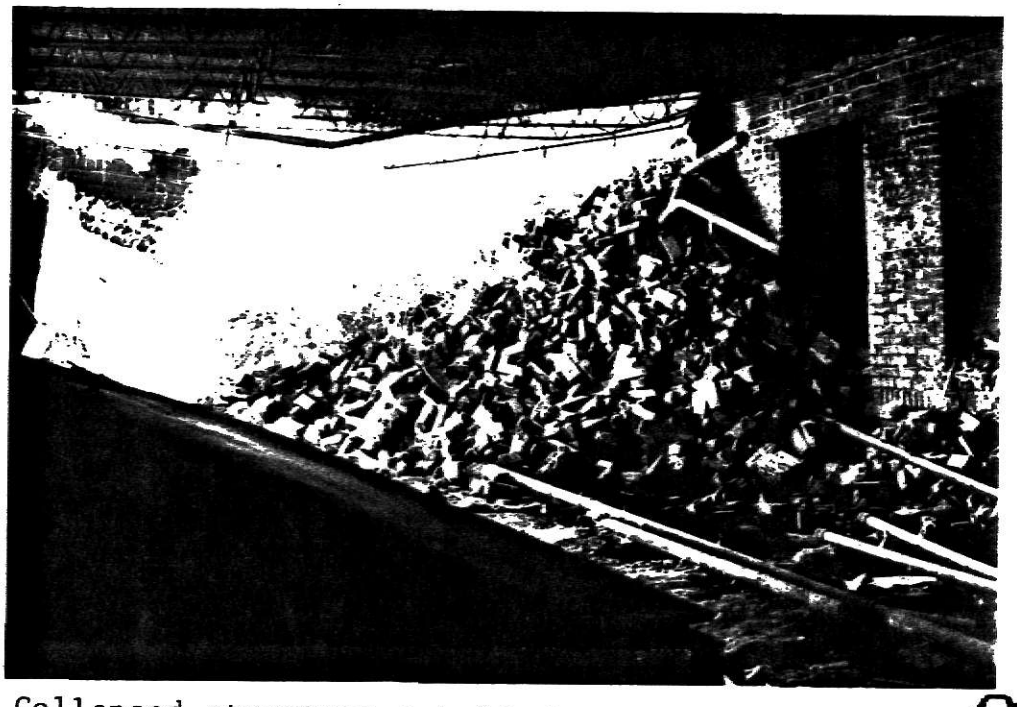


FIGURE 2-8

Collapsed structure outside basement at rear of building.

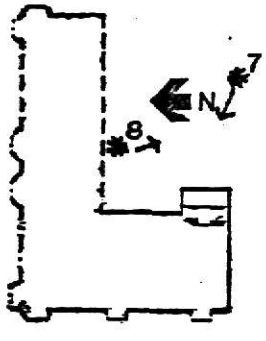




FIGURE 2-9

North and west facades.



FIGURE 2-10

Main entry, west facade.

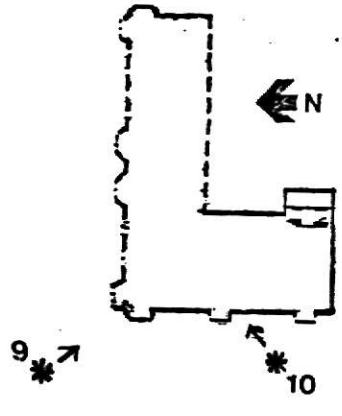




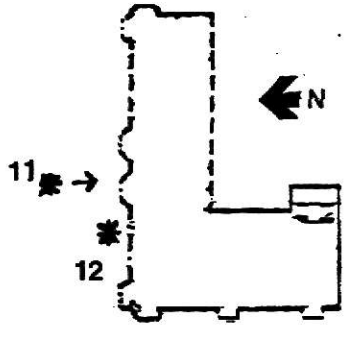
FIGURE 2-11

North facade, first floor.



FIGURE 2-12

Damaged carara glass at first floor, north facade.





Southwest corner of building.

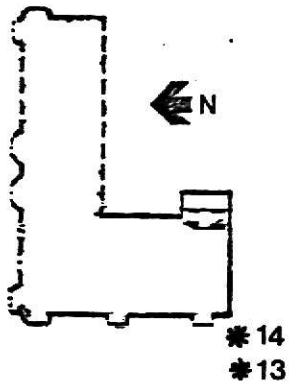
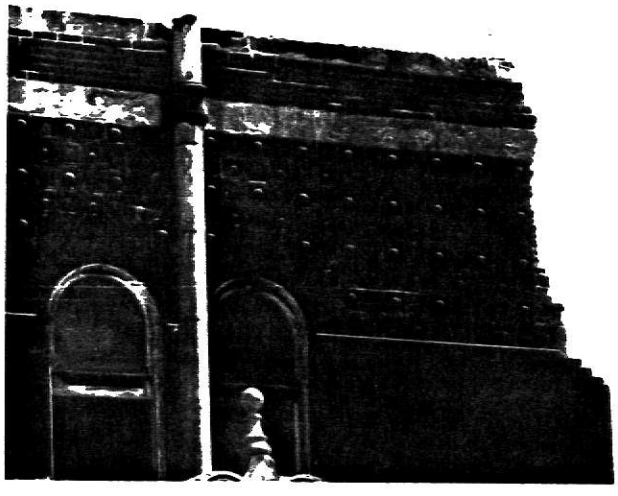


FIGURE 2 - 13



Detail - southwest corner at sixth floor.

FIGURE 2 - 14



FIGURE 2 - 15

Detail - metal band at fifth floor.

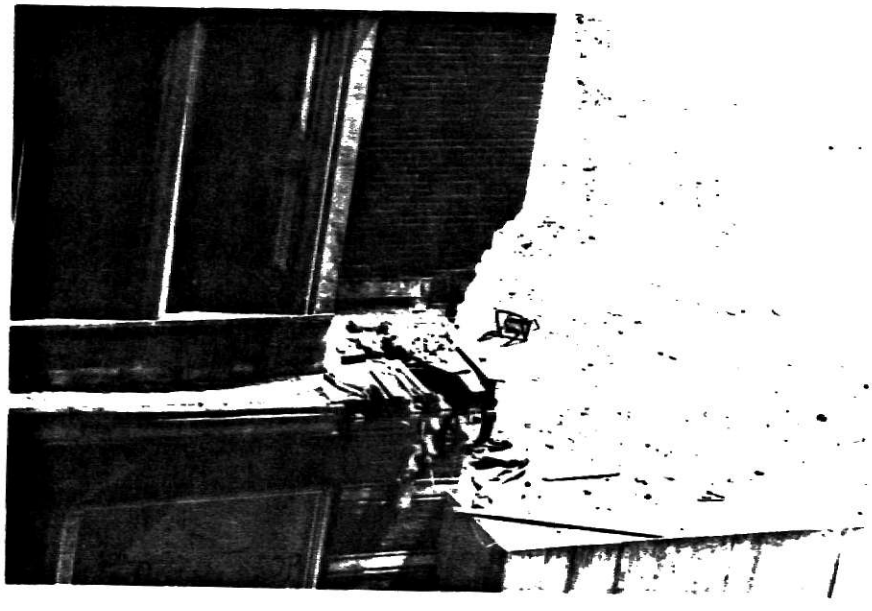
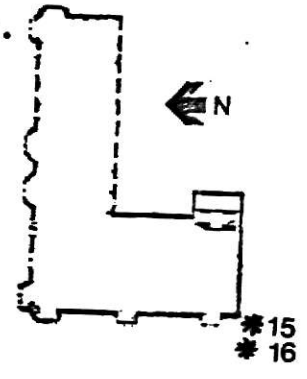


FIGURE 2 - 16

Detail - canopy at second floor, southwest corner.



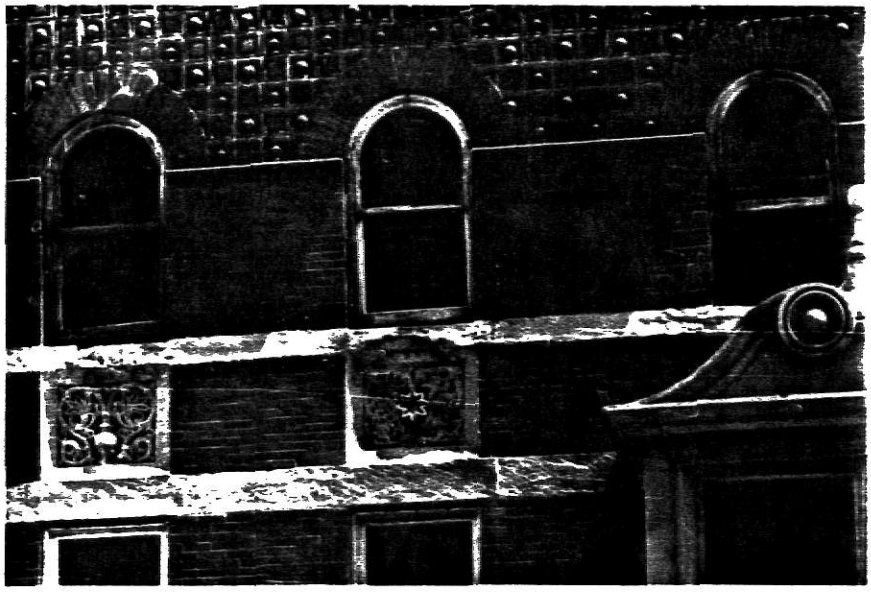


FIGURE 2 - 17

Detail - sandstone panel at sixth floor.



FIGURE 2 - 18

Detail - copper bay, sixth floor.

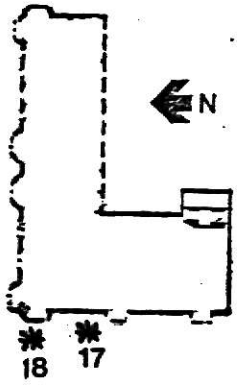




FIGURE **2 - 1 9**

Detail - metal ghost at third floor belt course.

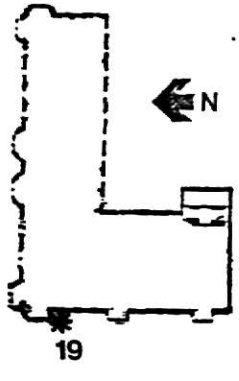




FIGURE 2 - 2 0

Marble pool.



FIGURE 2 - 2 1

Colonade in basement.

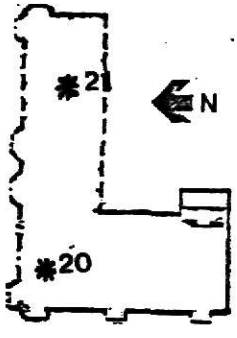


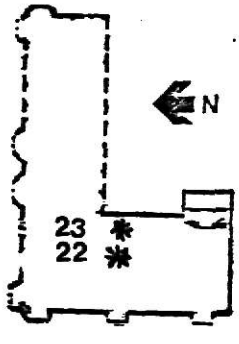


FIGURE 2-22

Detail of deteriorated marble at pool.



FIGURE 2-23



Standing water in hall of basement.

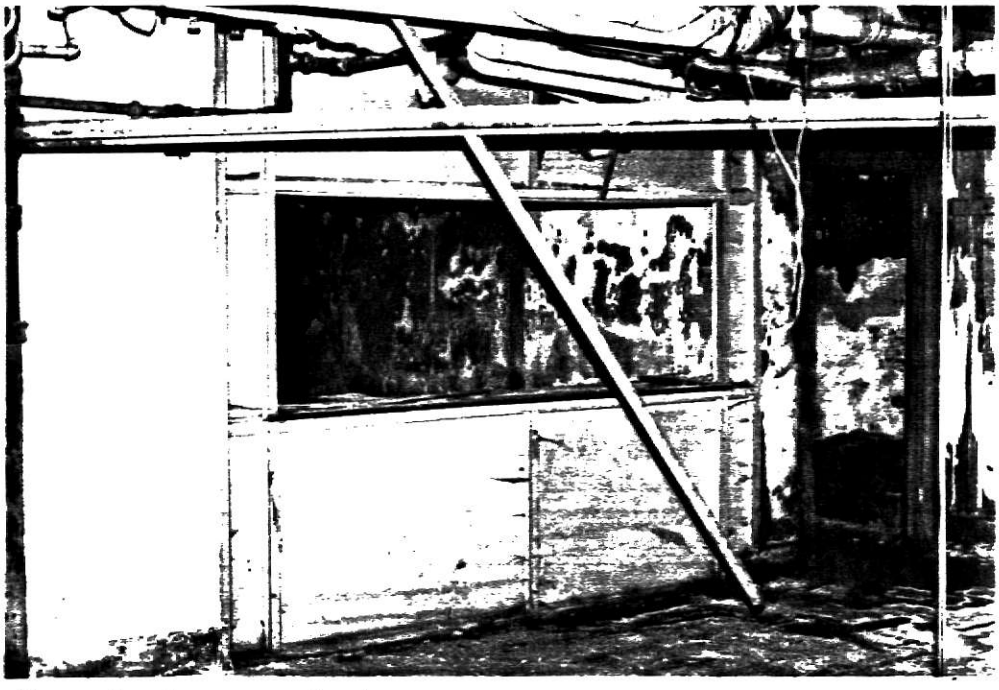
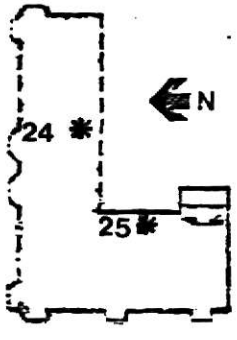


FIGURE 2 - 2 4

Coatcheck area in basement.



FIGURE 2 - 2 5



Water-mains.



FIGURE 2-26

Chop house with original fireplace.



FIGURE 2-27

Barbershop area with columns.

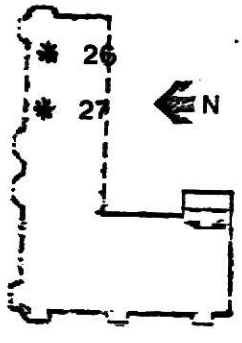




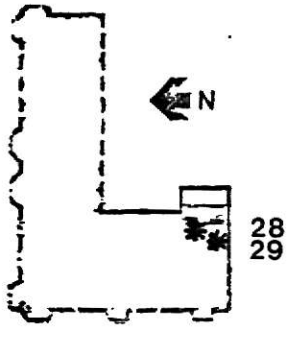
FIGURE 2-28

Grand marble stairway, first floor.



FIGURE 2-29

Detail - wood pilaster, first floor stairs.



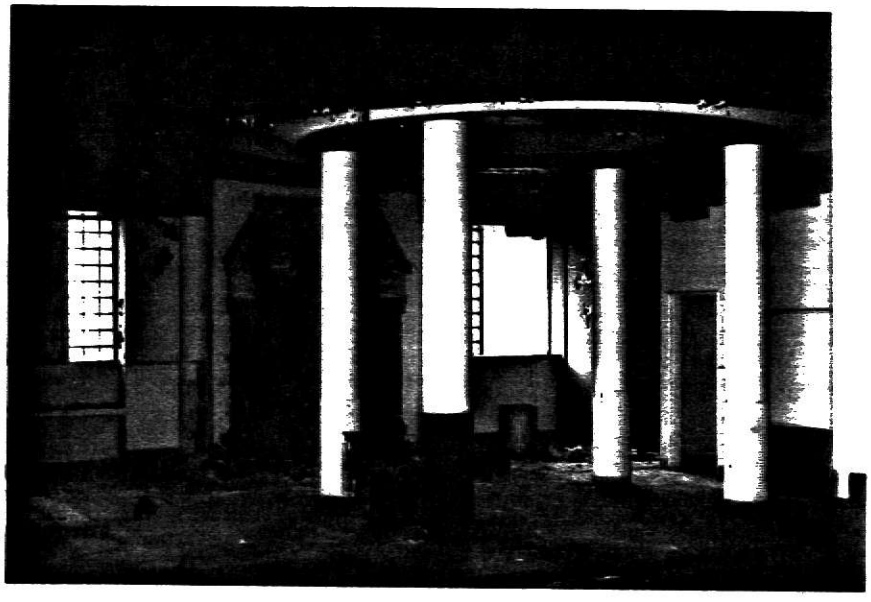


FIGURE 2-30

Original gentlemen's billard area showing 1940's restaurant.

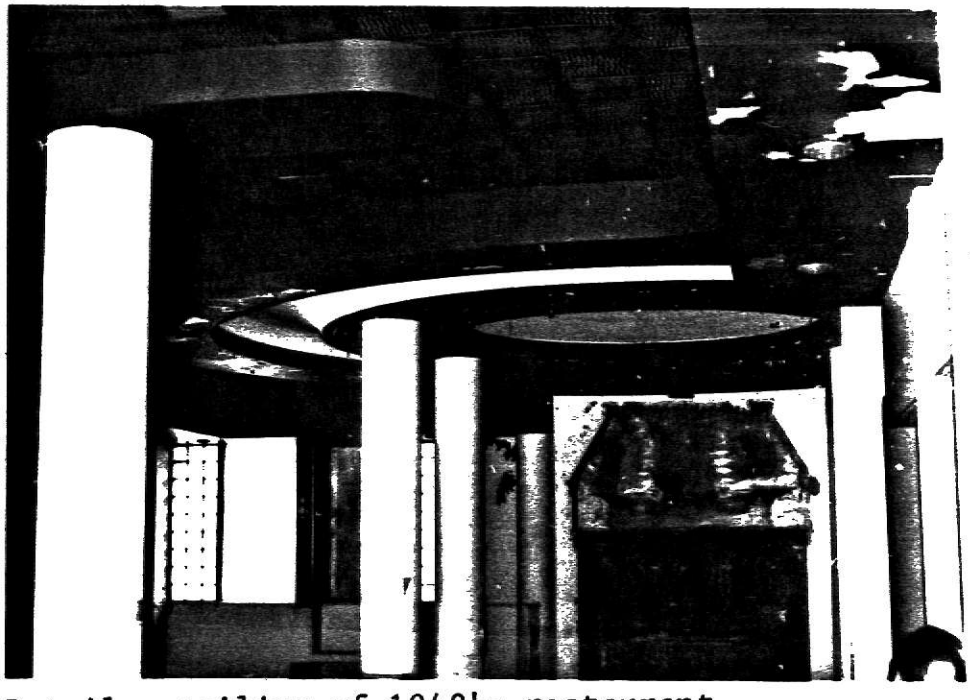
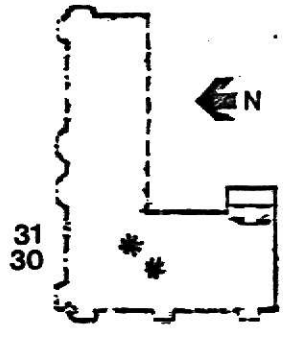


FIGURE 2-31

Detail - ceiling of 1940's restaurant.





Entry at first floor.

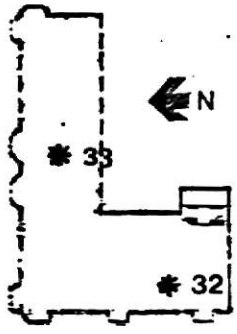
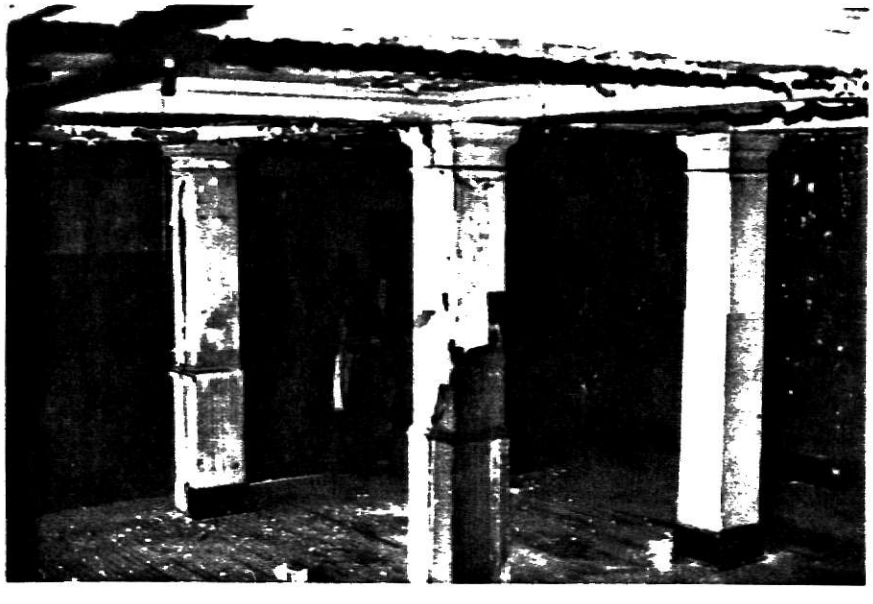


FIGURE 2 - 3 2



Kitchen area, first floor.

FIGURE 2 - 3 3



FIGURE 2 - 3 4

Fireplace in Gentlemen's Club room.

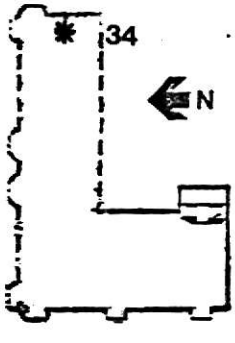




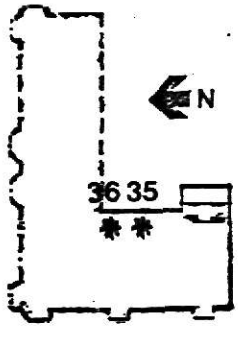
FIGURE 2 - 3 5

Barrel vault, second floor.



FIGURE 2 - 3 6

Detail - barrel vault, second floor.



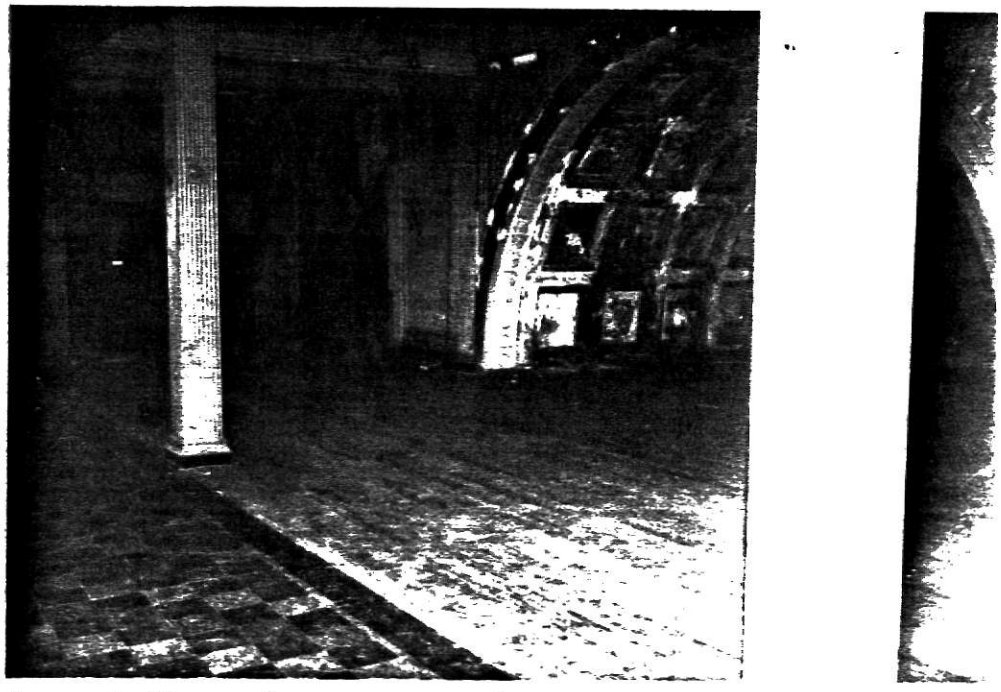


FIGURE 2-37

Second floor from promenade.

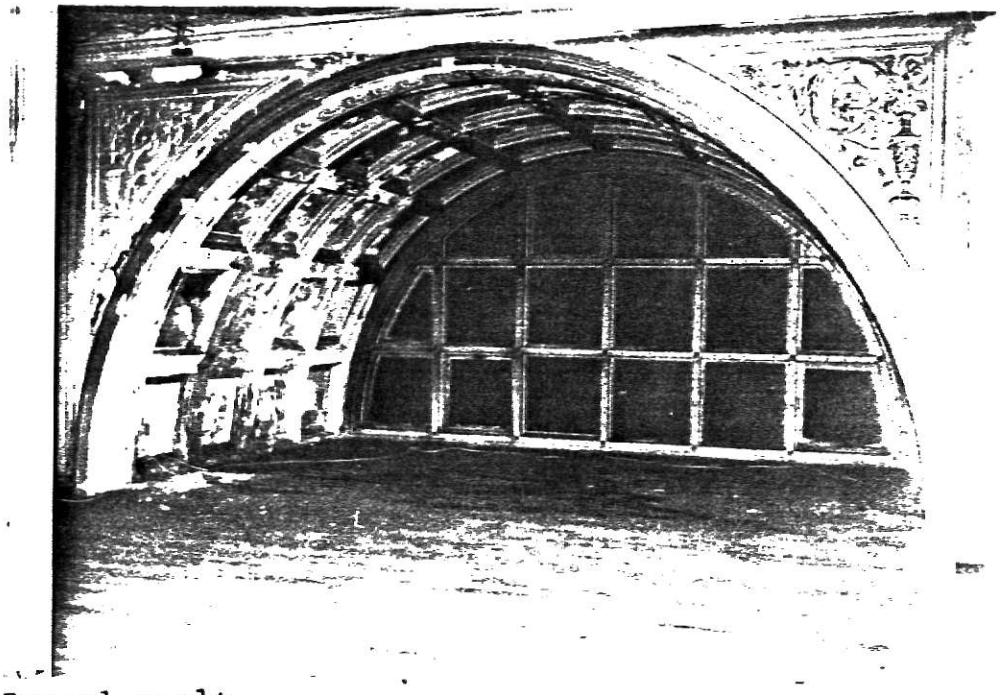
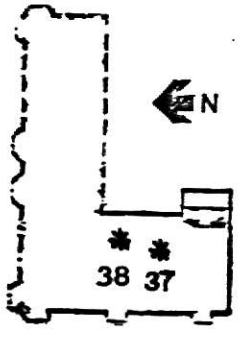


FIGURE 2-38

Barrel vault.





Corridor, second floor.

FIGURE 2 - 39

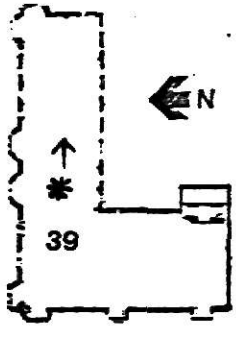




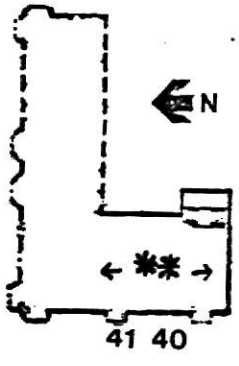
FIGURE 2-40

South common wall.



FIGURE 2-41

Second floor promenade area.



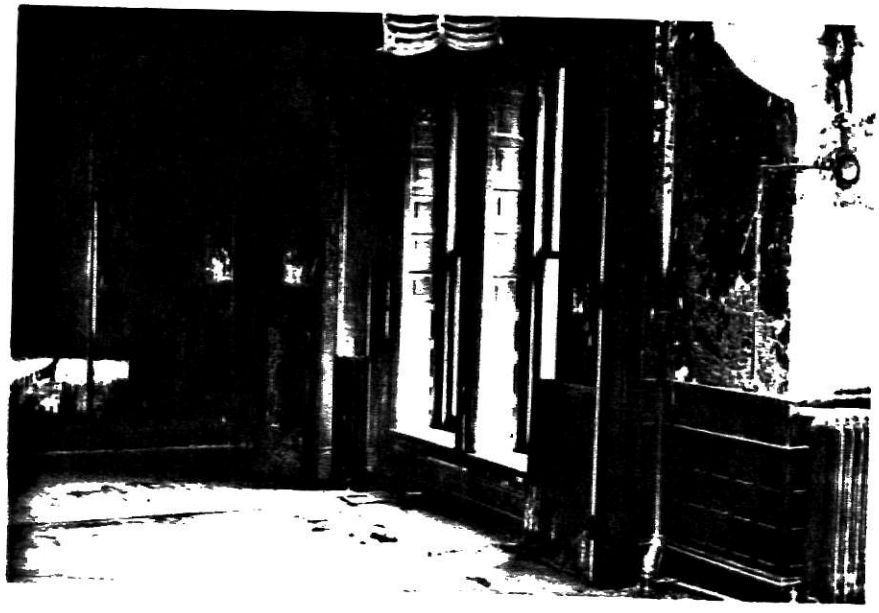


FIGURE 2-42

Fire-damaged room, second floor.

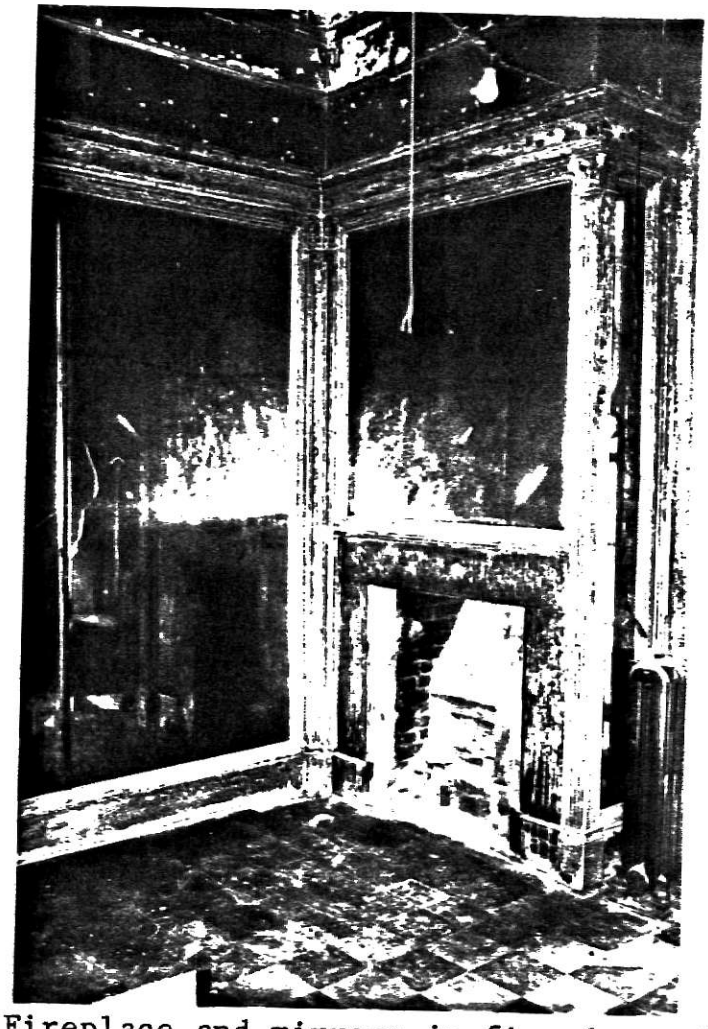
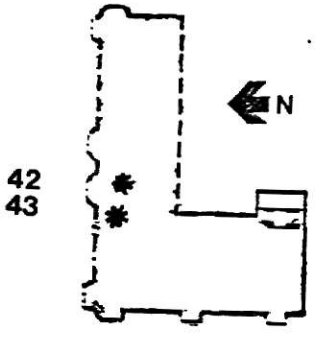


FIGURE 2-43



Fireplace and mirrors in fire-damaged room.

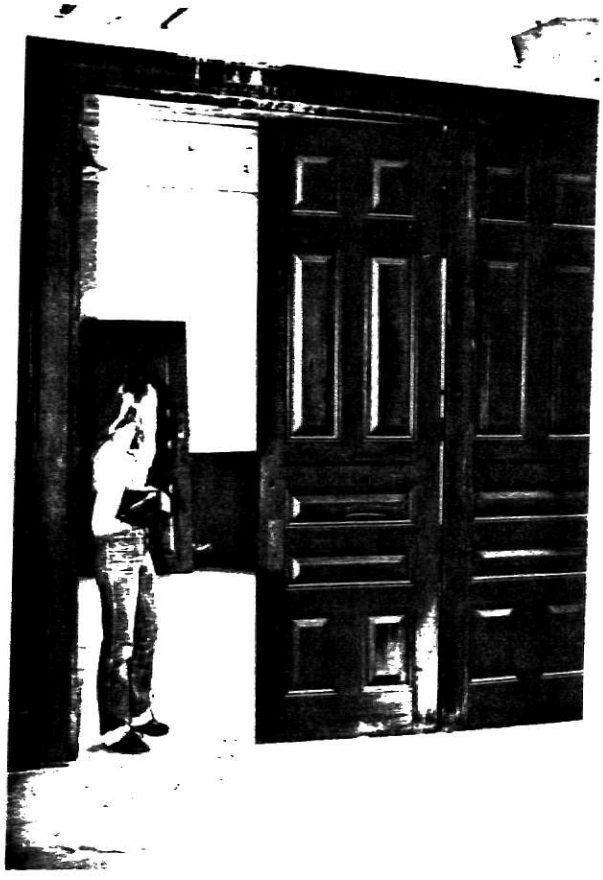
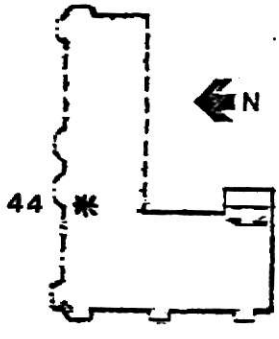


FIGURE 2 - 4 4

Cherry wood, twelve foot
doors, second floor.



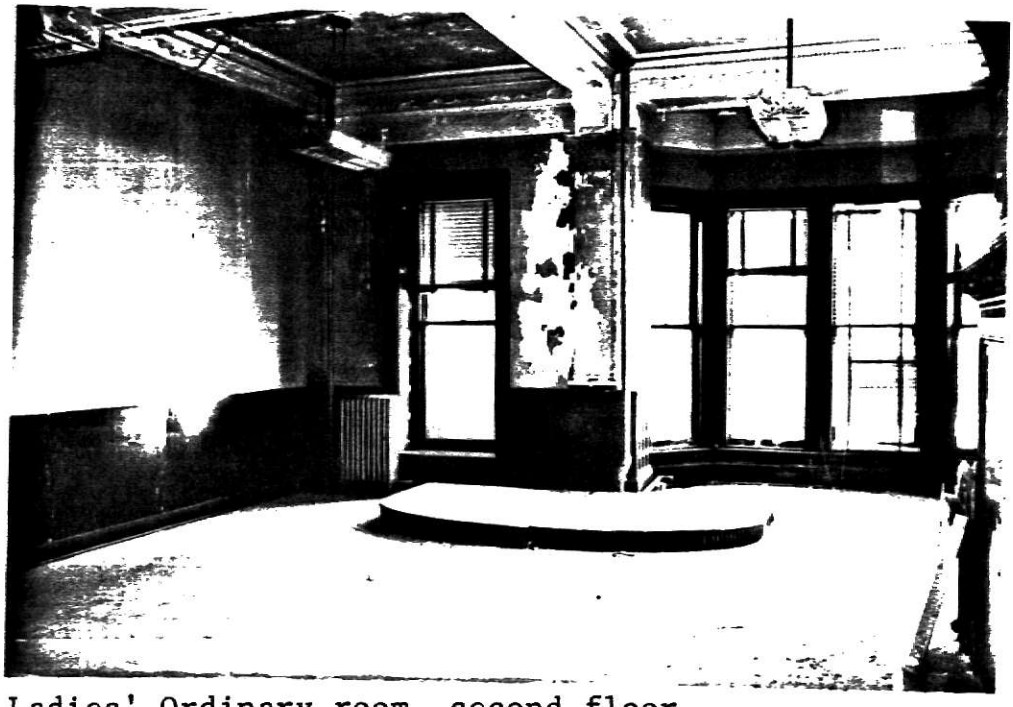


FIGURE 2-45

Ladies' Ordinary room, second floor.

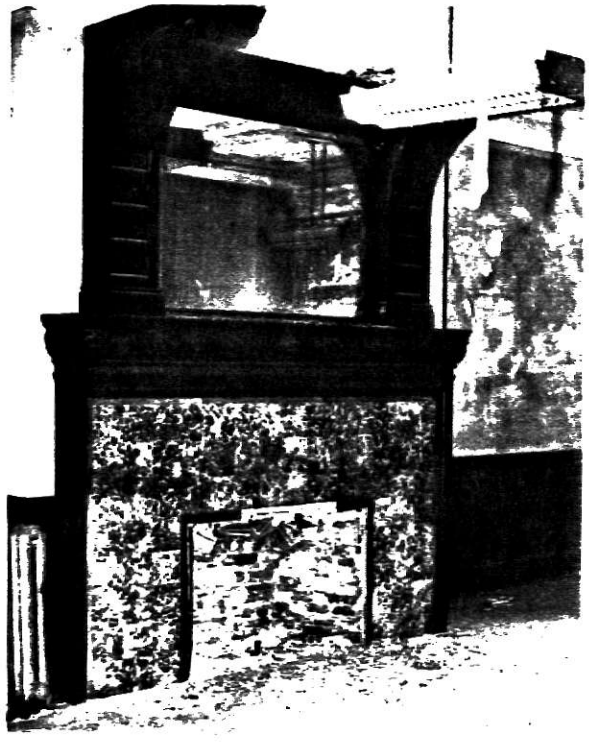
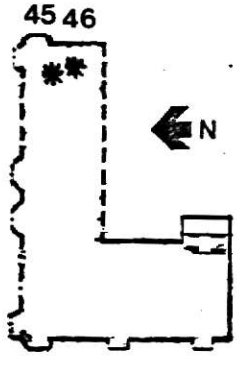


FIGURE 2-46



Fireplace, Ladies' Ordinary room,
second floor.

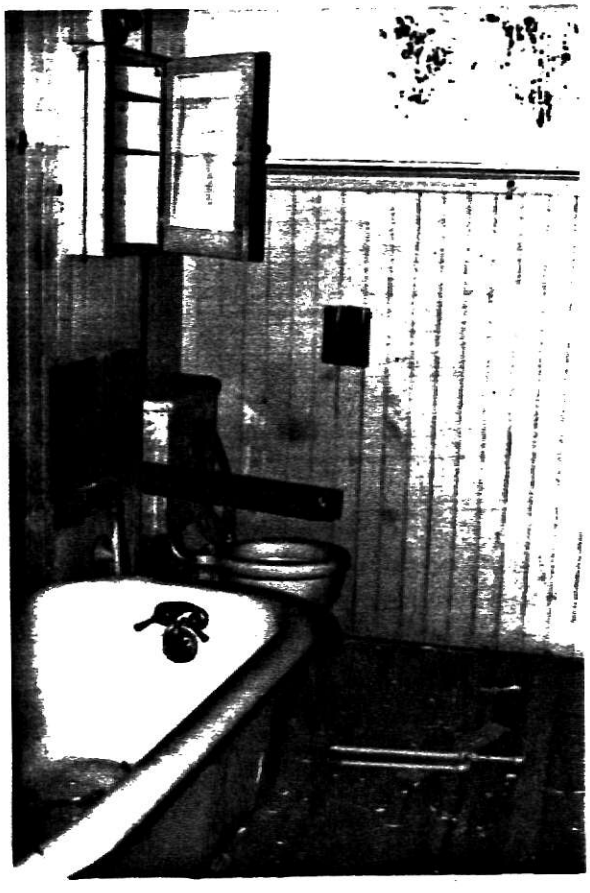
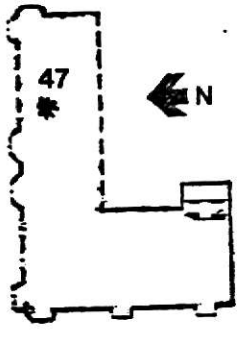


FIGURE 2-47

Bathroom - typical.





Marble stairs at third floor.

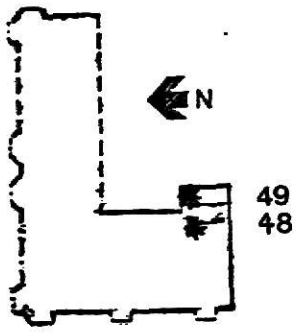
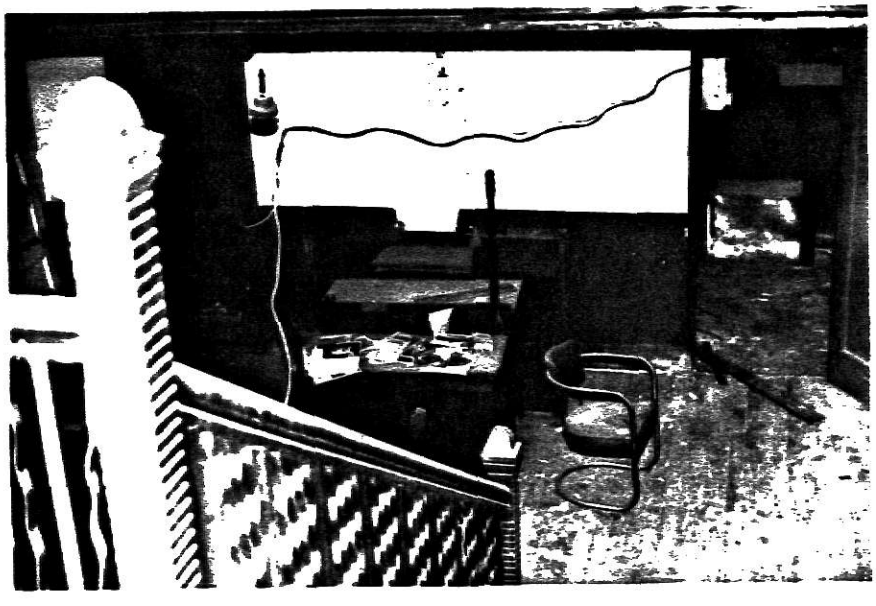


FIGURE 2-48



Enclosed stairway landing at fourth floor.

FIGURE 2-49



FIGURE 2-50

Third floor hall.

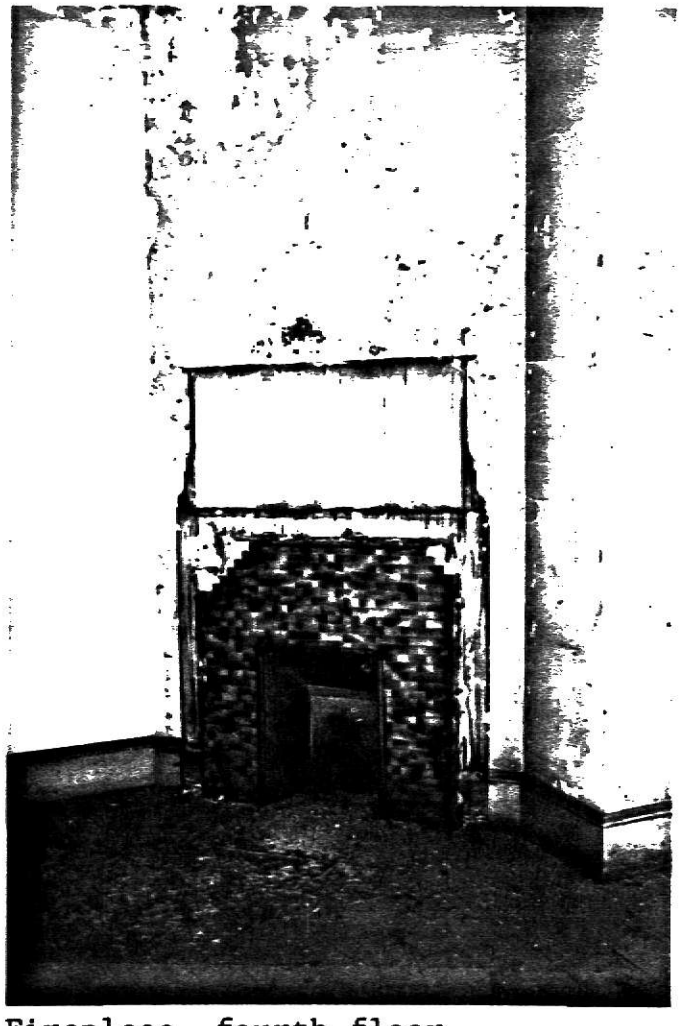
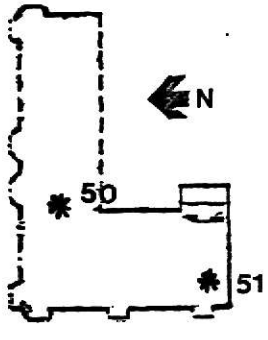


FIGURE 2-51



Fireplace, fourth floor.



FIGURE 2 - 5 2

Luggage closet, original hallway,

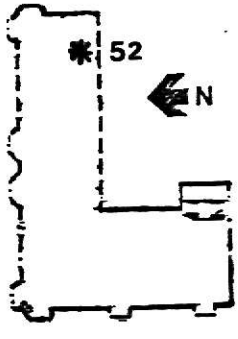




FIGURE 2 - 5 3

Fifth floor, fire-damaged at southwest common wall.

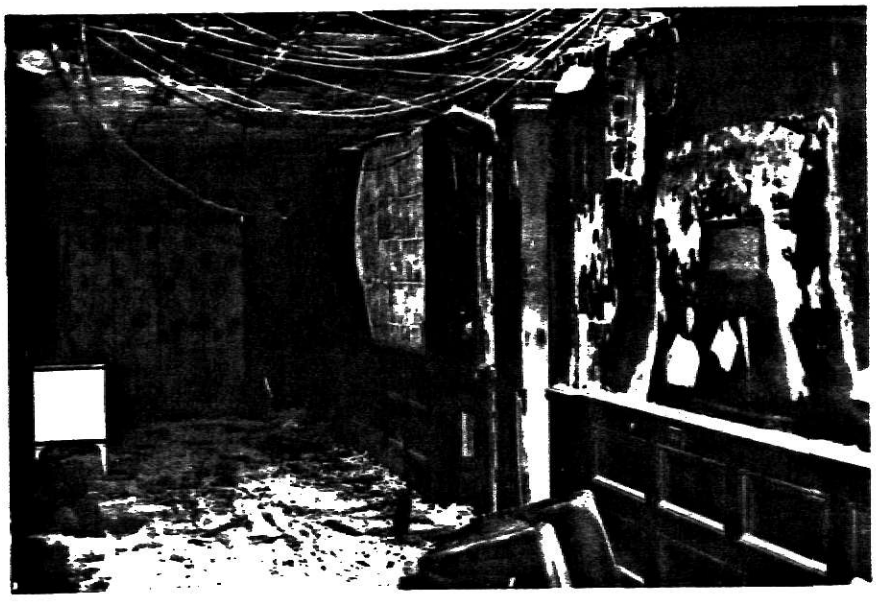
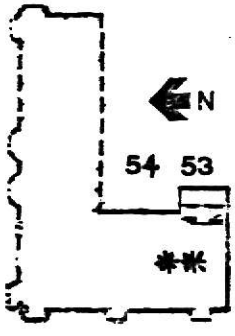


FIGURE 2 - 5 4

Fifth floor, fire damage.



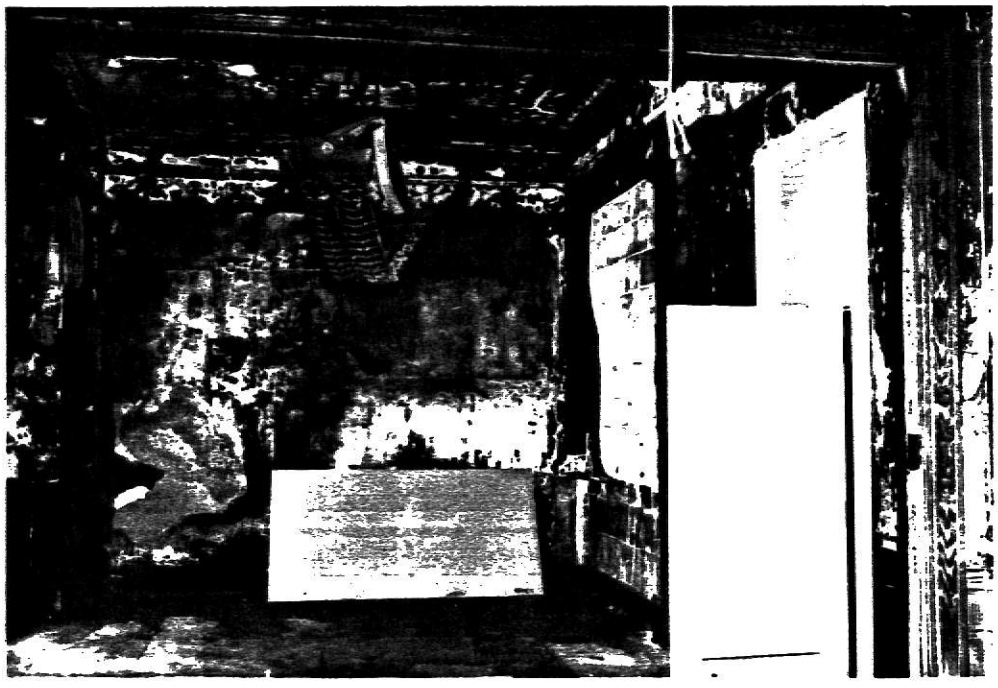


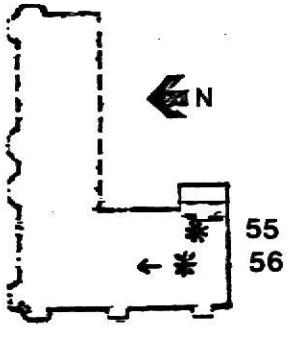
FIGURE 2 - 5 5

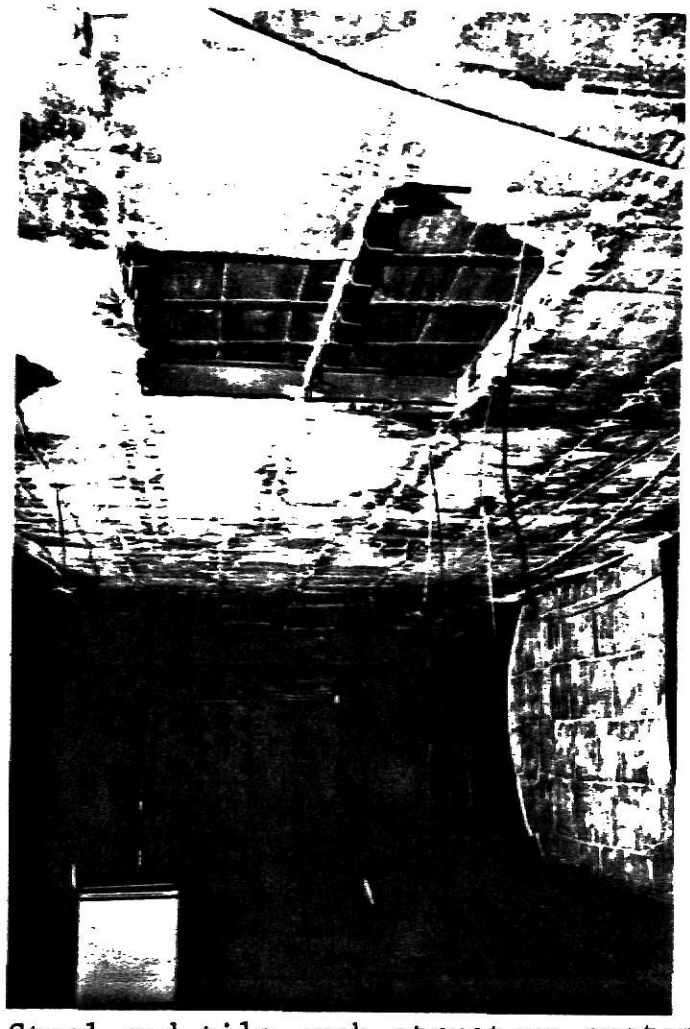
Sixth floor, fire damage at southwest common wall.



FIGURE 2 - 5 6

Sixth floor, corridor fire damage.





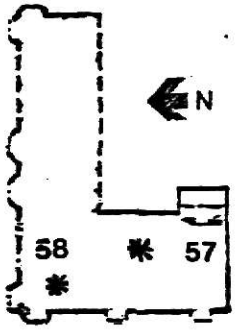


FIGURE 2-57

Steel and tile arch structure system exposed.



FIGURE 2-58

Clay tile arch exposed at ceiling, fifth floor.

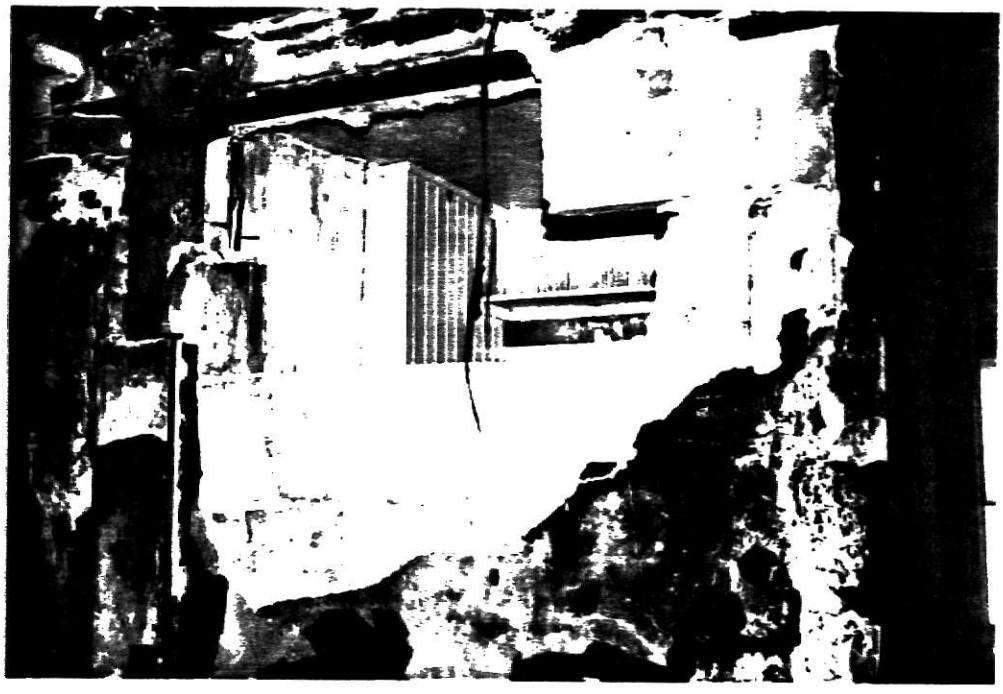


FIGURE 2-59

Wall structure: steel and clay tile arch.

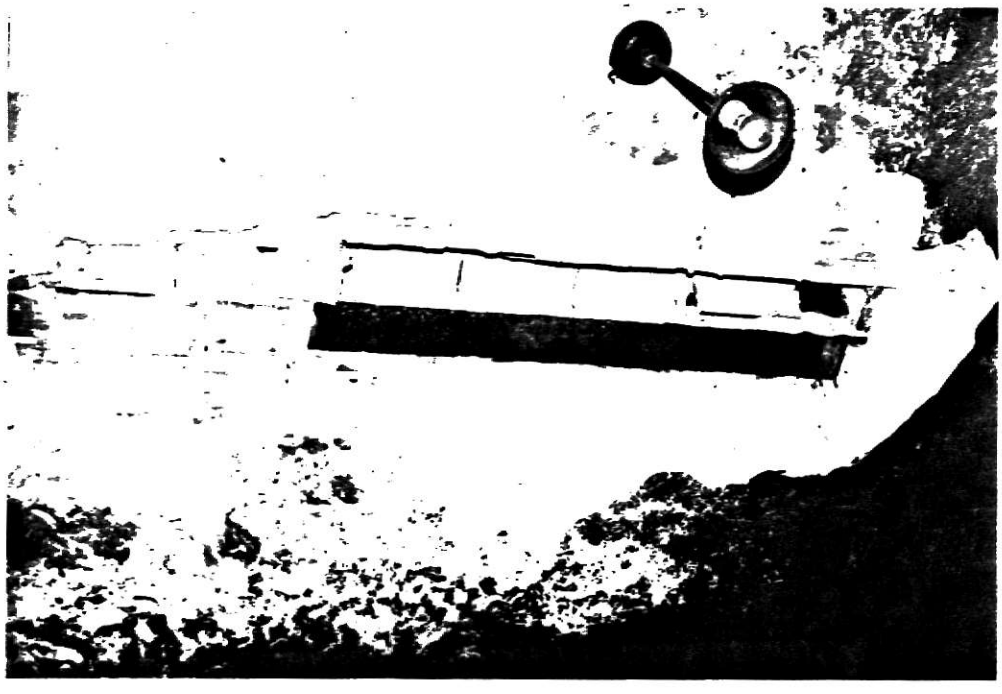


FIGURE 2-60

Oxidation and water damage of steel at fifth floor.

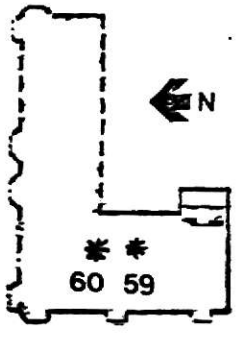




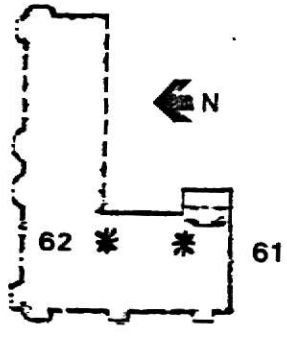
FIGURE 2 - 6 1

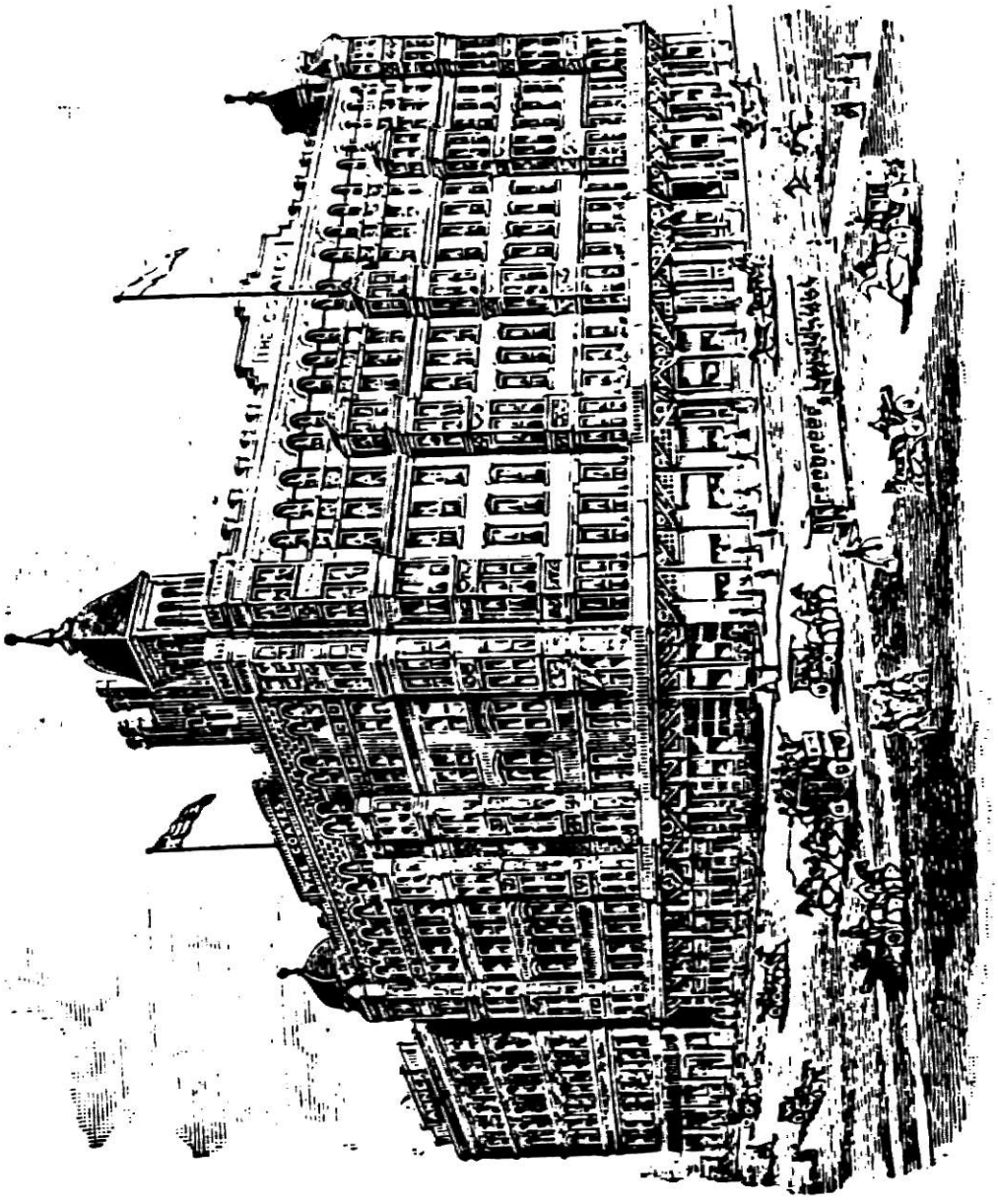
Exposed structure.



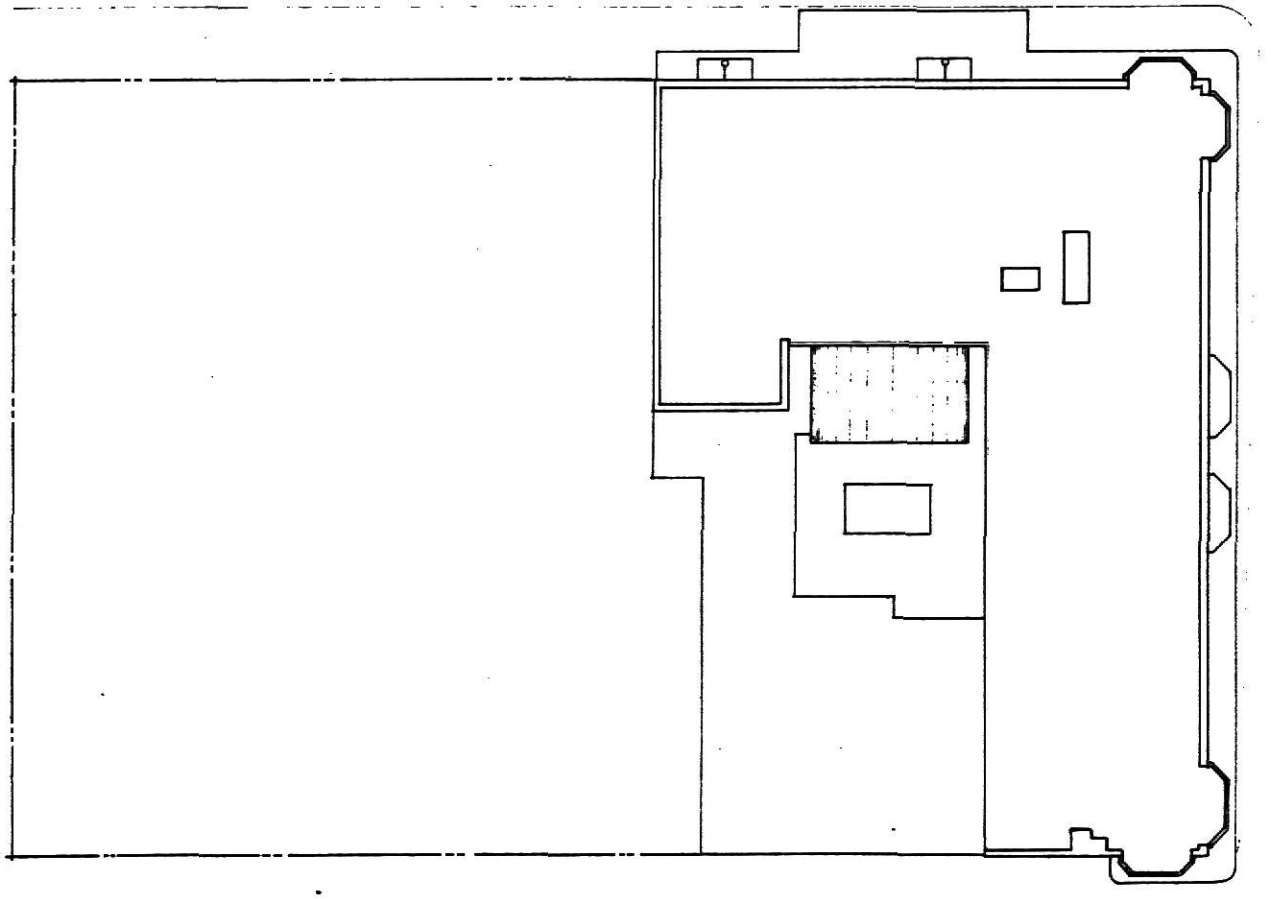
FIGURE 2 - 6 2

Water damaged steel purlin at fourth floor.





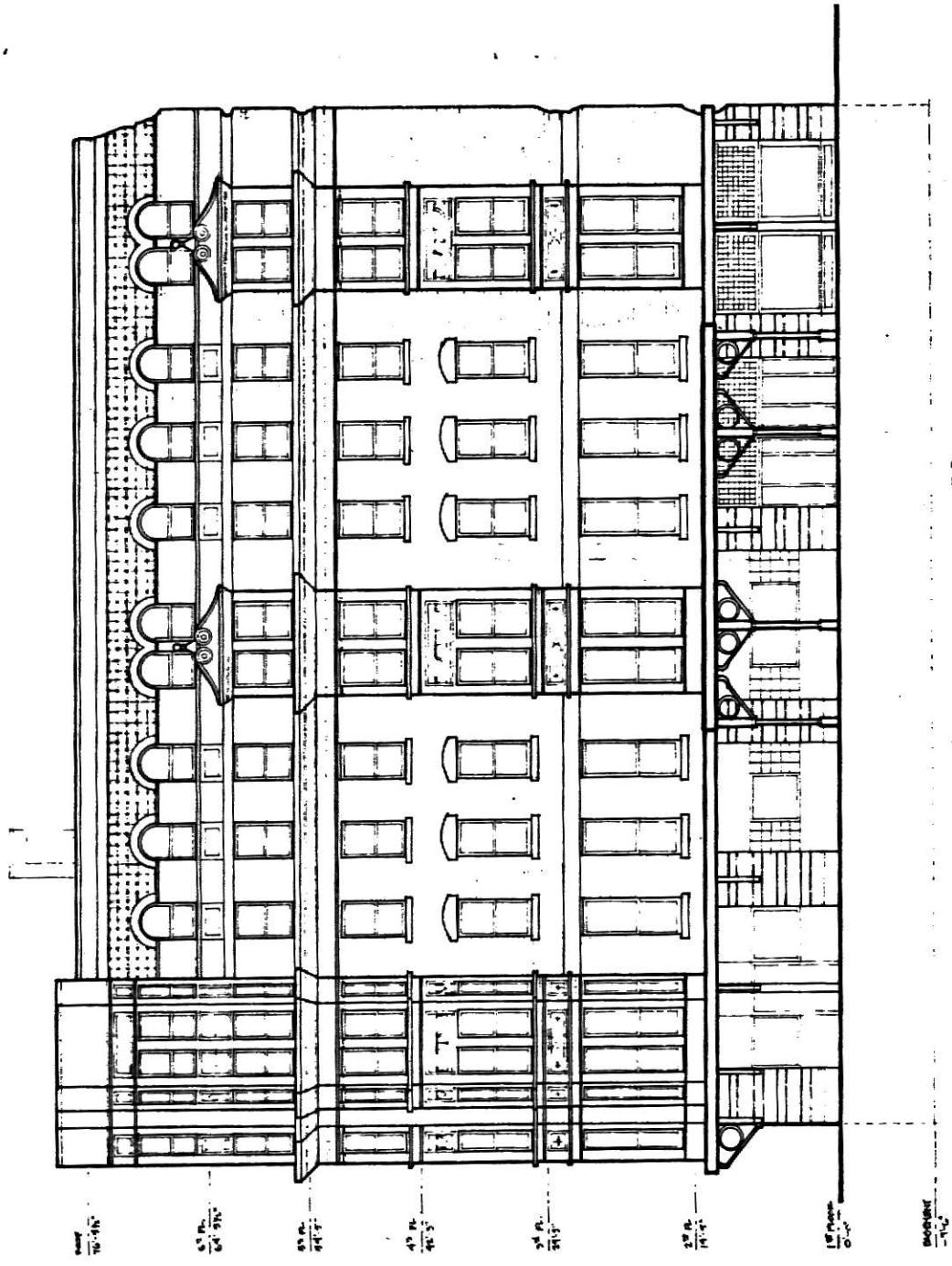
THE COATES HOUSE HOTEL
AS BUILT DRAWINGS



SITE PLAN COATES HOUSE HOTEL -AS BUILT PLANS

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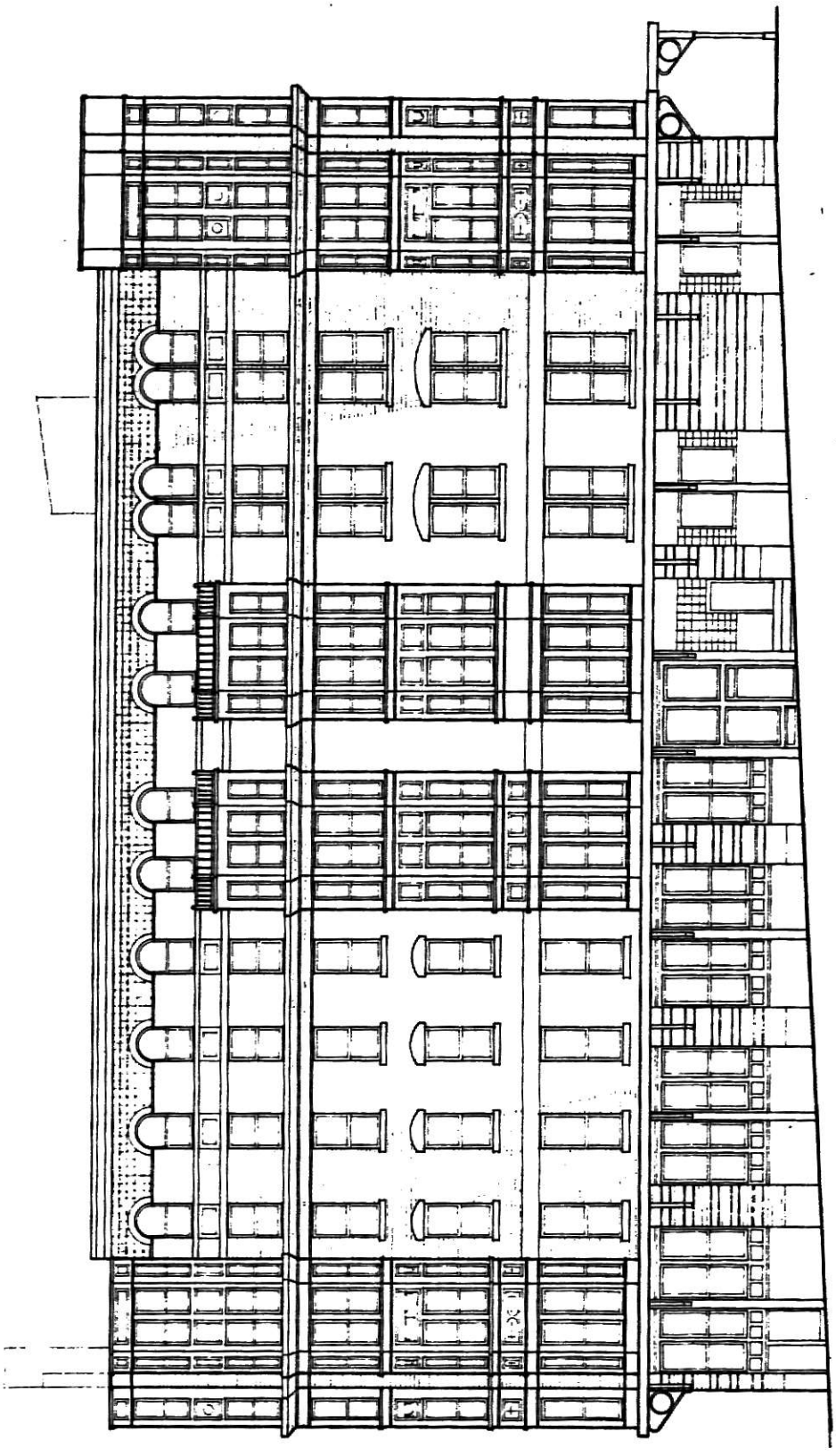
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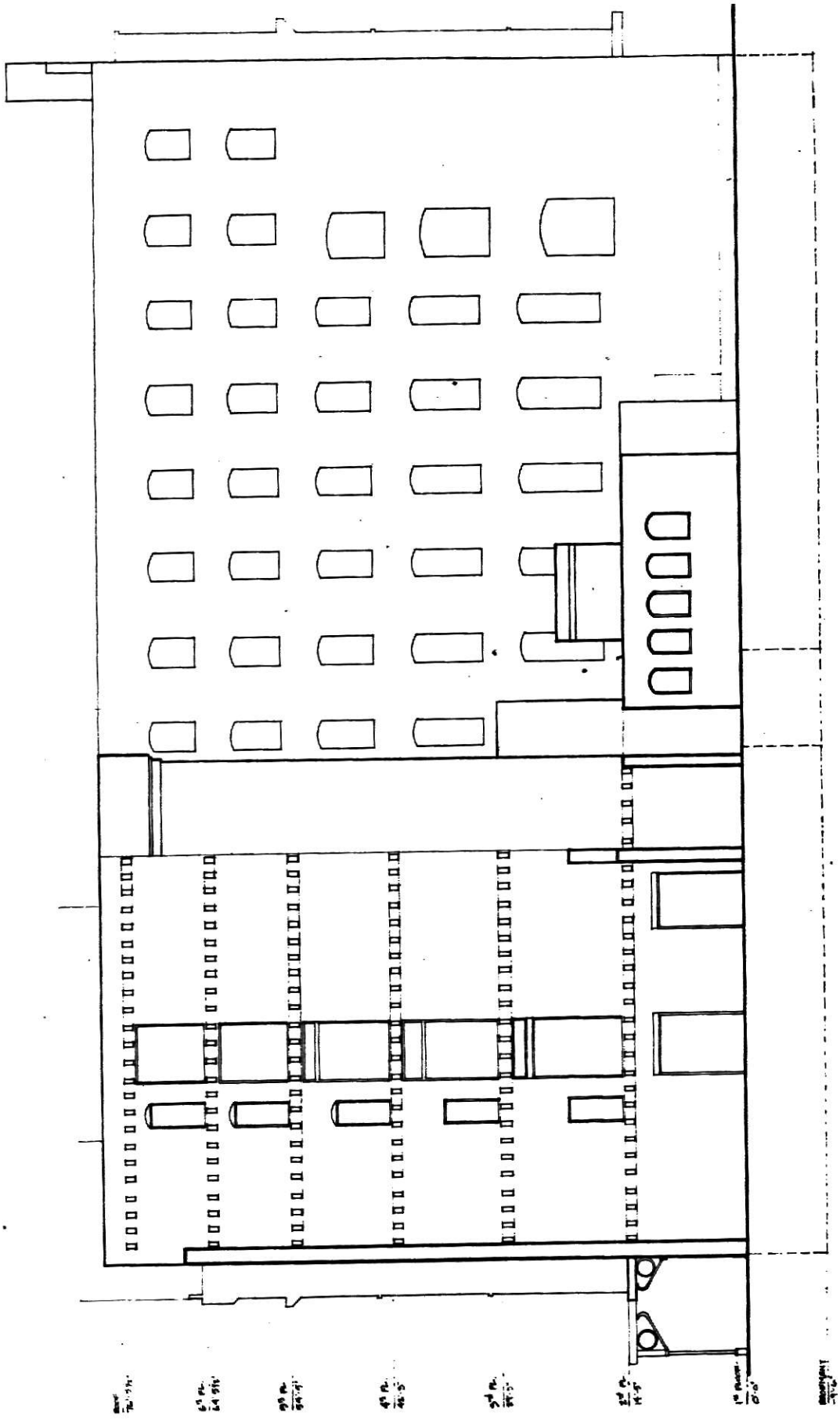
78

WEST ELEV. COATES HOUSE HOTEL -AS BUILT PLANS

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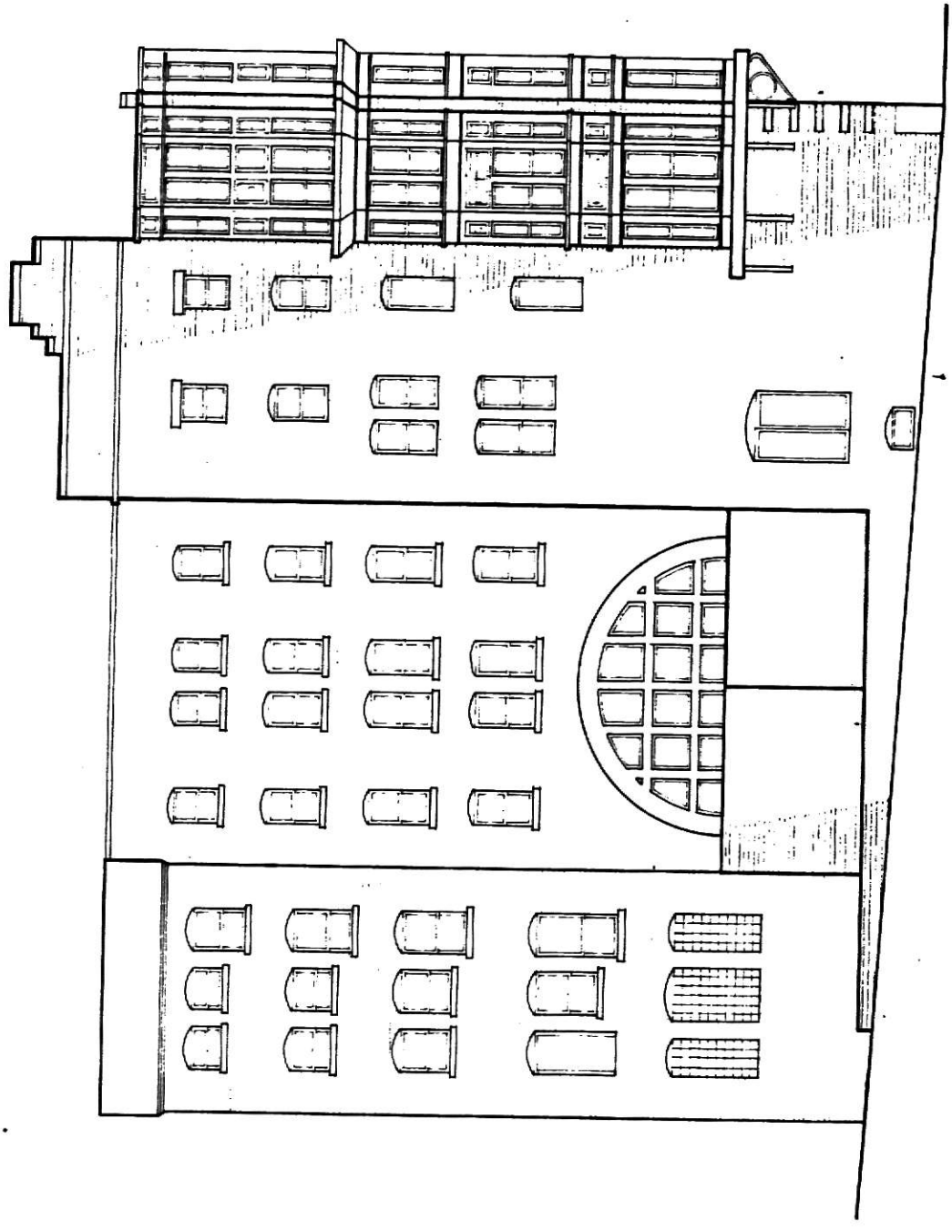
NORTH ELEV. COATES HOUSE HOTEL -AS BUILT PLANS
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80

SOUTH ELEV. COATES HOUSE HOTEL -AS BUILT PLANS

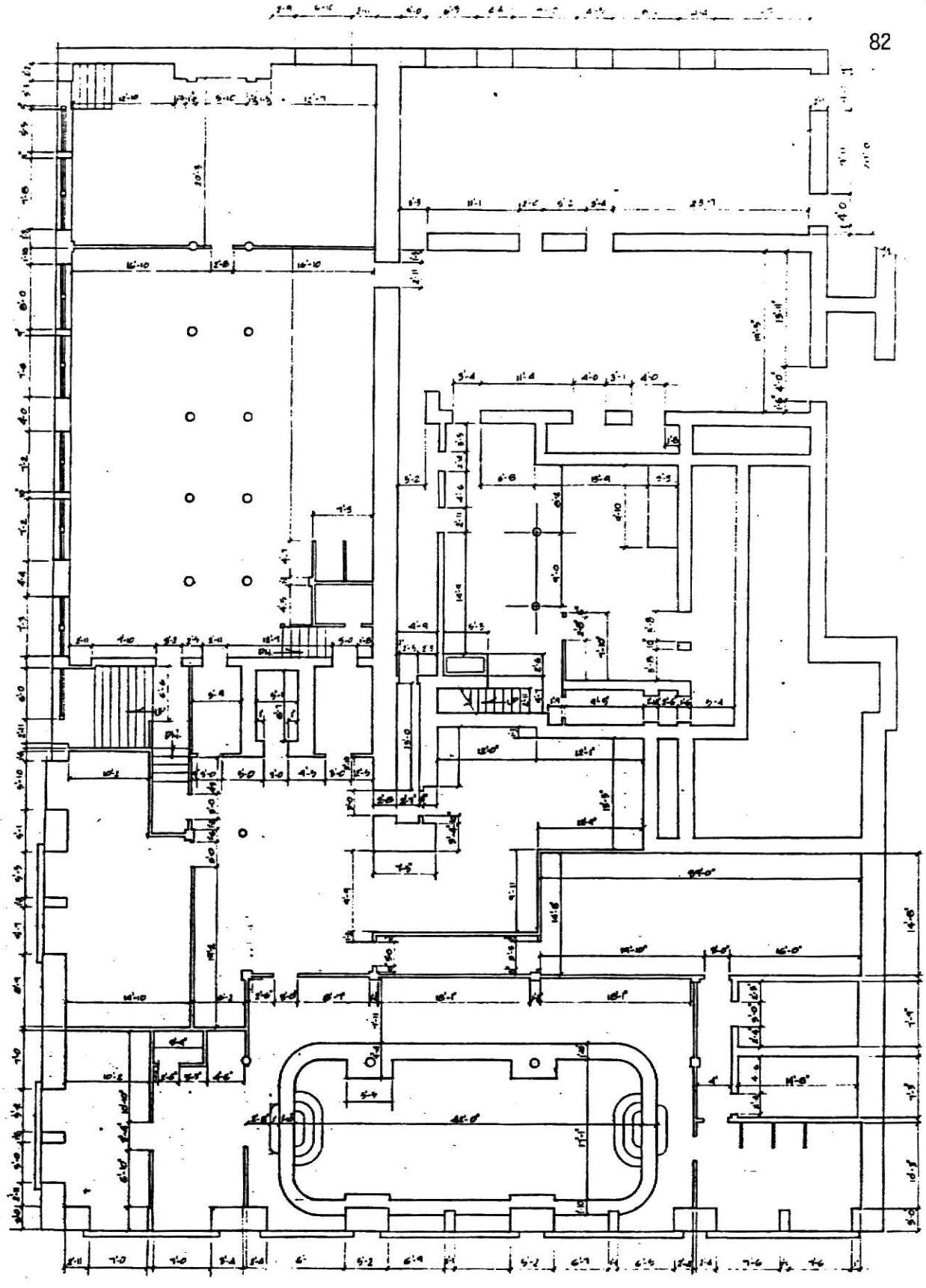
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81

EAST ELEV. COATES HOUSE HOTEL -AS BUILT PLANS

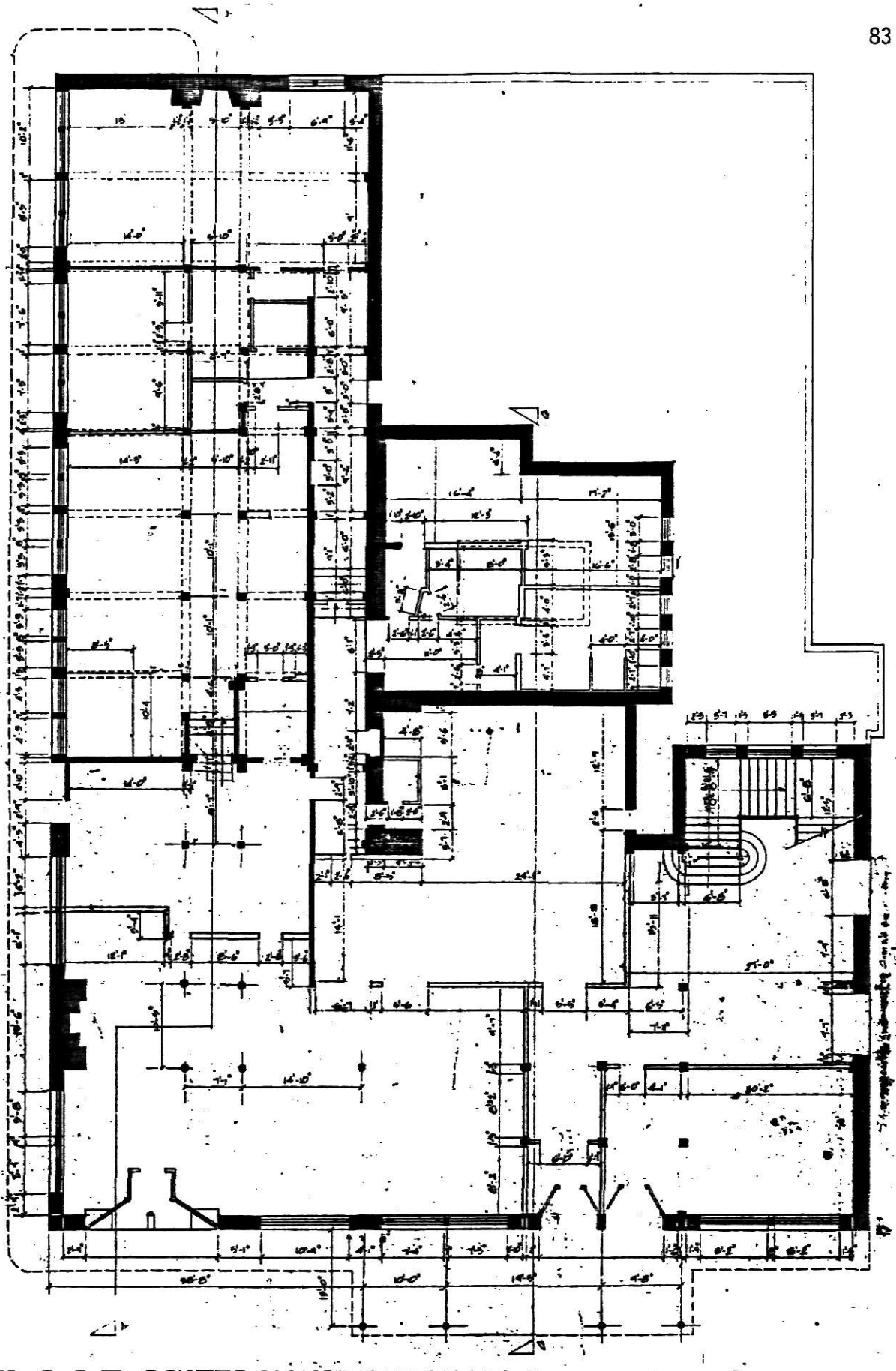
SCALE: 1/8"=1'-0" DRAWN: 8/82 REVISED:



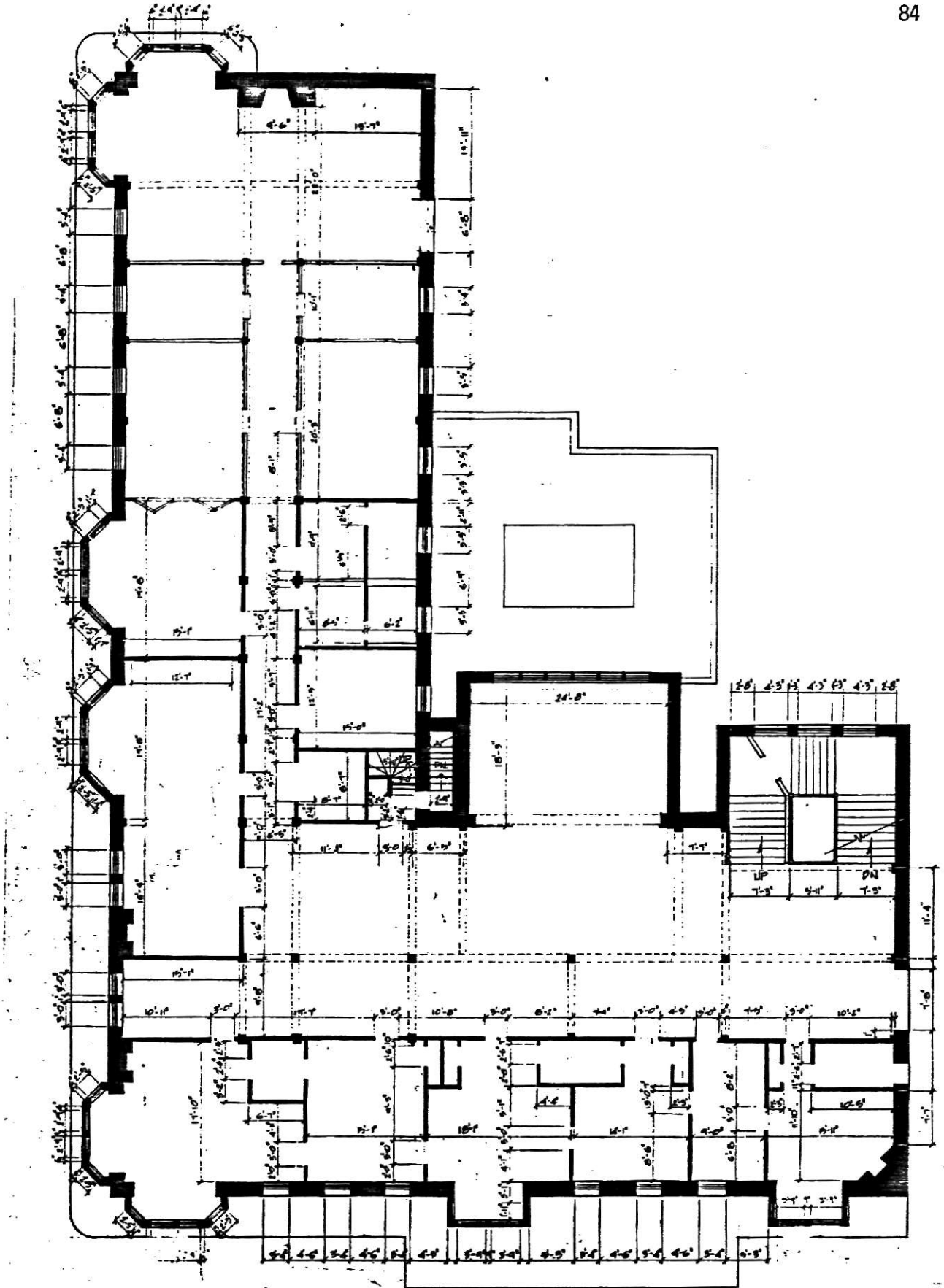
BASEMENT COATES HOUSE HOTEL -AS BUILT PLANS

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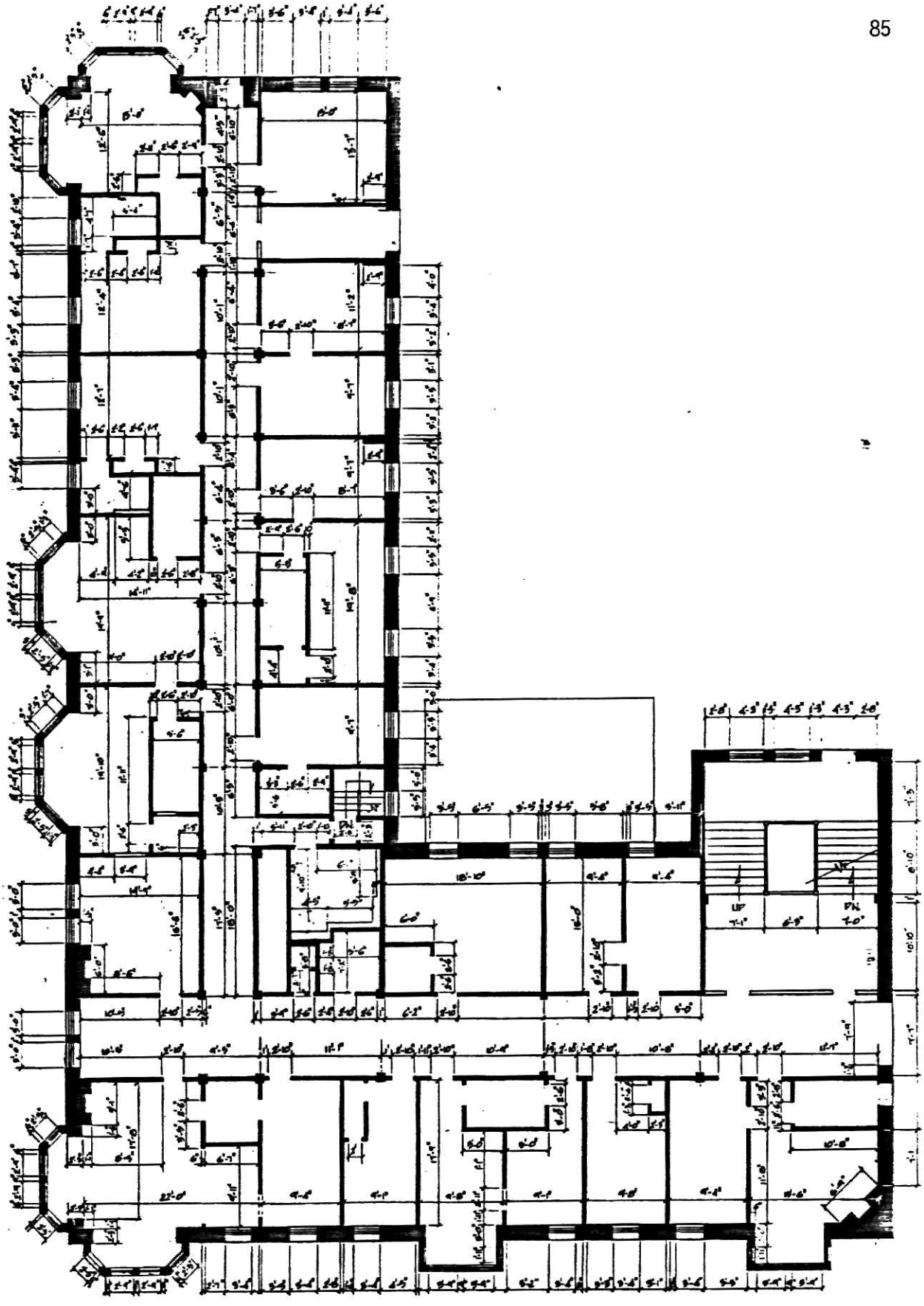
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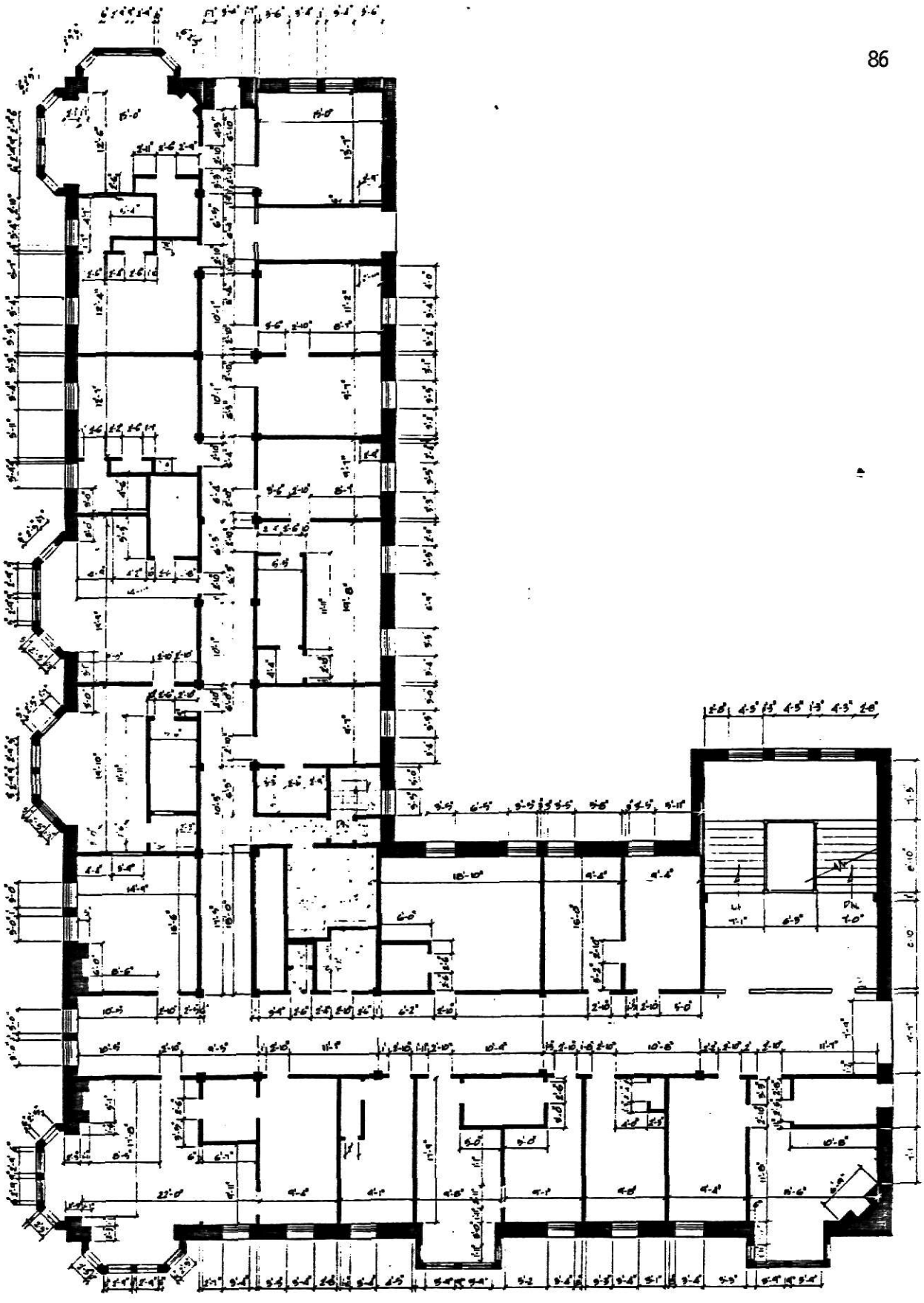
1ST FLOOR COATES HOUSE HOTEL -AS BUILT PLANS



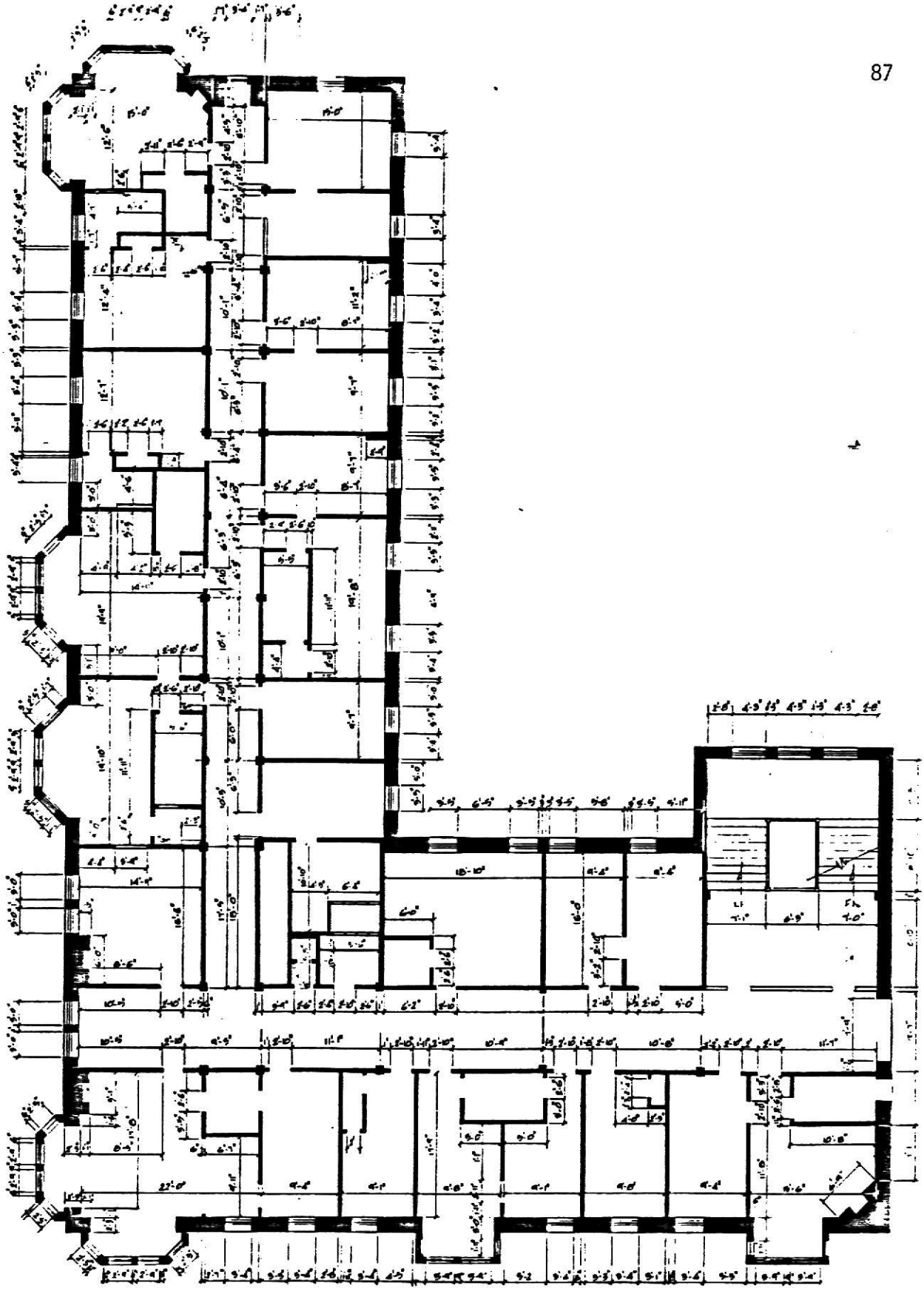
2ND FLOOR COATES HOUSE HOUSE ·AS BUILT PLANS



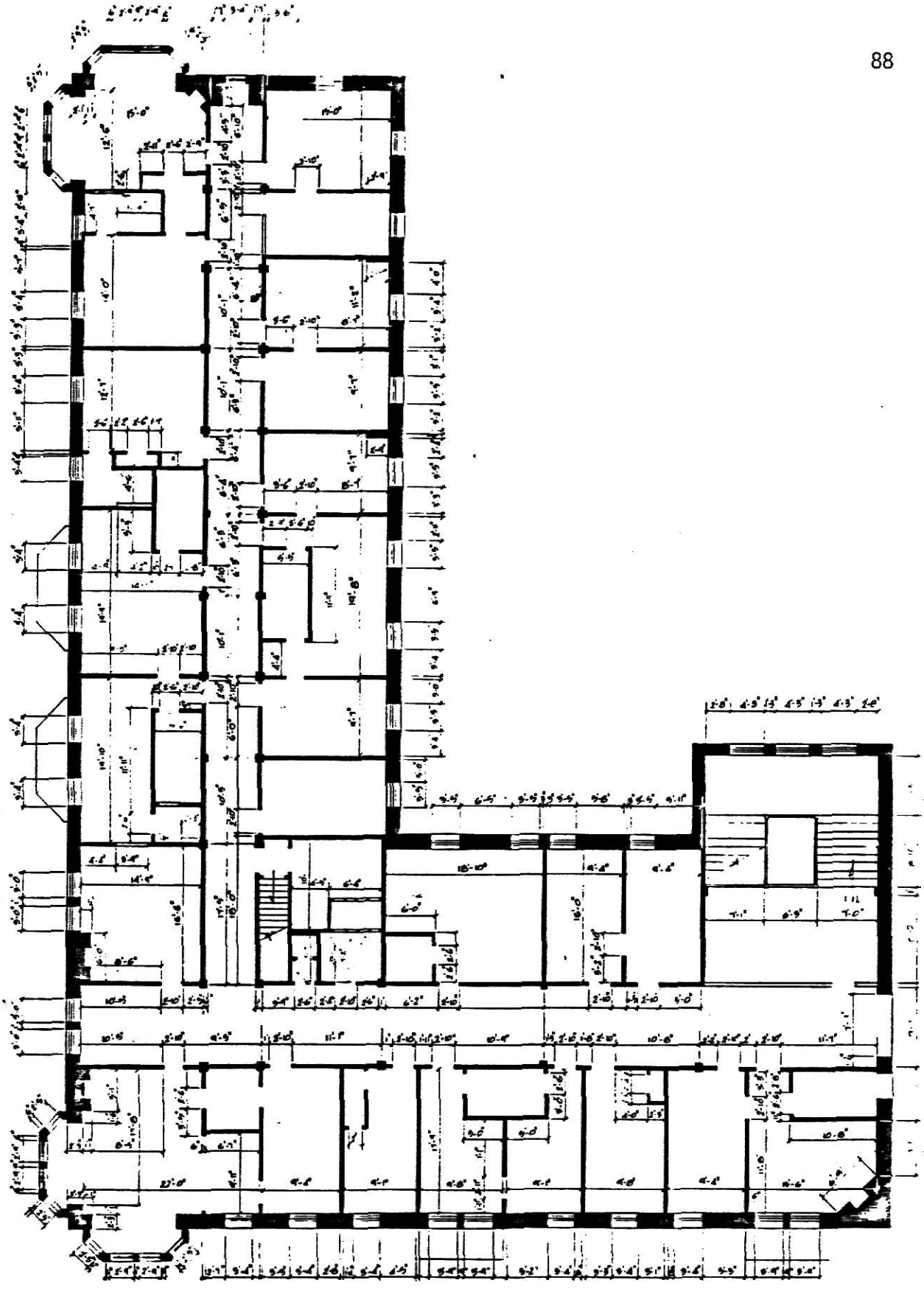
3RD FLOOR COATES HOUSE HOTEL -AS BUILT PLANS



4TH FLOOR COATES HOUSE HOTEL -AS BUILT PLANS

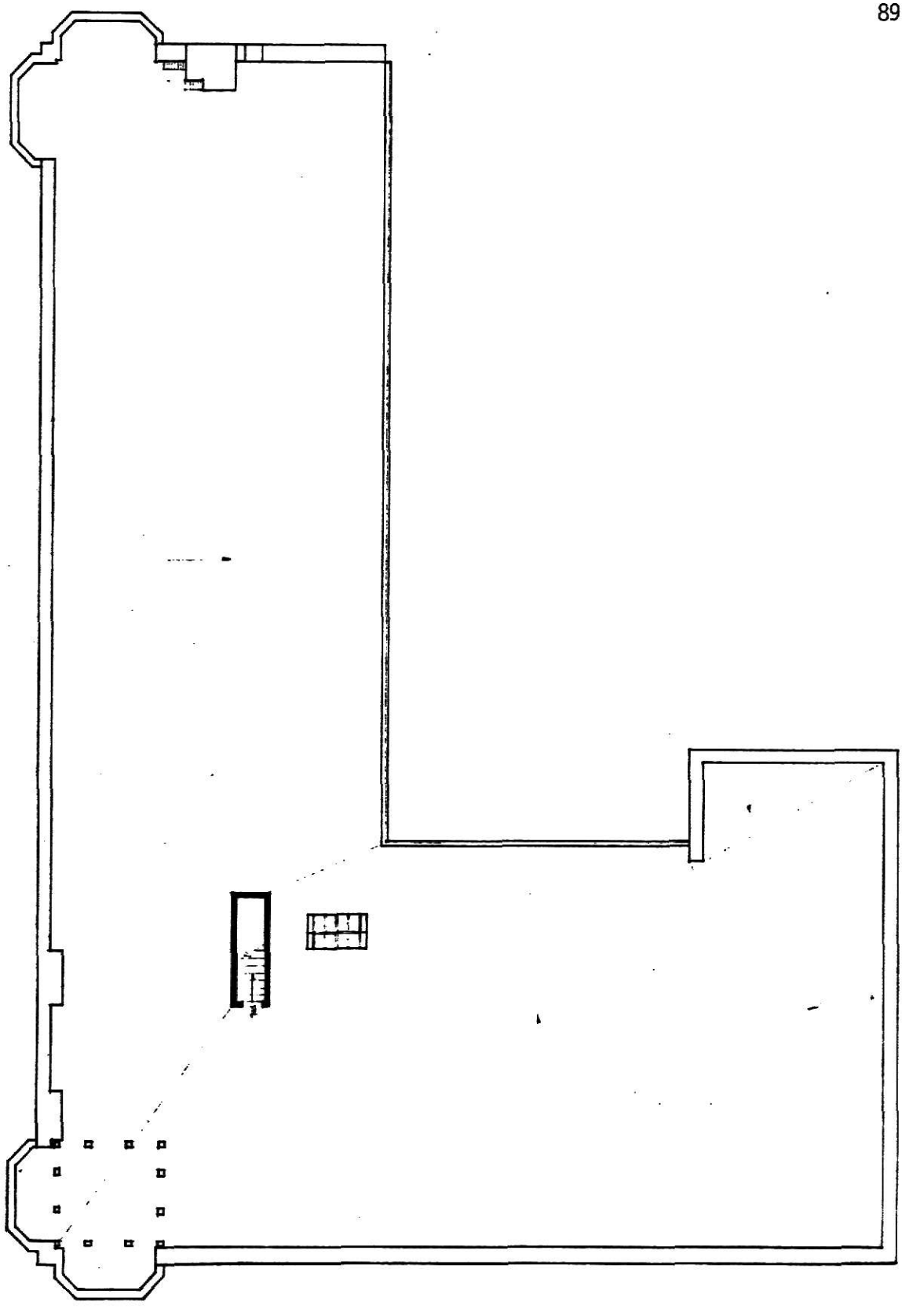


5TH FLOOR COATES HOUSE HOTEL -AS BUILT PLANS



6TH FLOOR COATES HOUSE HOTEL -AS BUILT PLANS

SCALE: 1/8"=1'-0" DRAWN: REVISED:8/82



ROOF COATES HOUSE HOTEL -AS BUILT PLANS
SCALE: 1/8"=1'-0" DRAWN: 8/82 REVISED:

Priority of Elements to be Retained

Exterior:

According to the covenant that exists, the exterior would require restoration, including stabilization of stone ornament, reconstruction of a parapet, two chimneys, and one copper clad mansardic dome at the corner of the building.

In addition the dome at the northwest corner of the building might be replaced as might the railing on the marquee or balcony and the flagpole.

Since the building was remodeled in the 1940's and unsympathetically 'streamlined', the carara glass and new entrances should be removed. The existing signs on the building should be removed as well. They represent an era of decline for the Coates House. If fire codes would permit, by providing a safe alternative, the firestair on the north facade should be removed as it interrupts the original intent of that facade. (See Appendix B.)

The following must be retained, repaired, and/or reconstructed by covenant, or author's aesthetic judgement or to insure maintenance and building safety. (See also Appendix C).

1. brick face and bays (including missing copper panels)
2. copper-clad mansardic dome on the northwest corner
3. parapet
4. stone ornament
5. marquee or balcony including tin ceiling
6. chimneys
7. original firescape on east facade

The following could be retained, repaired, and/or reconstructed based on author's aesthetic judgement, depending on cost constraints, and/or functional requirements:

1. copper-clad mansardic dome on the northeast corner
2. original openings and entrances
3. original painted colors (as evidenced in paint scrapings at third floor window frames, and marquee performed by author)
4. railing on the balcony or marquee
5. flagpole

The following should be removed based on author's judgement to insure building maintenance, and safety. Author's aesthetic judgement is also a basis for determination.

1. signs
2. carara glass and altered entrances
3. fire escape on north facade.
4. structurally unstable areas outside the main six-story structure, i.e.,
5. the restroom area on the first floor, interior courtyard area.

Interior:

The marble pool is the most significant feature of the basement and should therefore be retained. The marble stairs entering the basement from Tenth Street should be retained but may be altered since they have undergone sympathetic alterations.

The ten Corinthian columns in the barber shop are important in defining that space, and should be retained.

The tile fireplace in the 'chop house' is primarily intact and should be retained and repaired.

Walls that are not structural might be removed or altered depending on the function of the proposed spaces.

Paritions that are unsympathetically constructed and constructed of 'cheap' materials such as wood paneling should be removed. All structurally unsound areas should be cleared, especially under the courtyard area outside the main building.

Interior

Basement

Elements that should be retained, repaired or reconstructed: based on author's aesthetic judgement or importance of the feature to the building's history and recognition.

1. pool
2. marble flooring
3. columns in barber shop
4. fireplace in chop house

Elements that might be retained, repaired, or reconstructed: depending on proposed new use, cost constraints, and author's aesthetic judgement.

1. tile flooring in chop house
2. bath partitions
3. lions heads on pillars surrounding pool
4. fountain at bath entry

Elements that should be removed: based on author's aesthetic judgement or building safety.

1. paneled stud partitions
2. collapsed and deteriorated plumbing
3. structrually unstable supports outside main building at basement level.

First Floor

On the first floor the most important element is the marble staircase since it was historically a renowned feature. The fireplace with Kersey Coates' image on a copper plaque is also of great importance; it is a tribute to an important figure in Kansas City's history.

The wood and marble fireplace in the Club Room is in need of repair but is basically intact. This feature should be restored. The wood detailing on columns in the original lobby area is superb and should be retained.

Since the front desk is no longer in the building, it may be difficult to reconstruct exactly; however, depending on the use of the building this feature could be replace. The original location of the main entrance is better suited to the exterior.

Partitions obstructing the view of the staircase should be eliminated if fire codes and the proposed use for the space permit.

Since the bathroom area outside the main building is severely damaged and structurally unsound, it should be removed. This area was not appropriate to the remaining building.

Interior

First Floor

Elements that must be retained, repaired and/or reconstructed based on author's aesthetic judgement or building safety.

1. grand marble staircase (aesthetic judgement)
2. original column detailing in lobby area (aesthetic judgement)
3. marble flooring (aesthetic judgement)
4. opening to clerestory barrel vault (aesthetic judgement)
5. fireplace in Gentlemen's Club room (aesthetic judgement)
6. fireplace in 'Reading room' or Restaurant (aesthetic judgement)

Elements that might be retained, repaired and/or reconstructed determined by building use or author's aesthetic judgement.

1. main desk
2. front entry
3. original space planning of sample rooms
4. some existing partitions
5. chandelier suspended from second floor ceiling

Elements that should be removed based on author's aesthetic judgement, or building safety.

1. existing front entry
2. bathroom area outside main area
3. linoleum flooring in lobby
4. 1940's remodeling in restaurant

Second Floor

The most important characteristics of the second floor to retain are the high ceilings, barrel vaulted area above the main desk and the woodwork. The fireplaces in the parlors, Ladies' Ordinary and banquet room are also important features.

Some uses had been interjected that were not original. These functions were separated by new partitions that may be removed. These areas include the cashiers' office, and men's and women's restrooms. Stained glass windows in the clerestory may or may not be replaced since there is no graphic record from which to reconstruct them. The wood parquet flooring of the 'promenade' should be retained.

Interior

Second Floor

Elements that must be retained, repaired and/or reconstructed based on aesthetic judgement.

1. fireplace in Ladies' Ordinary
2. fireplaces in Parlors
3. barrel vault
4. marble stairs
5. doors in banquet room
6. woodwork and wainscoting in halls
7. woodwork
8. wood flooring of 'Promenade'

Elements that might be retained, repaired and/or reconstructed based on use, and cost constraints.

1. cashiers' cage and men's and women's restrooms
2. hat room
3. toilets
4. balcony around the opening to floor below
5. stained glass in the windows of the clerestory

Elements that should be removed

1. flooring over desk area

Third through Sixth Floors

On the third through sixth floors there is little detail in the original building, therefore a great deal of latitude for the location of new partitions or elimination of existing partitions is possible. However, an effort should be made to retain existing wainscotting in the hall and fireplaces. All original doors and frames should be retained or reused.

Interior

Third floor through sixth floor.

Elements that must be retained, repaired and/or reconstructed based on aesthetic judgement.

1. wainscoting in corridors
2. fireplaces in parlors
3. original doors
4. marble staircase

Elements that might be retained, repaired and/or reconstructed based on building use.

1. room configurations and partitions
2. toilets and raised flooring of toilets

3. missing wainscotting or fire damaged elements
4. through-way in east wing corridor

Elements that <u>should</u> be removed based on aesthetic judgement.

1. blocked up fireplaces
2. kitchenettes in parlors

Chapter III. Recommendations for treatment of Historic Building Materials

(See Priorities, Chapter II, Page 90 .)

Roof repair.

The most immediate problem to be remedied is repair of the roof. The felts and tar currently on the structure have bubbled and deteriorated substantially. There is evidence of water penetration and structural corrosion throughout the building. There is no flashing at the parapets of the west and north facades. Felts and tar have been rolled over the common wall parapet, on the south, without cants or flashing.

The deteriorated felts should be removed so that any trapped moisture can evaporate. Tappered insulation, new felts and tar should be applied. Proper installation of flashing is also necessary. Water drainage is accomodated by a roof slope to the south and east sides. Guttering on these faces is in good condition.

Treatment to masonry.

The original red brick shall be cleaned by the gentlest method possible. It is recommended that 'Sure Kleen' restoration cleaner produced by Pro So Co., Inc. be applied to the brick face with a soft bristle scrub brush to remove soot and dirt. While darkening agents such as carbon in the air add patina to the brick they also trap moisture that may cause spalling or deterioration.

After the cleaner is applied to the surface a low pressure water wash with a fan tip spray is recommended to remove suds. Pressure no than 500 p.s.i. is suggested. The spray should be moved in a horizontal path starting at the bottom and working up to prevent streaking.

Before cleaning, test patches should be performed at the second floor just above the marquee on the west facade. This area would be least noticable from the street because it would be obscurred by the canopy. The tests shall be approximately two feet by three feet. No cleaning should be performed in temperatures below forty Degrees Fahrenheit.

Treatment of deteriorated stone ornamentation.

The most evident exterior deterioration is spalling of sandstone panels and limestone sills and lintels. This is also aestheticly disconcerting since residue is left on the red brick and carved details are lost.

The most desirable solution is to cut the deteriorated stone out and replace them with new stone. However, this may not be cost effective. The recommended solution is to caste fiberglass to imitate the carved stone on the sixth floor panels and third floor hooded lintels. Stabilization of existing stone sills is also recommended. To achieve this, a water proof coating is not recommended since water could get behind the coating and cause further spalling. Instead, water repellent coating is suggested.

Paint removal from copper bays.

Test patches for the removal of paint should be performed on the copper bays before work over the whole area proceeds. The test patch should be performed on the lower portion of the bay directly above the marquee.

Pro So. Co. of Kansas City manufactures a paint stripper called T-509 that has the least toxicity that may damage the copper. A low pressure rinse following application by brush or roller is recommended. A bristle brush will loosen the paint in crevices.

Motar and brick replacement.

The original mortar is a red tinted portland mixture. There appears to be little deterioration of existing mortar joints so that tuckpointing is not necessary. In areas where new brick is to replace damaged or missing masonry the mortar joints should be struck the same as the existing joints. A mortar mix of 1 to 1½ bags hydrated lime, 1 bag portland cement, 5 to 6½ cubic feet of sand, and red tint by Color Pigment Inc. or equal is recommended.

Brick should be replaced where existing signs are removed and in the areas where the old structure ajoined the existing building. Replacement bricks should match existing brick in color texture and size. A special order for manufacturing the square and ball brick near the parapet will be likely. The Old Carolina Brick Co. of Salisbury, North Carolina produces handmade bricks. If this proves unfeasible the possibility of utilizing

molded concrete, colored to look like brick exists. These would not be visably different from the existing bricks when seen at street level.

Windows.

Broken windows shall be reglazed. Sashes are in good condition so that the frames need not be replaced. A better thermal rating can be achieved by installing interior storm windows. The storm windows should be one over one, 1/2" glass, wood framed or single pane, 1/2" glass, and wood framed. They should be stained to match sill and surrounding woodwork on the interior. Paint scrapings of the exterior show that the original colors were forest green and deep rust-brown on the frame and sash respectively.

Repair of the marquee.

The marquee (north and west faces) is structurally unsound (see structural engineer's report Appendix E.) The marquee should be demolished while cast iron brackets and columns should be salvaged. A new marquee to match the orginal shall be constructed using salvaged parts of the original. The wood joists in all likelihood is reusable and shall be replaced. The pressed tin ceiling can be replaced with new tin to match the original.

Recommendations for treatment of interior historic fabric.

Marble:

White Italian marble is used in the pool, stairs and floor. A decision to accept some cracks in the surface shall be made

primarily due to cost of replacement. Broken or missing slabs should be replaced. Carthage Marble of Kansas City stocks and cuts White Italian. If marble is too costly, an alternative would be to use Corian in less worn areas such as stair risers. Corian is a man-made surface primarily used for counter tops, but would withstand wear from light foot traffic.

Wainscotting:

Wainscotting in the hallways is stained and varnished oak at third through sixth floors or cherry at first and second floors. It is cracked and has darkened with age. Stripping by the most gentle means possible is recommended. Most often, the least expensive process of stripping is to remove each panel and have it dipped in stripper and then returned to the site and reinstalled. This requires that each panel be numbered so that when installed the panels are returned to their original location. The panels should then be restained with a dark oak or cherry stain and varnished. Finishes of the period were often high gloss with three or more coats of varnish. This finish is recommended for hall wainscotting.

Barrel Vault:

The pressed tin panels on the interior of the barrel vault have been painted silver. Since the panels are too fragile to remove from the site they will have to be stripped by hand on the site. The paint only need be removed so that a smooth primer finish can be applied followed by application of an oil base paint. The relief figures may be accented with painting.

Paint scrapings were not taken of this area. Scrapings are recommended before work is undertaken. The stained glass panels should be repaired and replaced if they are still in existance. If they can not be located, new leaded glass of a design in-keeping with the late 1800's period should be installed.

Fireplaces:

Fireplaces that have been blocked up or gypsumed over should be unboarded. Most mantles have been removed from guest room suites and should be replaced with mantles in-keeping with the decor of each individual unit. Mantles of period designs are not necessary in individual condominium units. Mantles that will be viewed by the public should be in-keeping with the late 1800's design, however. Often tiles on hearths or mantles are broken or missing. Since it is unlikely that these could be matched a new tile obviously different from the original but not distracting many be substituted.

Basement Columns:

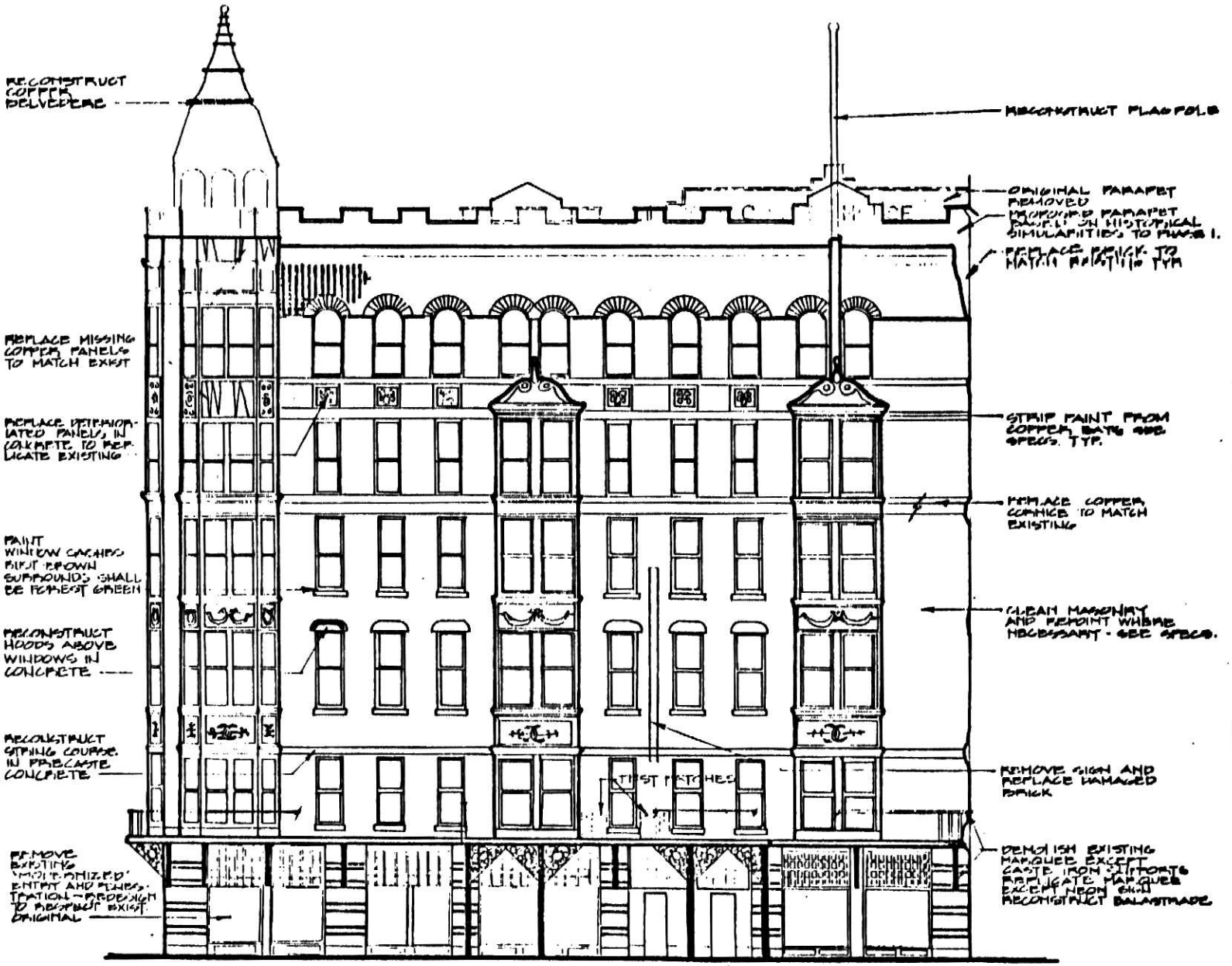
The present columns are in good condition but need stripping and repainting. A primer and satin finish latex paint shall be applied.

Tile Flooring in Chop House:

These one-inch octagonal tiles are plentiful and can be replaced from supplies at architectural salvage companies.

Wood Flooring:

Original wood flooring should be lightly sanded, stained with a stain to match the original and varnished.

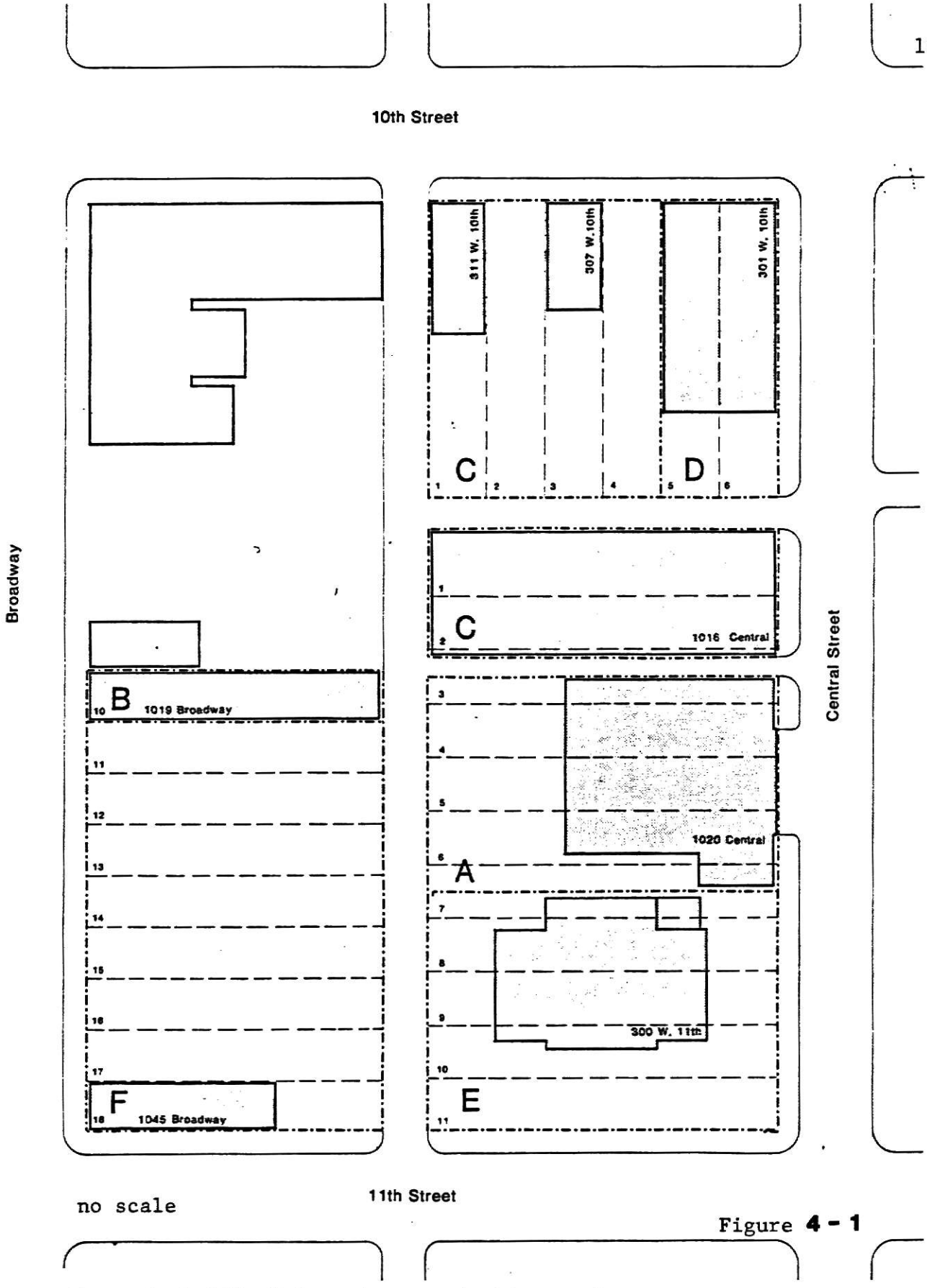

RECONSTRUCT COPPER BELVEDERE
REPLACE MISSING COPPER PANELS TO MATCH EXIST
REPLACE DETERIORATED PANELS IN CAULKETT TO REPLICATE EXISTING
PAINT WINDOW CASINGS BUFF BROWN SURROUNDS SHALL BE FOREST GREEN
RECONSTRUCT HOODS ABOVE WINDOWS IN CONCRETE
RECONSTRUCT STRING COURSE IN PRECAST CONCRETE
REMOVE EXISTING VANDALIZED ENTRY AND FENESTRATION - REDESIGN TO RECONSTRUCT EXIST ORIGINAL
RECONSTRUCT FLAG POLE
ORIGINAL PARAPET REMOVED
REPLACE BRICK TO MATCH EXISTING TYP.
STRIP PAINT FROM COPPER, SEE SPECS. TYP.
REPLACE COPPER CORNICE TO MATCH EXISTING
CLEAN MASONRY AND REPOINT WHERE NECESSARY - SEE SPECS.
REMOVE SIGN AND REPLACE DAMAGED BRICK
DEMOLISH EXISTING MARQUEE EXCEPT CAST IRON SUPPORTS REPLICATE MARQUEE EXCEPT NEON SIGN RECONSTRUCT BALUSTRADE
WEST ELEVATION
NOT TO SCALE

Chapter IV. Program for Use of the Coates House Hotel as a Health Club, Restaurant, Retail, Offices and Condominiums. Addition to Include Retail Space, Offices and Apartments.

The Site

The Coates House is located at 10th and Broadway in downtown Kansas City on a block that is eligible for a '353' redevelopment (property taxes are frozen) (Fig. 4-1). A fire station converted to a private club or YMCA, a new office tower (for purposes of this study assumed to be 20 stories in height), a parking structure (4 stories) and the 'Financial Assurance Building' are part of this development. The block is surrounded by a historic residential area to the west, Quality Hill, now undergoing rehibilitation. The garment warehouse district is located to the north and the downtown retailing and office district to the east. Convention facilities including Bartle Hall and the Municipal Auditorium are located two and three blocks south. The $22,000,000 Vista International Hotel is being constructed one block southeast of the site. A $7 million galleria shopping center will span the street located three blocks east of the Coates House.

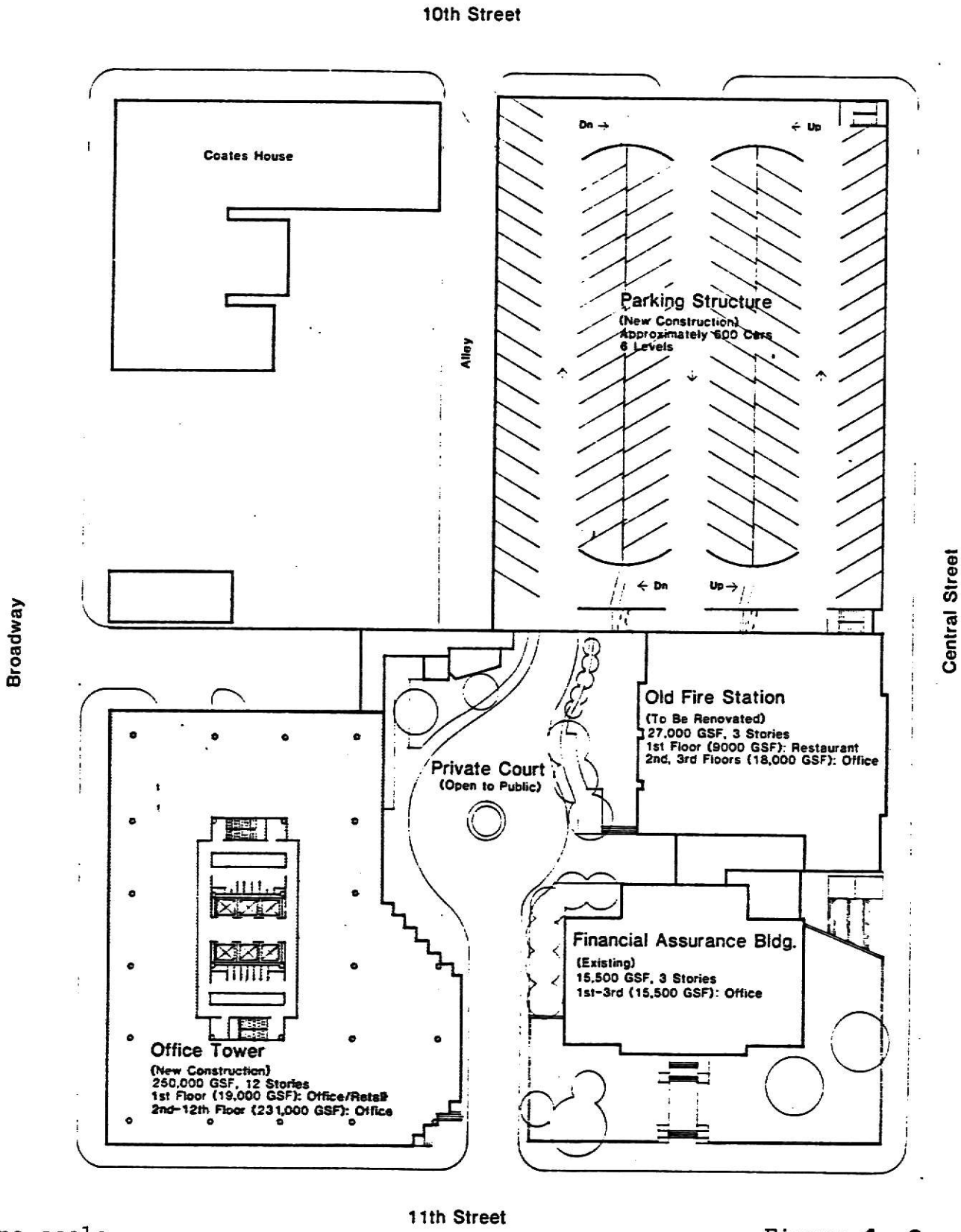
Buildings surrounding the Coates House date from 1890's to 1920. The garment warehouses are red brick, flat roofs, two to six stories in height. Directly across Broadway is a six-story red brick warehouse with limestone trim (Fig. 4-6). Also across the street are apartment buildings, three to four-stories high (Fig. 66). Their facades are fronted by classical multi-tiered porches. A parking lot is located directly to the south of the Coates House. Don's World of Beef (a one-story, building) is currently located at the corner of Eleventh and Broadway. This will be the location of a 20 story office building.



no scale

Figure **4 - 1**

source: Patty Berkebile Nelson Assoc., Architects Inc. PROPERTY PARCELS

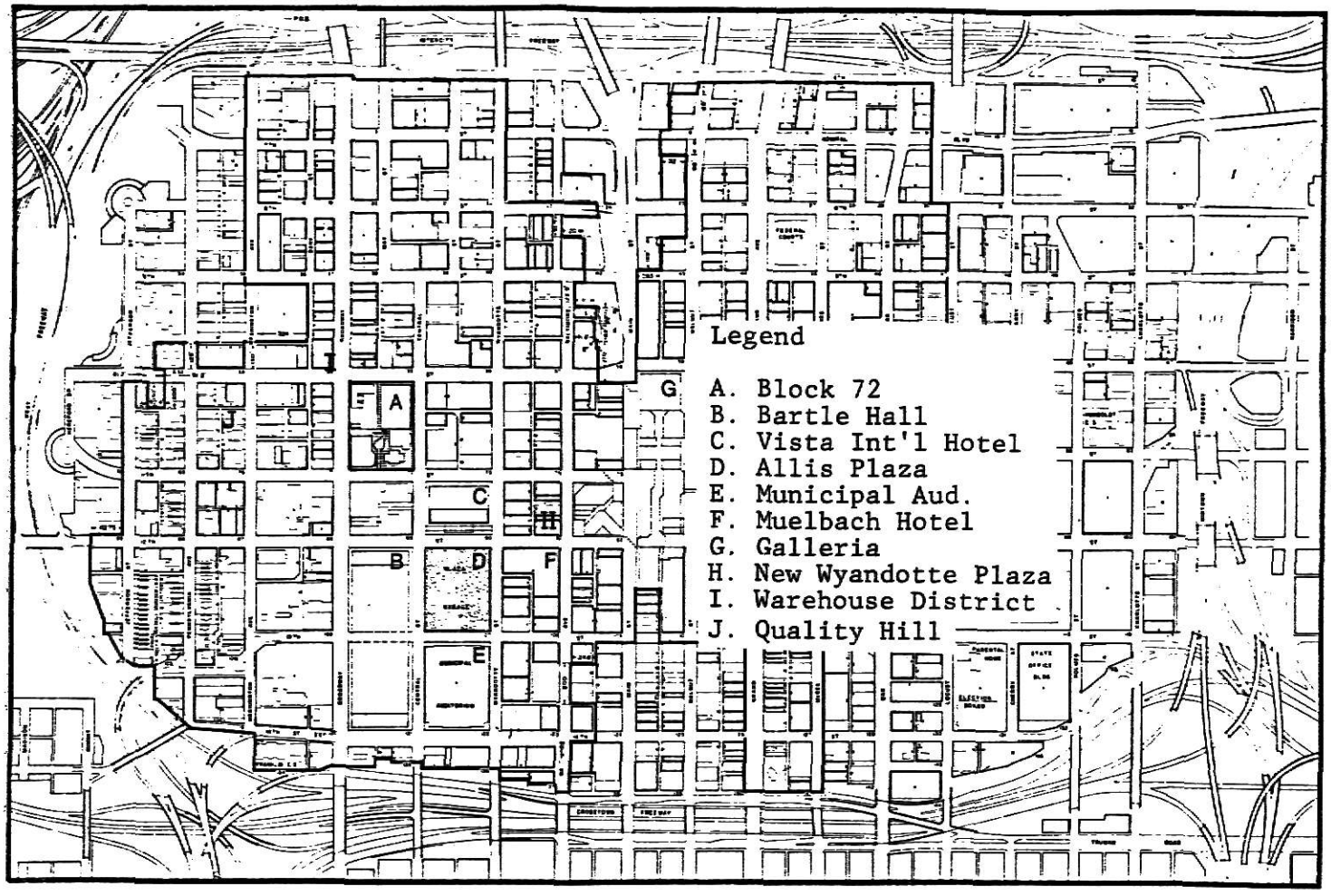


no scale

Figure **4 - 2**

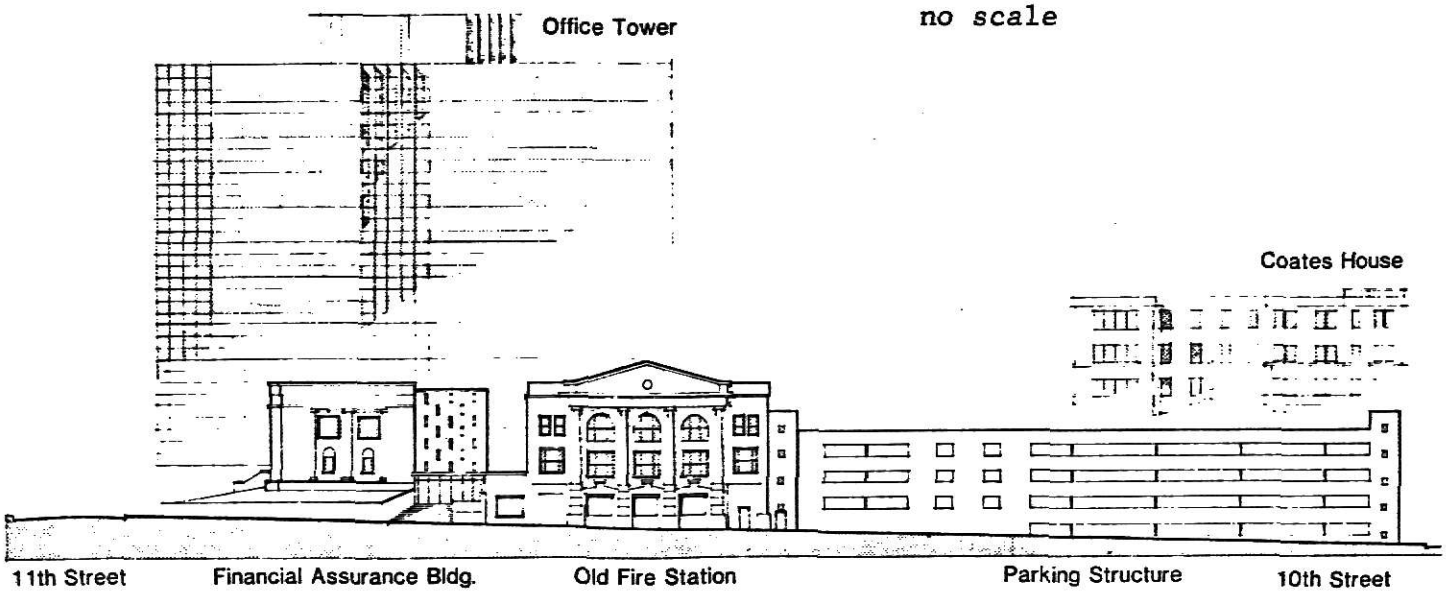
source: Patty Berkebile Nelson Assoc., Architects Inc.

Upper Level Plan



LOCATION MAP

no scale



CENTRAL STREET ELEVATION

Figure **4 - 3**

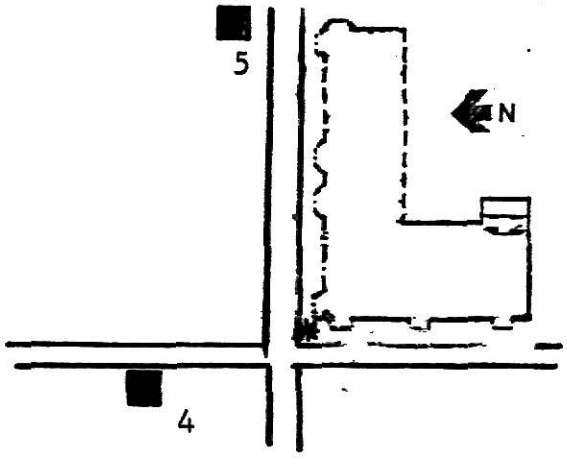
source: Patty Berkebile Nelson Assoc., Architects Inc.



FIGURE 4 - 4



FIGURE 4 - 5





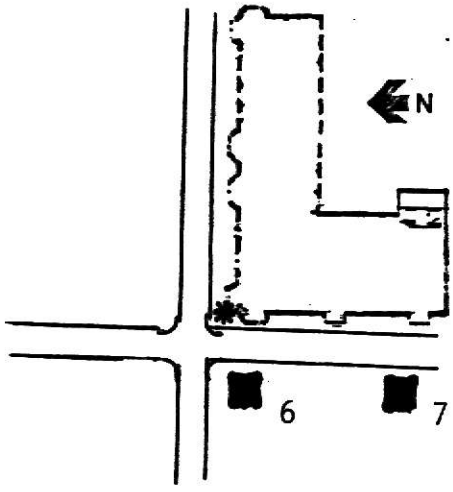


FIGURE 4 - 6



FIGURE 4 - 7

Uses to be programmed for the Coates House include:

Health Club

to include reuse of the marble pool as a whirlpool

sauna

weight room/exercise room

jacuzzi

racquet ball - courts may be accommodated outside original structure

possible additional space for services such as barber, shoe shine, etc.

Security/lobby to condominiums

Bank

Restaurant

Office common space

*mechanical approximately 8% of total square feet

Special provisions for the disabled is required by Uniform Building Code. These will include planning of access and emergency egress routes, door operation, lifting aids in bathrooms and bedrooms, or installation of specially designed appliances and equipment to facilitate easy movement.

Space Relationships and Circulation

It is undesirable to mix condominiums on the same floor with other facilities because of security and privacy conflicts. Offices and banquet facilities may be located on the same floor

if controlled access and noise concerns are addressesd. Bank facilities should be located on the ground floor but may receive controlled access assuming open hours and security may differ from retail needs. The health club facilities also should retain controlled access. Controlled accesses could take the form of reception in a lobby, security guard, key or card-operated doors, or surveillance cameras.

Public access shall be provided to the retail spaces, restaurant, and bank facilities. The health club may have a receptionist at a lobby entrance. The offices should offer controlled access too, possibly with a receptionist. Condominium access may be key-controlled at the elevator and main entrances. Staff should not need access to condominium floors. They should, however, have a separate entrance to the kitchen and banquet facilities to minimize circulation conflicts.

Restaurant: seating for 160 to include bar, kitchen facilities with food storage, restroom and coat room, office for manager.

Restaurant space program

Background: Downtown Kansas City is a center for offices and conventions. There is a market for mid-price restaurant facilities in the area since retail activity is also present. The restaurant will cater to upper middle income groups to accomodate office personnel and convention trade.

It will seat 160 people with approximately 16-18 square feet per person allotted.[21] A kitchen facility shall be located on the first floor adjacent to the dining space requiring about 40-45% of the space allowance for the dining area,[22] or 675 square feet.

Bar

A bar or coffee shop shall be located on the first floor. It shall be accessible to kitchen. Minimum space allowance per person is 16 feet. (Lawson, p. 164) It shall be able to accomodate 60 persons minimum.

Banquet facilities to be accommodated on second floor with toilets and coat room.

Bank facility on first floor with lobby.

Offices on second floor and third floors.

Condominiums on fourth to sixth floors.

Banquet Room

The banquet facilities located in the second floor are to be let on a short term basis. The facilities shall be able to be subdivided with movable partitions to accommodate more than one party of varying sizes at a time. The staff shall be able to easily service the banquet facilities.

Cloakroom and toilet facilities shall be provided adjacent to the banquet room but private entrances to the toilets shall be considered.

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[21] Hotel and Motel Design; Lawson, Fred; p. 64

[22] Time Savers Standards, p. 764

Provisions for storage of furniture and special equipment shall be made in closed proximity to the banquet room. (Appendix C)

A dance floor shall also be provided. The banquet room shall be separated from the offices and condominiums to minimize disturbances and facilitate management and security.

Space requirements: square feet/person

dining 10-14

meetings table groupings 10-12 square feet per person

access and circulation routes shall include fire safety requirements

Cloakrooms, toilets and restrooms

There shall be a toilet stall accessible to the handicapped for men and women on each floor accessible to the public.

Toilets to be located near:

main lobby

restaurants and dining rooms

A cloakroom shall be located near the restaurant and dining rooms

Areas/uses of cloakroom

	for banquet rooms	for restaurants
unattended	1.1	.8

Restroom and toilets	male	female
water closets	1/100	1/50
urinals	1/25	----
washbasins	1/1-15 2/16-35 3/36-65 4/56-200 3/100 or above	same as males

Space allowances per fixture allowing for circulation:

water closet	32
urinal	14
washbasin	16
towels	12

Toilet facilities for dining area: square feet/diner .5 - 1.2 Noise reduction between the toilets and the dining area is important.

Employee Services

Ratios of staff to occupants:

apartments and condominiums (Lawson, p. 216)
.10:1 to .105:1

changing rooms and restroom facilities (Lawson, p. 217)

8 square feet/employee for locker room
4 square feet/employee for toilet

Condominium Lobby

The main condominium lobby shall have elevator access to upper floors. A television monitor and security guard shall be stationed in this area. Mailboxes and a master fire alarm system shall be also located in this lobby. It is important that this area present a luxurious atmosphere. The high ceiling, original marble floor and wood columns can contribute to this impression. The glitter of glass and chandaliers as well as fine quality furnishings will be an important part of this area and create an impression of desirability.

Apartments/Condominiums

Often activities that were meant to take place in designed rooms may not actually happen as the designer predicted depending on the user's lifestyle. The interaction of spaces is a crucial consideration in determining compatible adjacencies. Passive and active zones must be identified. Noise, traffic and visual activity must be considered. Often an architect projects his/her lifestyle into the design of a speculative space without understanding the needs and lifestyles of the market.

Before programming, an analysis of the market should be performed. Purchasers of urban condominium units tend to fall into two major groups according to a 1975 United States Department of Housing and Urban Development (H.U.D.) study. Young, married, childless couples, 25-34, and "empty nesters," couples 45-64 whose children are no longer living at home are major purchasers. Both groups look to condominium living for equity accumulation, accessibility to work and urban activities, low-maintenance and tax benefits. Most often these people have above average incomes and are looking for luxury features in their purchases. The young couples are often status seeking, career-oriented or seeking individual benefits. The most marketable features identified by Barbara Behreno Giers in her article "Young Marrieds on the Move", (Housing, January, 1979) are: (no ranked order)

architectural excitement/design

features associated with success

low maintenance

open-floor patterns

private outdoor space

recreation

roomy master suites

second bedroom space new use

space for entertaining

uncramped kitchens

Open floor plans that facilitate flow of movement for entertaining and the opportunity for dramatic spaces are favored by many childless couples. The kitchen, living and dining areas need not be partitioned. Private spaces should be provided for hobby and/or office, bedroom and bathroom.

Apartments and condominiums shall include the following minimum square footages (Lawson, p. 63)

two rooms - 350 square feet
three rooms - 700 square feet

Minimum bathroom sizes: 55 - 70 square feet (Lawson, p. 160)

Functions to include:

sleeping area

bathroom

food preparation

dining facilities

storage

living area (may be dual purpose)

Condominiums shall have adequate provisions for security and access to the exterior.

Bathrooms

All bathrooms shall be full baths and have tubs with integral showers. Sinks shall be mounted in counters with space for makeup and toiletry storage.

Bedroom

The master bedroom is an important space for career couples. Most of the time they spend at home is in this room. Large dressing areas with bathroom facilities that can be utilized by both residents at the same time should be considered.

Kitchen

Adequate floor and cooking equipment storage is a necessity in the kitchen. Many couples share food preparation and clean-up duties so adequate circulation space and counter space for two people to comfortably work should be provided. Countertop eating space may be provided for quick meals, breakfast, or snacks. This option is easier to clean up than a formal meal in the dining room. Space should be allotted for microwave and convenience food preparation.

Living room and Dining room

These areas shall have daylight, preferably with views. They should have adequate space to entertain. The condominiums shall have fireplaces in these rooms whenever possible. The living and dining rooms shall be luxurious but need not require costly finishes. Spaciousness, lighting and furnishings can contribute to the desired atmosphere.

Office Space

Office space shall be publicly accessible directly from the exterior or from a major public core serving either functions as well. Space will be luxury quality and will be let on a square foot basis by a management corporation. A waiting area may be provided for the offices collectively or individually depending on the number of leased offices per floor. Restrooms on the office floors shall be provided to include at least one stall for handicapped in each room. Storage space for custodial cleaning equipment shall be provided on each floor.

Mechanical

According to Time Savers Standards space alloted for mechanical is between 5-10% of the gross area of all uses. (8% will be utilized throughout this study) The mechanical space may be centralized servicing the entire complex (Coates House plus addition), or it may be zoned.

Parking

It will be assumed that a four-story garage structure (not part of this project) will be located east of the Coates House. Spaces may be leased for long-term tenants. Security from the parking garage to condominium entrances may be controlled by locked gates.

Retail Space

Retail space needs change dramatically from tenant to tenant depending on the line of products sold, number of employees, etc. For this reason a program for a specific space allotment will not

Security

In a mixed use development security should be insured by segretating entrances as much as possible. For example, the residential floors should not be accessible from the office floors. Entrances should be located in conspicuous locations so that they may be kept under observation by a security watchman. Closed circuit televisions and intercom systems for communications may alert a watchman to intruders. Surveillance of personnel working on the premises is important too. Specialized security systems may be installed so that unauthorized people may not enter.

Safety

Accidents may be caused by inappropriate planning, design and maintenance, acts of nature or be the result of psychological or physical failure of an individual. The responsibility of architects is to comply with standards insuring construction safety, provide adequately for sanitation, and insure compliance with codes for electrical, mechanical services and fire safety.

Design accommodations should be made to account for failing senses, limited movement, and other disabilities. The facilities may be used by the elderly and guests or staff with illnesses or infirmities.

Safety in the event of fire is of main concern. The public perception of a fire-safe environment is a must for the success of this development. Safety provisions for corridors include provisions against smoke penetration (automatic door closure), fire, and obstructions.

Sprinkler systems and/or water walls may be required for fire. The means of escape in the event of a fire are related to travel distances to safe exits, signs, and active protective devices such as warnings, and fire fighting equipment.

The Coates House was originally billed as being "absolutely fireproof." The public may not perceive the difference between the terra cotta and steel structural system and the original wood frame portion in terms of fire ratings. A surface fire may trigger a panic response. Provisions for portable fire fighting appliances should be apparent.

If the marble stairway in the Coates House is not classified as a required exitway, it may remain open when protected with an exhaust ventilation system and a water curtain. (BOCA 520 and 1619.2.1) There shall be a one-half hour wall and partition terminated at the lowest portion of the fire resistant assembly. (BOCA 520 and 1619.2.1)

Special provisions for the disabled is required by code. These may include planning of access and emergency egress routes, door operation, lifting aides in bathrooms and bedrooms, or installation of specially designed appliances and equipment to facilitate easy movement.

Chapter V. Financial Considerations for the Reuse of the Coates House Hotel

New Uses for the Coates House Hotel that do not require significant changes in the structure are desirable from a financial standpoint because construction costs will probably be less than ones that require significant structural modification. Further, new uses compatible with the uses for which the building was designed are less likely to require drastic alterations of existing walls, doors, etc. For the Coates House, compatible uses include: health club in the basement, a luxury hotel, restaurant with banquet facilities, offices, apartments, or condominium flats. An addition to the remaining building may contain offices, apartments, or condominiums, or other uses deemed marketable by a developer.

In determining the financial market potential for a property, the developer first determines the potential operating costs. Operating costs for this study were derived by comparing the cost per square foot of four landmark buildings in Chicago's Loop. (A developer may control these costs though by including cost-of-living clauses: whereby the clauses in a tentant's lease may be raised to cover increased costs to the developer; or rent on a net lease agreement whereby the leasee pays taxes, utilities, insurance and other costs.) Another alternative would be to rent unimproved space with improvements made in common areas only.

Interim financing costs are assumed to be 15% for a three-year loan for 80% of costs. Permanent financing has been

in demand, 2) HUD housing for the elderly in the area has a current waiting list twice as long as the available housing. The demand for this type of use is significant, however, at this time there is no available funding from H.U.D. to guarantee rent income for the developer, 3) The new luxury development of the Vista Hotel will adequately meet convention needs. The Hyatt Regency and Crown Center Hotel adequately accommodate convention needs for the present. The Radison Muelbach Hotel also supplies luxury hotel accommodations.

Following a market analysis a feasibility is performed. First a developer should decide what rate of return on investment is desirable. Some individuals or coporations may want to sustain a loss for tax shelter purposes, while others may require as much as 35% return on investment before taxes to proceed with development. Others may simply require that they break even. The desired rate of return should be at least two or three points above the interest rate for the long term loan.[20]

The method used most often for calculating cash flow is known as the "return on investment" method (Figure 5-1). First the net income is calculated. This is the gross income less annual operating expenses. Lending institutions may loan on a percentage of economic value of a project rather than costs. The economic value is net income capitalized. For purposes of this study the

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[20]Oberlander, Richard Allen - A Design Proposal and Feasibility Study for the Mixed Reuse of the Kurtz Warehouse in Des Moines, Iowa; thesis, Iowa State University, 1978, p. 64.

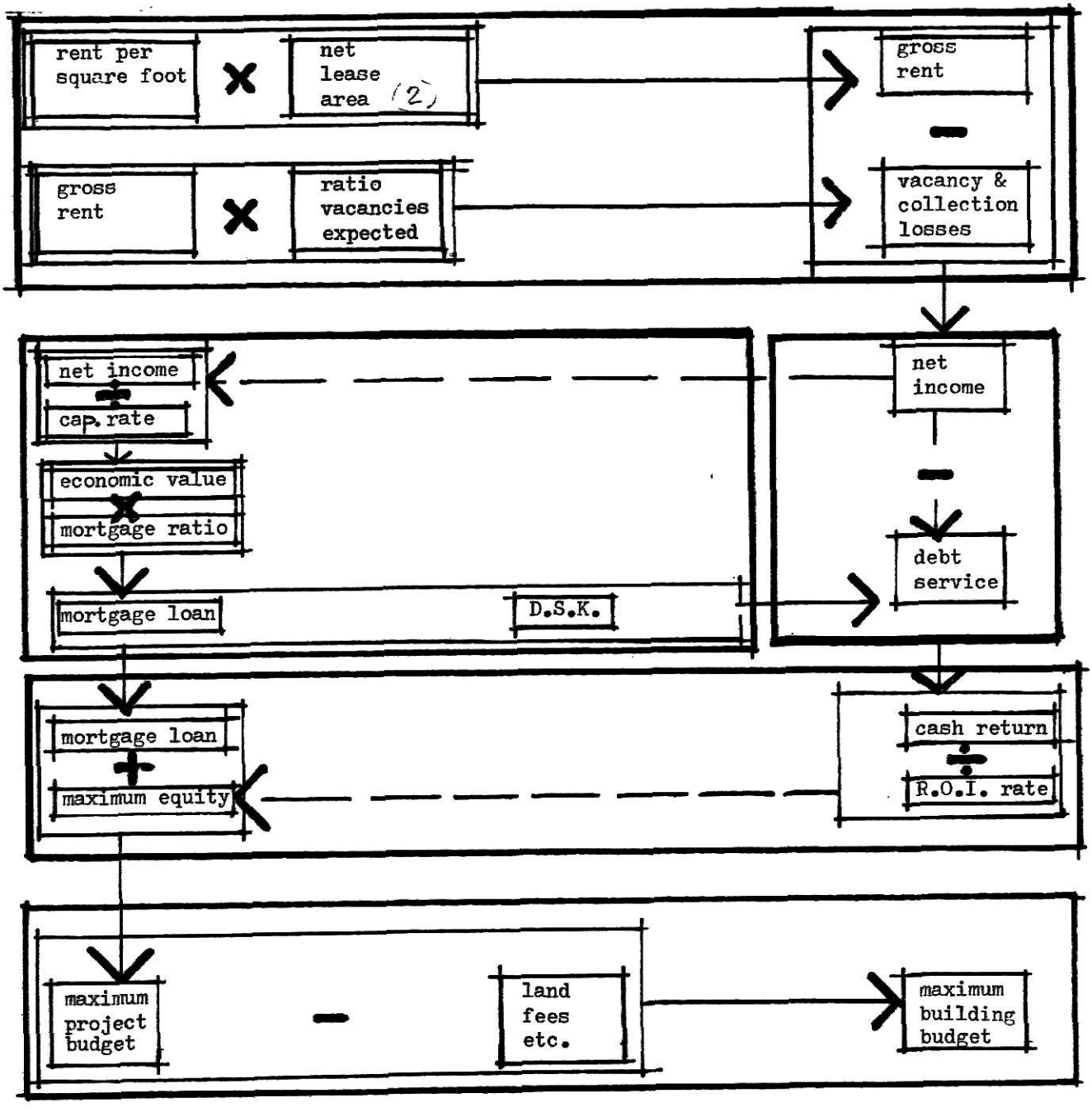


FIGURE 5 - 1

Source: Oberlander, Richard Allen - A Design Proposal and Feasibility Study for the Mixed Reuse of the Kurtz Warehouse in Des Moines, Iowa, Iowa State University, 1978, p. 64.

capitalization rate was assumed to be equal to the short-term interest rate.

Pro-Forma for Offices

Income for office building

*Assume $10/sq. ft. x net leasable area (54,970) = gross rent	$ 549,700
*Assume 5% vacancy and collection losses	$ 27,485
Gross revenue =	$ 522,215

Operating expenses (based on "Four Landmark Buildings in Chicago's Loop" - average square foot costs inflated at inflation rate for years 1980, 81, 82 and 83)

payroll	$ 20,000
taxes and fringes	2,800
electrical	6,600
heating	31,000
water	2,000
cleaning	51,000
maintenance and repairs	9,000
elevators	5,300
management fees	21,000
general administration	4,000
insurance	5,200
real estate taxes	76,000
	$ 234,500/year

Note:

*Rents were obtained from Coldwell Banker - $8/sq. ft. for rehabilitated property - $11/sq. ft. for new office space

New operating income before depreciation and debt service	$ 287,715

Construction costs office

Acquistion			
**costs high	85.00/sq. ft.		$ 375,000
	X 63,290/sq. ft.		$ 5,379,650
	+ 15% contingency		$ 806,948
		Total	$ 6,186,898

**1982 - Means Cost Data (high cost were chosen for luxury office accomodations and for conservative estimates).

Carrying costs for 3 years

Consulting fees 22% of construction

(architect, engineer, legal, account, permits, inspection)	$1,361,117
Subtotal =	$7,540,015

**Taxes of $5,000/year (15,000 for 3 years)
Insurance $12,000/3 years
Utilities and maintenance $5,000/year
(15,000 for 3 years)

Total	$ 42,000
Total costs of construction	$ 7,590,015

Assume loan of 80% costs for 3 years @ 15% interest

$6,072,012	loan
.4379	D.S.K. (Debt Service Constant)
$2,658,934	interest
$8,730,946	total cost of loan

Assume 80% construction loan for 3 years @ 14% for 30 years
80% of construction loan + acquisition costs ($375,000) *

$8,730,946 + $375,000 = $9,105,946
$9,105,946 x .8 = $7,284,757 loan
$1,821,189 equity

DSK = .1428 for 30 years @ 14% interest
$1,040,263 payable each year for 30 years

So income - operating expenses - debt service = N.O.I.
$287,715 - $1,040,263 = -$752,548

Taxes

Depreciable amount = cost of rehabilitation of building + cost of building ($355,000)

Straight line depreciation for 30 years
$7,548,015 + $355,000 = $7,903,015 - 30 = $263,434/year

Corporate taxes = 50% of N.O.I. after debt Service = 0 taxes

*Purchase price in May 1982, has since risen to $410,000

**Interview Doug Wasama Historic K. C. Foundation

TABLE I

Office Pro-Forma

	Year 1	Year 2	Year 3	Year 4	Year 5
Net operating income before D S	287,715	-0-	-0-	-0-	-0-
Debt service - $1,040,263					
Interest	-977,847	967,444	957,042	946,639	936,237
Principal	- 62,416	72,819	83,221	93,624	104,026
N. O. I. after debt service	-752,548	-752,548	-752,548	-752,548	-752,548
Investment Tax Credit @ 25% of rehab. over 15 years	125,800	125,800	125,800	125,800	125,800
Depreciation (S.L.-30 yrs.)	263,434	263,434	263,434	263,434	263,434
Subtotal 2a, +3, +4, +5	614,533	604,130	593,728	583,325	592,923
Corporate taxes	-0-	-0-	-0-	-0-	-0-
Total	614,533	604,130	593,728	583,325	592,923

R. O. I. = equity

2,133,855) 614,533 = .29 return on investment

say 30% R. O. I.

Pro-Forma for Mixed-Use/Apartments

Section 8 housing or apartments

Basement-retail or commercial and health club

First floor-retail or commercial

Second floor-offices

Third floor-sixth floor apartments
20 studio apartments
20 one bedroom apartments

Income*	$/year
Basement 4,000 sq. ft. @ $12.00/sq. ft. =	$44,000
First floor 7,760 sq. ft. @ $12.00/sq. ft. =	$93,120
Second floor banquet rooms and/or conference facilities - offices 3,600 sq. ft. @ $10.00/sq. ft. =	$26,800
Third floor - sixth floor 20 @ $353/month 20 @ $312/month	$84,720 $74,880 $323,520
Vacancy and collection losses of 5%	$ 16,176
Gross Revenue	$307,344

Expenses**	$/year
payroll	$ 20,000
taxes and fringe	2,800
electrical	8,400
heating	40,000
water	4,000
cleaning	40,000
maintenance and repairs	10,000
elevators	5,300
management	21,000
general administration	4,000
insurance	7,000
real estate taxes	70,000
	$234,500/year

*net square footage.
**based on Four Landmark Buildings in Chicago's Loop
costs were calculated on average costs per square foot

Net operating income before depreciation or debt service		$ 72,844
Net income - cap rat (15%) = economic value		
$388,502 mortgage		
$ 97,125 equity		$ 485,627
Construction		
Acquisition		$ 375,000
*housing, 45,220 sq. ft. @ $36,20	$1,636,963	
*retail (high cost), 18,400 sq. ft. @ $36.10	$ 664,240	
*restaurant (high cost), 9,700, sq. ft. @ 69.75	$ 676,575	
	$2,977,779	
Consulting fees 22% of construction (architect, engineer, legal, account, permits, inspection)	$ 655,111	
Taxes, $5,000/year or 15,000 for 3 years	$3,632,890	
Insurance, $12,000/3 years		
Utilities and maintenance, 15,000 for 3 years	$ 42,000	
Total	$3,674,890	

Assume loan of 80% of costs for 3 years @ 15% interest

$2,939,912 loan
$ .4379 DSK

$1,287,387 interest
$4,227,299 total cost of loan

1,287,387 (interest) + 2,939,912 (principal) =
total cost of interim financing = $4,227,299

Assume permanent financing loan @ 14% for 30 years

$4,227,299 + acquisition costs ($375,000) = $4,602,299

Assume 80% financing = $3,681,839 loan
$ 845,460 equity

DSK = .1428 for 30 years @ 14% interest

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*1982 Means Cost Data

$525,766 payable each year for 30 years

cost of permanent financing per year for 30 years $325,766

So income - operating expenses - debt service = N.O.I.

$72,844 (debt Service) - $525,766 =

Net operating income after debt service - $452,922

Taxes

Depreciable amount = cost of rehabilitation + cost of building ($355,000) for 30 years straight line depreciation

3,632,890 + $355,000 = $3,987,890 - 30 (S.L.) =

$132,930/year for 30 years

Corporate taxes = 50% of N.O.I. after debt service = 0

TABLE II

H.U.D. Housing for Elderly or Apartments

	Year 1	Year 2	Year 3	Year 4	Year 5
Net operating income before D S	72,844	72,844	72,844	72,844	72,844
Debt service = $525,766					
2a Interest	494,220	488,962	483,705	478,447	473,189
2b Principal	31,546	36,804	42,061	47,319	52,577
N. O. I. after D. S. = (-) 452,922	-452,922	-452,922	-452,922	-452,922	-452,922
Investment Tax Credit of 25% over 15 years 3,632,840 x .25	60,548	60,548	60,548	60,548	60,548
Depreciation (S. L.)	132,930	132,930	132,930	132,930	132,930
Subtotal 2a, +3, +4, +5	234,776	229,518	224,261	219,003	213,745
Corporate taxes	-0-	-0-	-0-	-0-	-0-
Total	234,776	229,518	224,261	219,003	213,745

Equity = 97,125 + 845,460

$942{,}585\overline{)\,234{,}776}$ = R. O. I. = 25%

Pro-Forma for Mixed-Use/Condominiums

(Old Structure Only)

Income

Basement - health club - 8806 sq. ft. x $11.00 = (to include additional finished space outside existing main building)		$ 96,866
First Floor - restaurant, retail, bank space 7760 sq. ft x $12.00 =		$ 93,120
Second Floor - banquet facilities and offices 2660 sq. ft. x $10.00 =		$ 26,600
Third Floor - offices 5300 sq. ft. x $10.00 =		$ 53,000
	Subtotal	$ 291,346
Fourth through Sixth Floors		
6 - efficiencies @ $100.00 per sq. ft. 3 @ $130,000 =		$ 390,000
3 - 2 bedroom units 3 @ $ 90,000 =		$ 270,000
9 - 3 bedroom units 3 @ $114,000 =		$ 342,000
3 @ $112,400 =		$ 337,200
3 @ $ 78,200 =		$ 234,600
3 @ $ 60,800 =		$ 182,400
	Total	$1,756,200

Condominiums shall be sold before construction to secure financing at lower rate

Operating costs

reserve parking stalls 2/unit #3.00/day	$ 32,850
electrical for common areas	1,320
heating	6,200
water	400
cleaning	10,200
maintenance and repairs	9,000
elevators	5,300
management	21,000
general administration	4,000
security and doorman	20,000
insurance	5,700
real estate taxes	96,000
other taxes and fringes	2,800
	$ 194,770

Assume 5% collection and vacancy loss
- 14,567 for restaurant, office & retail
- 87,810 for condominiums
-102,377

Gross revenue - $276,779

Net operating income $276,779
- $194,770

$ 82,009

Construction costs

Acquisition		$ 375,000
Cost for		
basement-retail - 8806 x $36.10		$ 317,897
first floor-restaurant and bank 7760 x $69.75 =		$ 541,260
second floor-banquet and offices (2260 + 2720) x $85.00 =		$ 457,300
third floor-offices - 5300 x $85.00 =		$ 450,500
fourth-sixth floors-condominiums 17,562 x $100.00 -		$1,756,200
common space - 18,918 sq. ft. x $36.10		$ 682,940
subtotal for all condominiums		$2,449,897
	Total	$4,206,097
Carry costs for 3 years consulting fees 22% of construction =		$ 925,341
Taxes (15,000 for 3 years)		
Insurance (12,000 for 3 years)		
Utilities and maintenance (15,000 for 3 years)		$ 42,000
	Total	$ 967,341

Assume capital from condominiums is used to finance short-term costs.

Permanent financing loan @ 14% for 30 years
$4,206,097 - $967,341 - $375,000 - $5,548,438
assume 80% financing - $4,438,750
$1,756,200 equity in hand
$1,109,688 necessary

DSK of .1428 for 30 years @ 14% interest
$633,853 payable each year

For 30 years
Income - operating expenses - debt service
$82,009 - $633,856 - -$551,844

Taxes
depreciable amount = cost of rehabilitation
+ cost of building ($355,000) for 30 years
straight line
$4,206,097 + $355,000 =
$4,561,097 - 30 = $152,037/year

Corporate taxes = 50% of N.O.I. after debt service = 0

TABLE III

Mixed-Use/Condominiums

	Year 1	Year 2	Year 3	Year 4	Year 5
Net operating income before D. S.	82,009	82,009	82,009	82,009	82,009
Debt service = $633,853	(94%)=I	(93%)=I	(92%)=I	(91%)=I	(90%)=I
2a - I - Interest	593,822	589,483	583,145	576,806	570,468
2b - P - Principal	38,031	44,370	50,708	57,047	63,385
N. O. I. after D. S. = (-) $551,844	-551,844	-551,844	-551,844	-551,844	-551,844
Investment Tax Credit of 25% of rehabilitation over 15 years 4,206,097 x .25 - 15	60,548	60,548	60,548	60,548	60,548
Depreciation (S. L.)	152,037	152,037	152,037	152,037	152,037
Subtotal 2a, +3, +4, +5	817,961	811,622	805,284	798,945	792,607
Corporate taxes	-0-	-0-	-0-	-0-	-0-
Total	817,961	811,622	805,284	798,945	792,607

R. O. I. = .46 or 46% return on investment.

Pro-Forma for Mixed-Use

(Old Structure and New Structure)

Health Club, Restaurant, Bank, Bar, Retail, Office, Condominiums and Apartments

Income

Office and commercial		
33196 S.F. @ 15.00/S.F. =		497,940
Restaurant + kitchen + banquet facilities		
12,270 S.F. @ 16.50/S.F. =		202,455
Apartments		
(3) studio @ 1400 S.F. @ $5/S.F.		21,000
(3) studio @ 800 S.F. @ $5/S.F.		12,000
1 Bedroom		
(3) @ 1200 S.F. @ $5/S.F		18,000
(3) @ 1050 S.F. @ $5/S.F.		15,750
(3) @ 900 S.F. @ $5/S.F.		13,500
2 Bedroom		
(3) @ 1100 @ $5/S.F.		16,500
(3) @ 1650 @ $5/S.F.		24,750
	Total	821,895/yr.
Condominium Sales		
pre-sell for equity on loan		
(12) 1 Bedroom @ 70,000		840,000
(6) 3 Bedroom @ 130,000		780,000
	Total	1,620,000

Operating Expense

2.65 commercial S.F. (84,496) =	223,914
2.00 apt./S.F. (54,465) =	108,930
Gross potential income =	822,000
less 5% vacancy	41,100
gross effective income	780,900
management fee	
5% of G. E. I.	39,045
property taxes (taxes for 351 frozen)	5,000
N.O.I.	404,011

Construction Costs

health club basement	22,155 sq. ft. x	$53.30
restaurant banquet & retail 1st and 2nd floor	17,900 sq. ft x	$82.00
office 3rd floor	17,900 sq. ft. x	$78.00
apartment sq. ft. 11,000/S.F. x 3	33,000 sq. ft. x	$40.20
site improvement, selective demolition, and landscaping		603,750 450,000
	total construction costs	5,975,212 or 6 million
		5.4 million approximate building costs

Project Costs

Acquisition	375,000
Construction costs	6,000,000
Financing fee (2% of Loan Value)	145,000 - 135,000
Legal and accounting (3% of direct)	180,000
General partner's fee (6% of direct)	360,000
Architect and engineering (15% of direct)	900,000
Construction loan interest	1,492,660 @ 13.5% I. 653,438 @ 6.5% I.
Leasing and commissions (5% G. E. I.)	39,045
Total project costs @ 13.5% interest	9.1 Million
Total project costs @ 6.5% interest	8.3 Million

Case I

Cost 9.2 million — 11% interest (debt service) over 30 years

20/80 Equity/Loan Amount — 7,360,000 Loan Value x .1150 D.S.K. =846,400

1,840,000 Equity

Case II

Cost 8.4 million — 5% interest (debt service) over 30 years

20/80 Equity/Loan Amount — 6,720,000 Loan Value x .0650 D.S.K. = 436,800

1,680,000 Equity

Tax Bases	Acquisition	Const. $	Capit. $	TOTAL
Land	124,000	603,750		738,750
Bldg.	251,000	2,203,200	566,201	3,044,401
		3,196,800	821,546	4,018,346

Capitalized Costs = Archt. Const., Loan, + Orig. Fee.

600,000 + 653,438 + 134,309

200% dB on new Const.

3,044,401
.25

761,100.25 ITC

3,044,401

less 1/2 ITC - 380,550

2,663,851/15

S.L. Deprec. 177,590/yr.

TABLE IV

Pro-Forma for Mixed Use

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Net operating income before D. S.	+503,051	+503,051	+503,051	+503,051	+503,051	+503,051
Debt service	-432,893	-432,893	-432,893	-432,893	-432,893	-432,893
Interest	-333,748	-328,676	-323,344	-317,739	-311,848	-305,655
Principal	-99,145	-104,217	-109,549	-115,154	-121,145	-127,238
N. O. I. after D. S.	70,163	70,163	70,163	70,163	70,163	70,163
*25% income tax credit - 15	50,740	50,740	50,740	50,740	50,740	50,740
*easement x .5 - 15	30,000	30,000	30,000	30,000	30,000	30,000
Depreciation						
Rehab. 15 years S.L.	177,590	177,590	177,590	177,590	177,590	177,590
200 declining bal. new	535,779	497,510	459,239	420,970	382,700	344,430
assume 50% tax rate	.50	.50	.50	.50	.50	.50
	356,685	337,550	318,415	299,280	280,145	261,010
Total	1,632,876					

-333,748 + 70,163 + 50,740 + 356,685 + 30,000

*If taken all in year 1 then R.O.I. is 97%.

1,680,000) 173,840 = 1,034,762 or 10% R.O.I.

The most economically feasible alternative is a mixed use/condominium development without a new addition. Whether this is marketable or not is another question to consider. Since no market studies are available this question can not be addressed. Office development is next best, followed by H. U. D. housing for the elderly. Mixed use development with an adjacent study will be designed to explore design issues relating old and new design.

Chapter VI. Design Considerations for Adaptive Use and New Construction

A new and appropriate use should be selected for the Coates House. This decision is based on square foot requirements and space relationship requirements, marketability, and the desirability of uses requiring the least alteration of the building structure. (Refer to Guidelines Appendix C). The schematics explored to anticipate the financial feasibility of the structure are the beginning point for the proposed design. Exhisting partitions and room configurations were the basis of the schematics. Concurrently in the design phase important visual aspects of the existing structure are considered. In analyzing the visual effects of the adaptive use of an existing building there are several aspects of the structure to consider. The building as a whole is examined: the exterior, the interior, the appearance from the street and sidewalks both day and night. Unique and significant characteristics are identified so that they may be retained in the new design. Architecturally or historically significant details become important considerations for room focii or themes. Based on program contstraints circulation patterns are analyzed. Vertical and horizontal circulation and security are the primary concerns for the proposed development. The desire to explore alternatives facade designs relating old and new structures led to further exploration of scheme three (Fig. 6-3) where the additions' front facade is set to the property line at Broadway. Since the surrounding buildings in the area are two to six stories in height, the

proposed addition shall be no taller than six floors. The proposed office tower raises issues of pedestrial and vehicular access, privacy, views and light. A semi-private courtyard for Coates House residents and building users is provided. This courtyard provides light and exterior access in much the same way as the original half functioned. The approach taken to adaptive use of the remaining portion of the Coates House is to retain the West and North facades as much as possible since these are the most significant aspects of the building (Refer to Chapter 2, page 90.) The original materials on the exterior should be preserved through proper repair and maintenance. The design of the interior of the remaining hald is more flexible since most of the historic materials have already been altered or removed.

The few remaining significant interior features such as fireplaces or staircases are focal points and should be located in public spaces to be enjoyed by building users. The "grand marble stairway" is an important entrance to offices at the second and third floors. The marble fireplace becomes an important feature in the bank facility. The barrel-vault at the original main desk area is exposed from the first floor and adds interest to a bar area. A fireplace in the original kitchen area becomes an important feature of a restaurant. Bayed spaces throughout the building became semipublic spaces such as living rooms or retain importance as master bedrooms.

Retail and restaurant space is all located on the ground level with maximum pedestrian visibility and accessibility from walkways or sidewalks. These uses are also accessable to the handicapped. Vertical circulation and the lobby for condominimum users is located at the original hotel entrance. Formality of this space is important to indicate the elegance and desirability of the condominiums and apartments to the public.

The rear of the building is devoid of architectural character or significance. With a new pedestrian linkage to the remainder of the block development, the rear of the building will be viewed by the public. The new design should emphasize the reorientation of building to the southeast. A new corridor attached to the old structure at the south face enables maximum utilization of the interior space, provides a "front porch" to the condominums while adding visual interest to the rear exterior. New red brick, glass, and metal contrast the old materials and define the new from the old. A glazed new restaurant addition also adjoins the rear of the building. The courtyard in the rear becomes a gathering space and emphasizes the new orientation of the building. A new fire stair is located at the southeast corner of the original building. It becomes a vertical accent with a domed cap similar in function to the capped bays on the original front facade.

The main elevators are centrally located interjected in the old building. Access from retail and office to residential elevators is not possible. Elevators located at the southeast

corner of the new structure are key operated to limit access and insure security.

The primary horizontal circulation on each floor varies with the uses. The circulation on the first floor cuts diagonally from the southeast corner through the center of the property at a concourse to the northwest corner of the lot. The circulation at the office levels is a central corridor maintaining the same traffic flow as the original hotel. The corridors at the residential floors are all located along the least significant faces so that the living units have the most desirable views. Support functions for the building are located in the basement of the new structure. A health club is located in the basement of the old structure where the original building housed Turkish baths, barber shop and chop house. The original marble pool is reused as a whirlpool since it is no longer a standard pool size large enough for lap swimming. A new pool and a racquetball court are located in the basement of the new building. A kitchen facility is located below the new restaurant. Dumb waiters are the major means of vertical service to the dining areas.

Another aspect of the proposed reuse of the Coates House is the visual relationship of the old to a new structure. A transition between these two buildings should be a harmonious link that enhances the old Coates House rather than mimicking it. Materials, forms, fenestration and even the placement of a structural joint can make a difference in the successful integration of the old and new. There should be no preconceived notion

of "style". The new structure should reflect an elegance, characteristic of today's structures, as the old reflected an elegance in the building technology at the time the Coates House was constructed. Since the central elevator core intercedes through the old structure it should be visually light in weight upon the old structure. Therefore, it should be primarily glass. The new structure is separated from the old by a slight setback and glazing at the concourse and office levels. Bays project from the new structure to emphasize and respond to the vertical bays of the old structure. The new structure is a rectangular flat roofed structure like the old but the scale of the bays is greatly increased.

Appendix A

Advertisement Brochure circa 1900

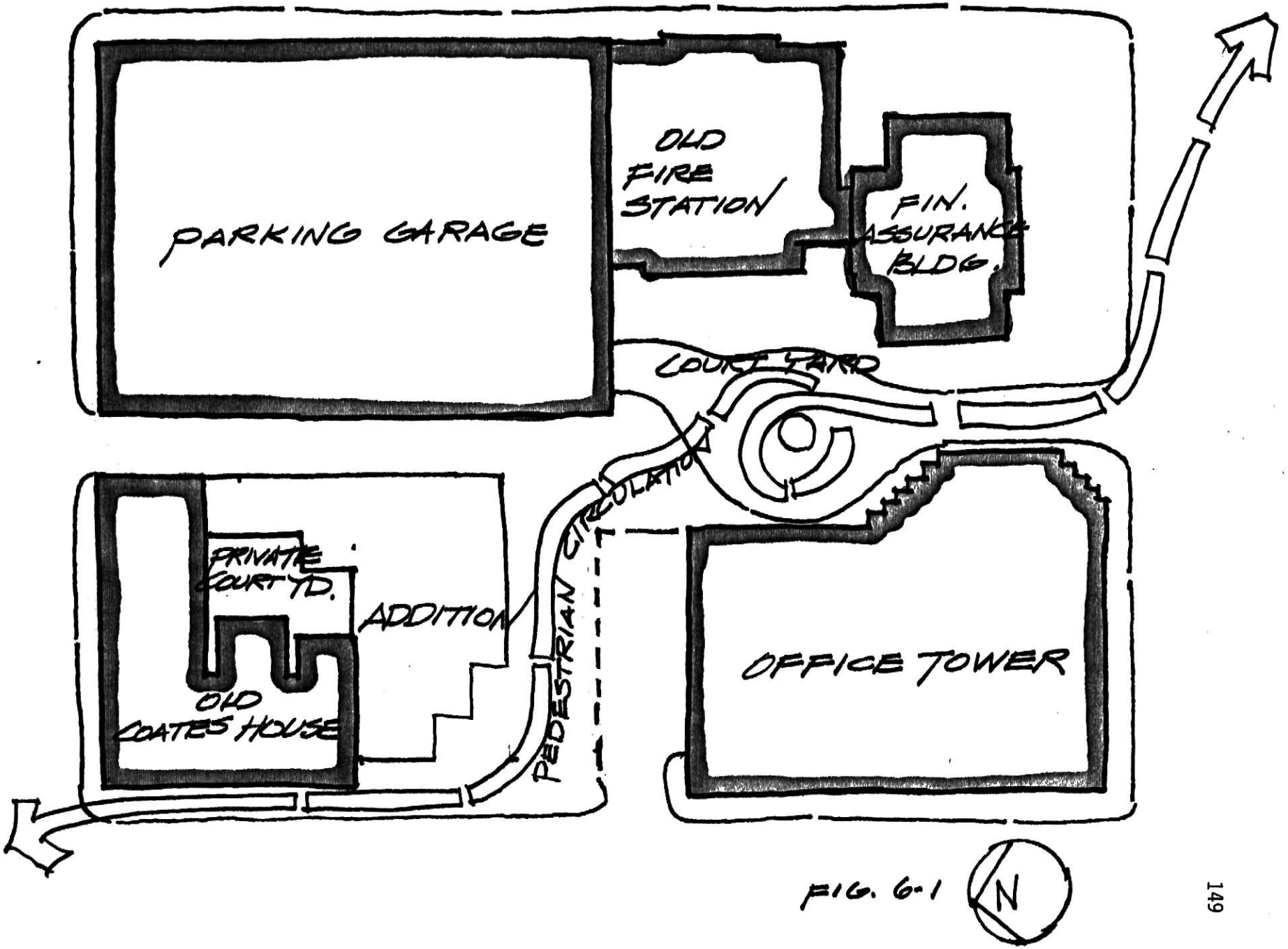

PARKING GARAGE
OLD FIRE STATION
FIN. ASSURANCE BLDG.
COURT YARD
PEDESTRIAN CIRCULATION
PRIVATE COURT YD.
ADDITION
OLD COATES HOUSE
OFFICE TOWER
N

FIG. 6-1

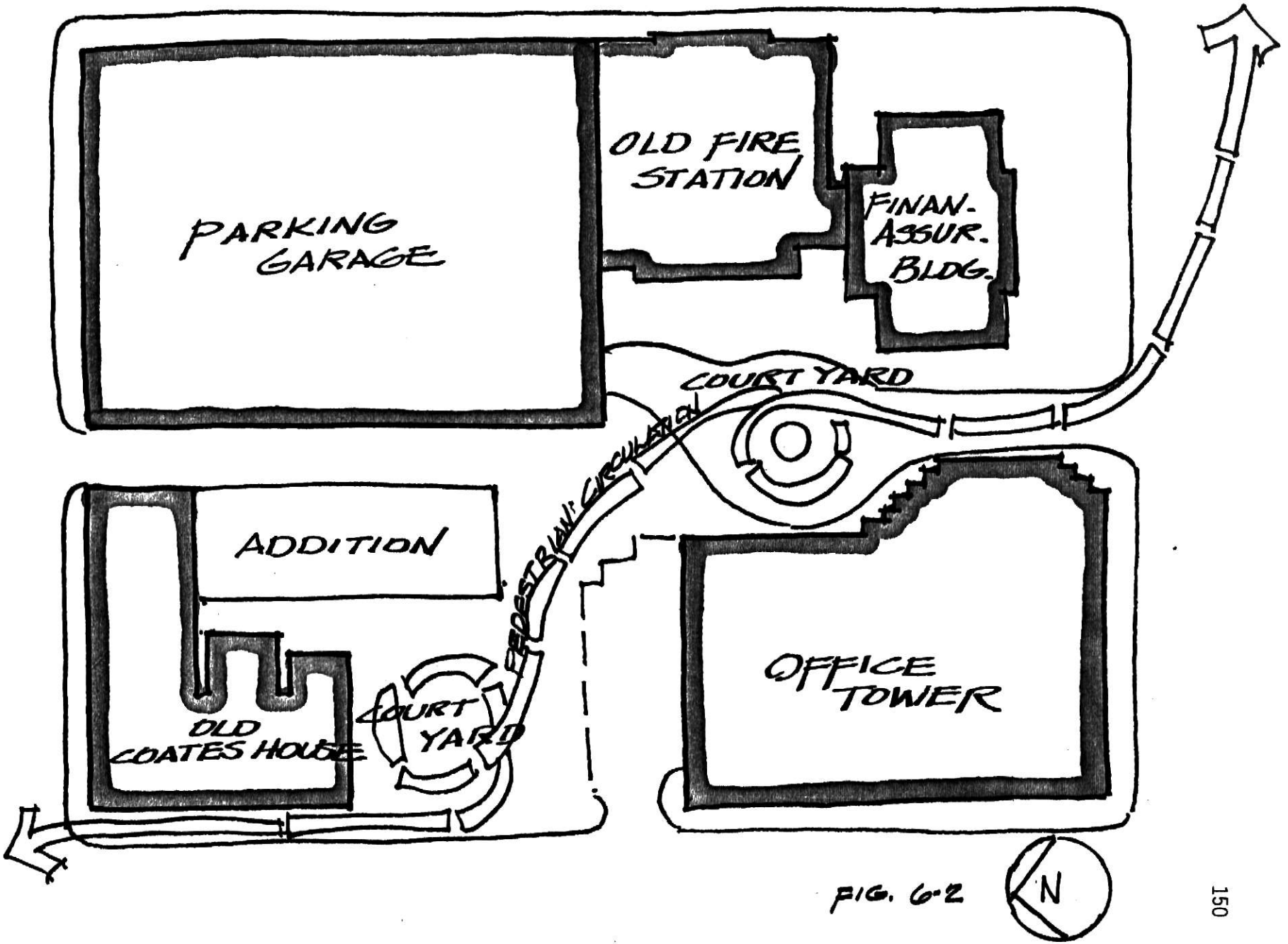

PARKING GARAGE
OLD FIRE STATION
FINAN-ASSUR. BLDG.
COURT YARD
PEDESTRIAN CIRCULATION
ADDITION
OLD COATES HOUSE
COURT YARD
OFFICE TOWER
N

FIG. 6-2

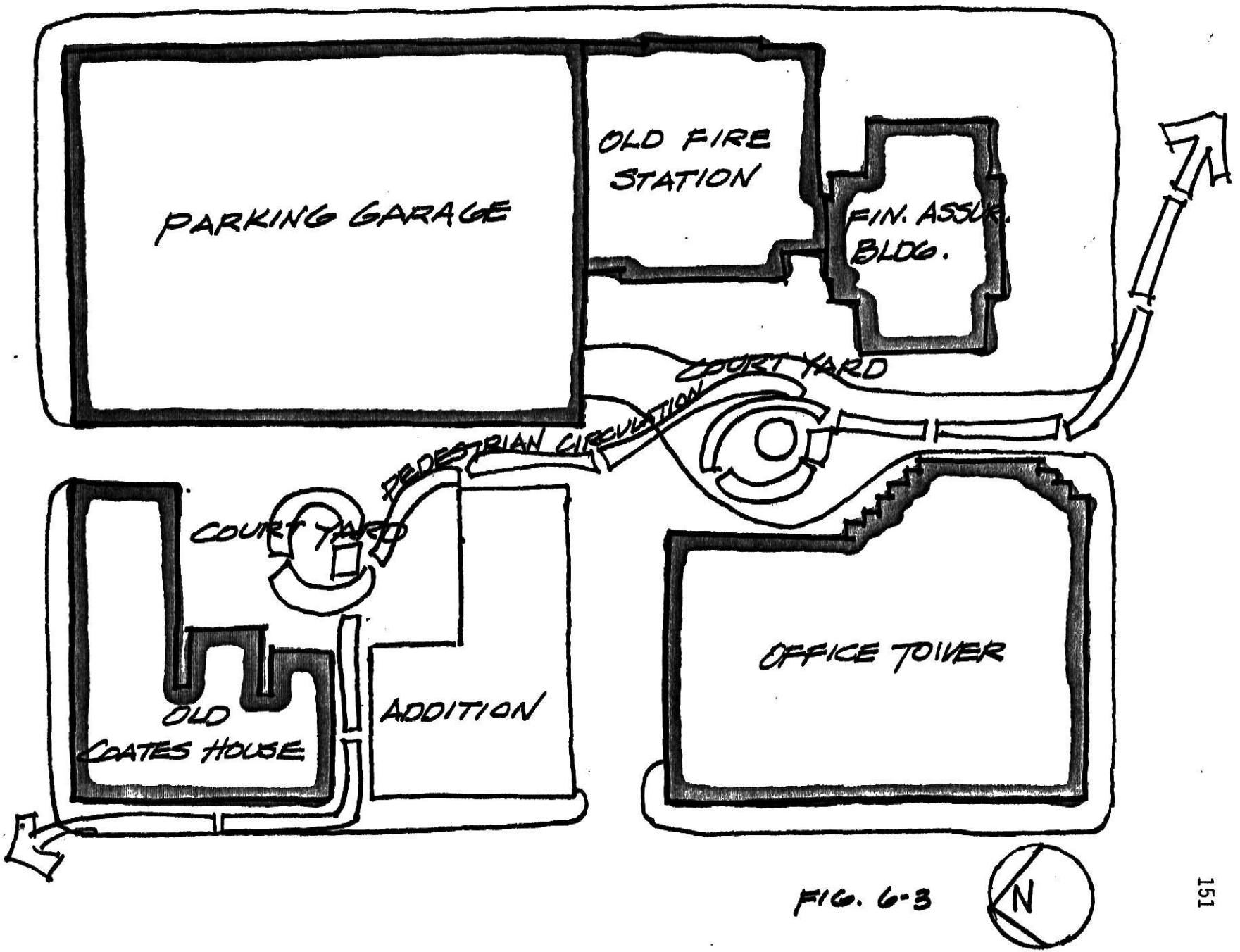
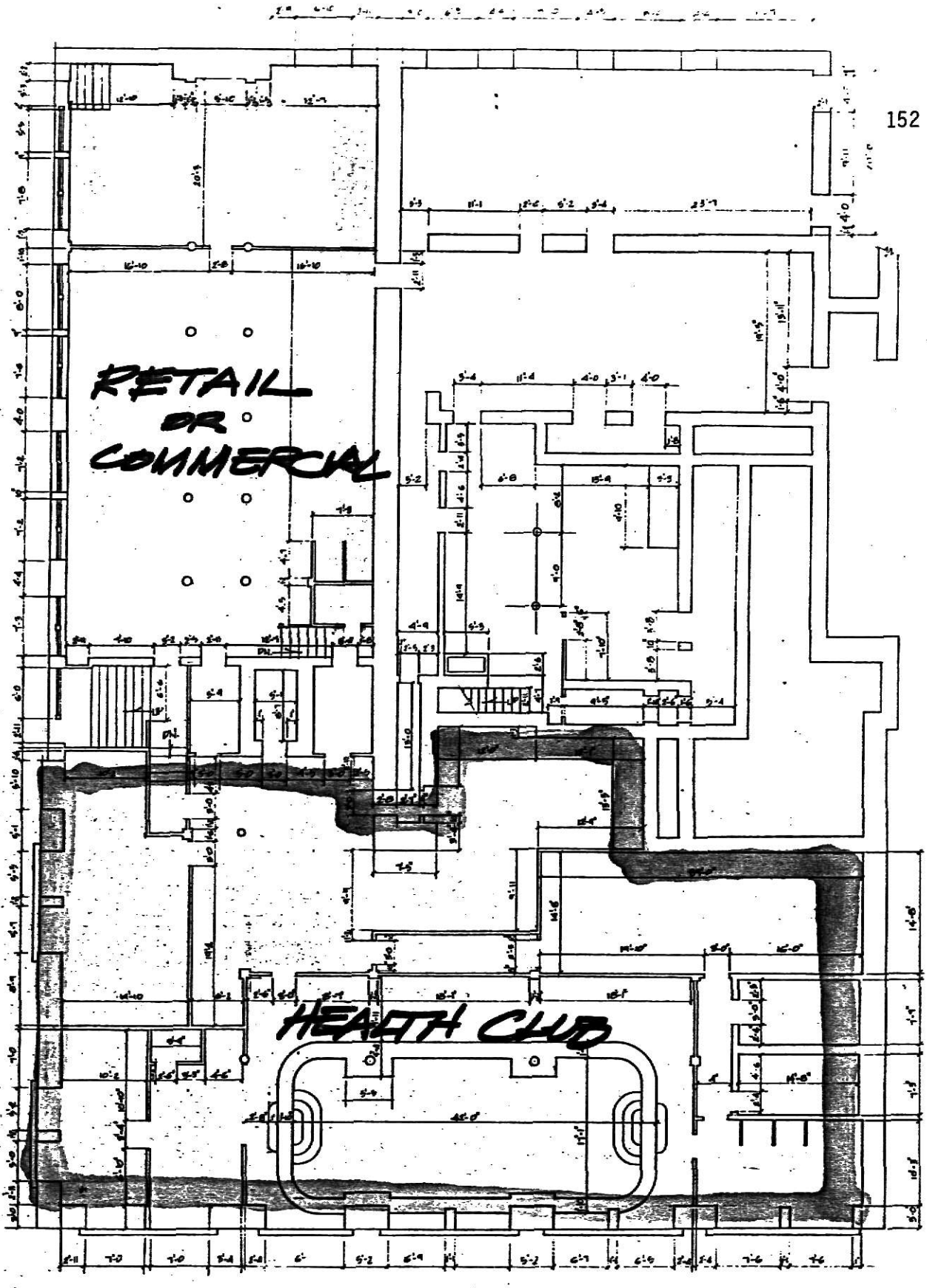

PARKING GARAGE
OLD FIRE STATION
FIN. ASSUR. BLDG.
COURT YARD
PEDESTRIAN CIRCULATION
COURT YARD
OLD COATES HOUSE
ADDITION
OFFICE TOWER
N

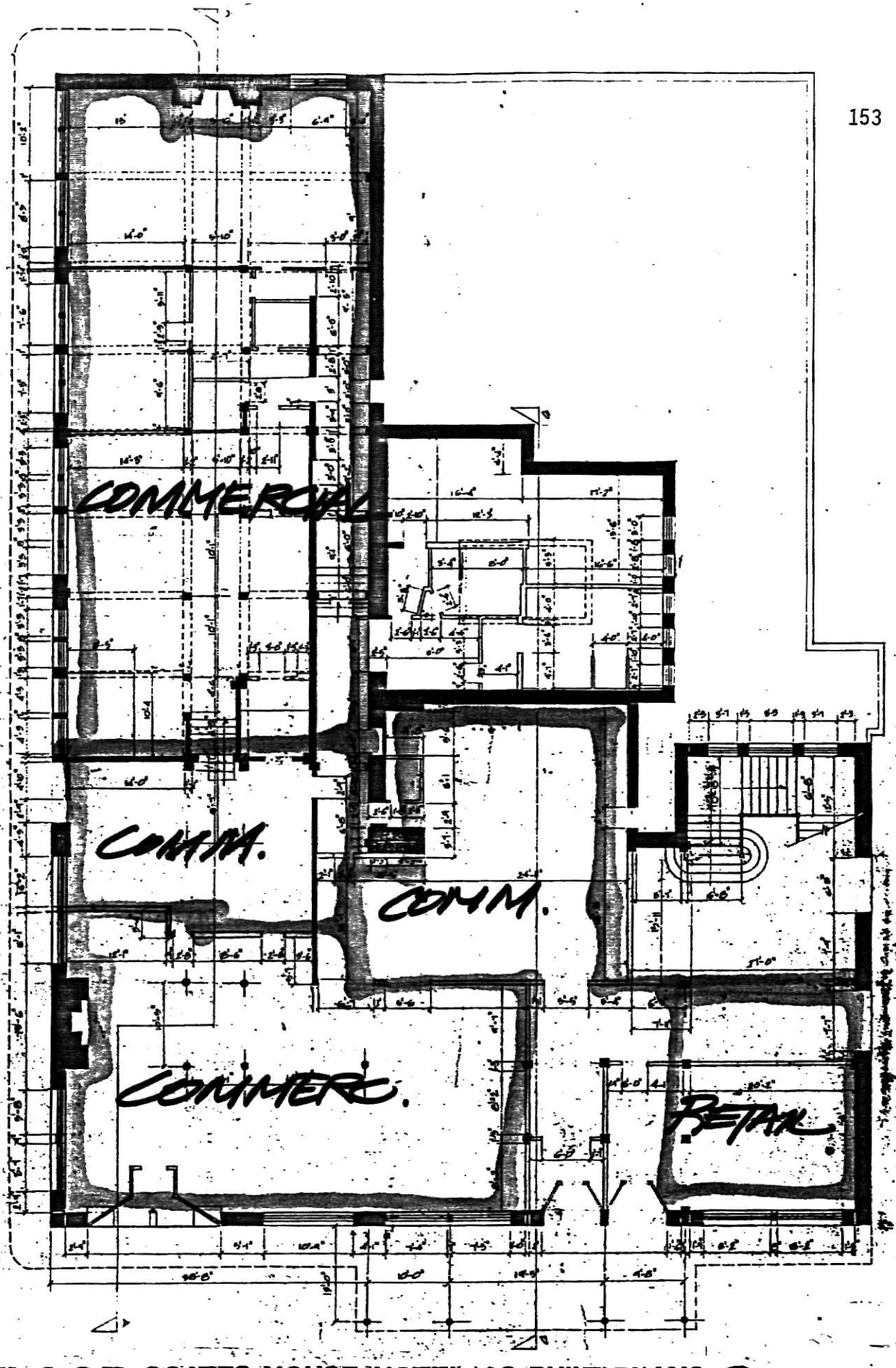
FIG. 6-3



BASEMENT COATES HOUSE HOTEL -AS BUILT PLANS

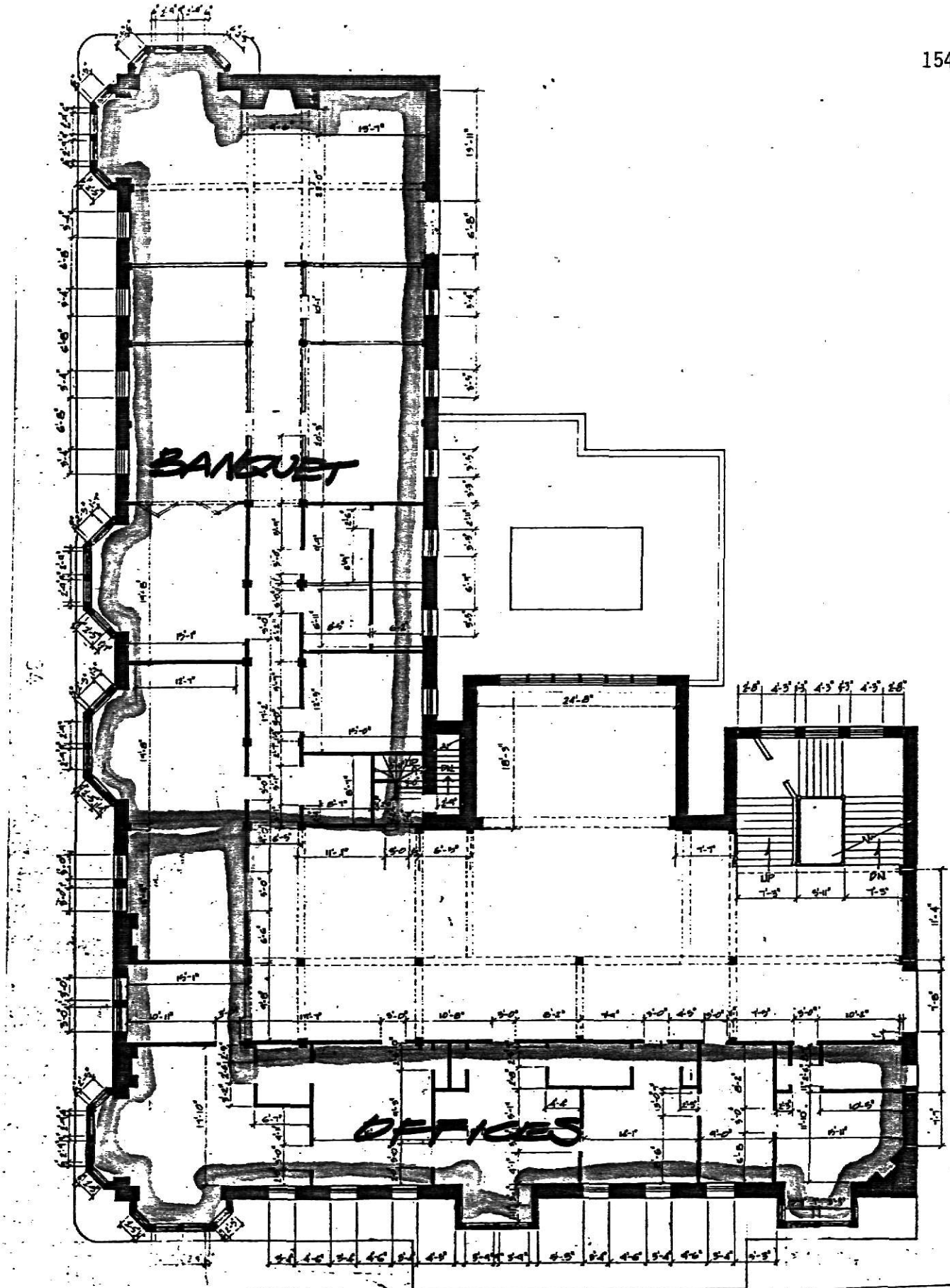
SCALE: 1/8"=1'-0"

MIXED-USE/APARTMENTS FIG. 6-4



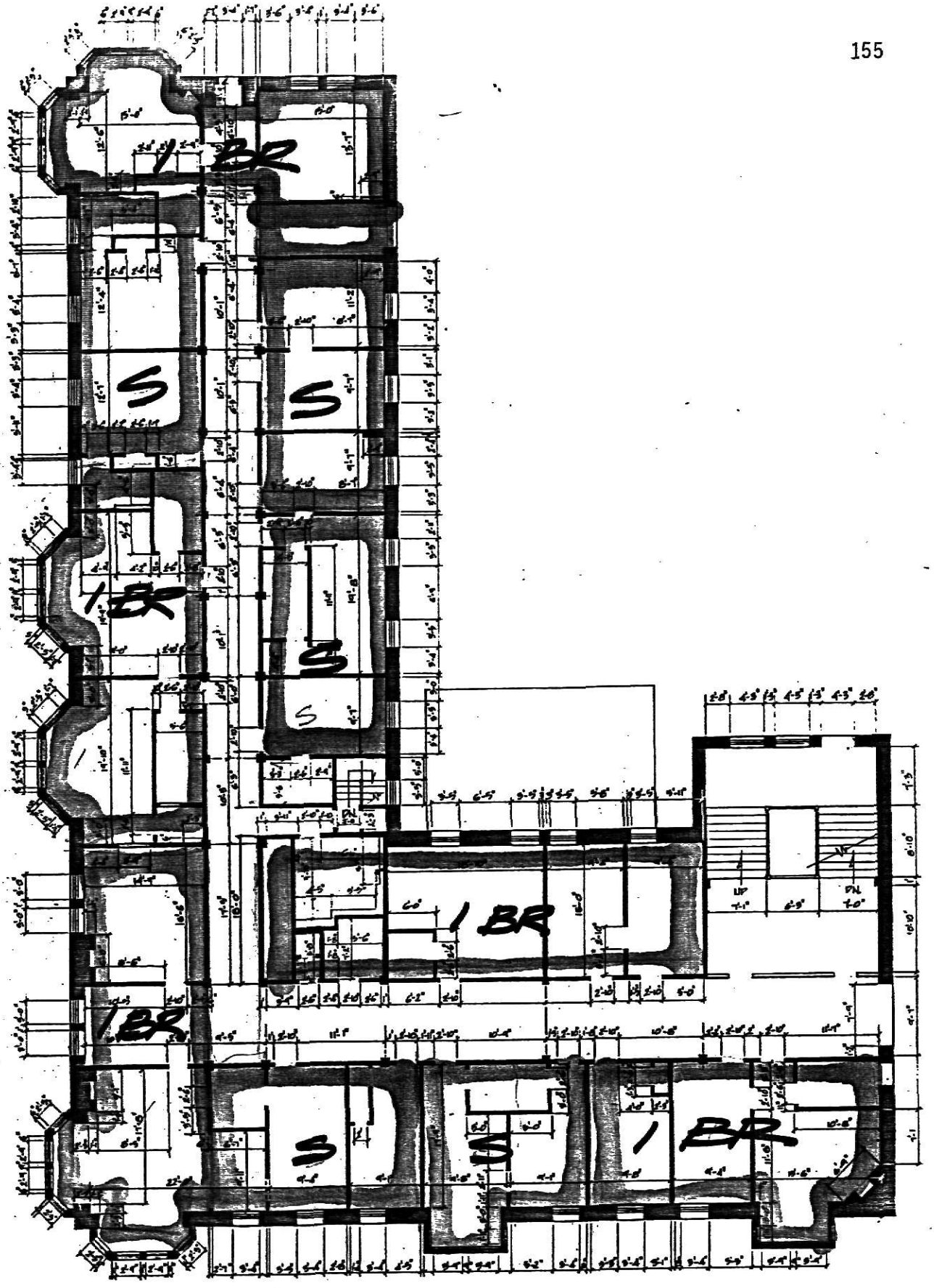
1ST FLOOR COATES HOUSE HOTEL -AS BUILT PLANS

SCALE: 1/8"=1'-0" DRAWN: REVISED: 8/82



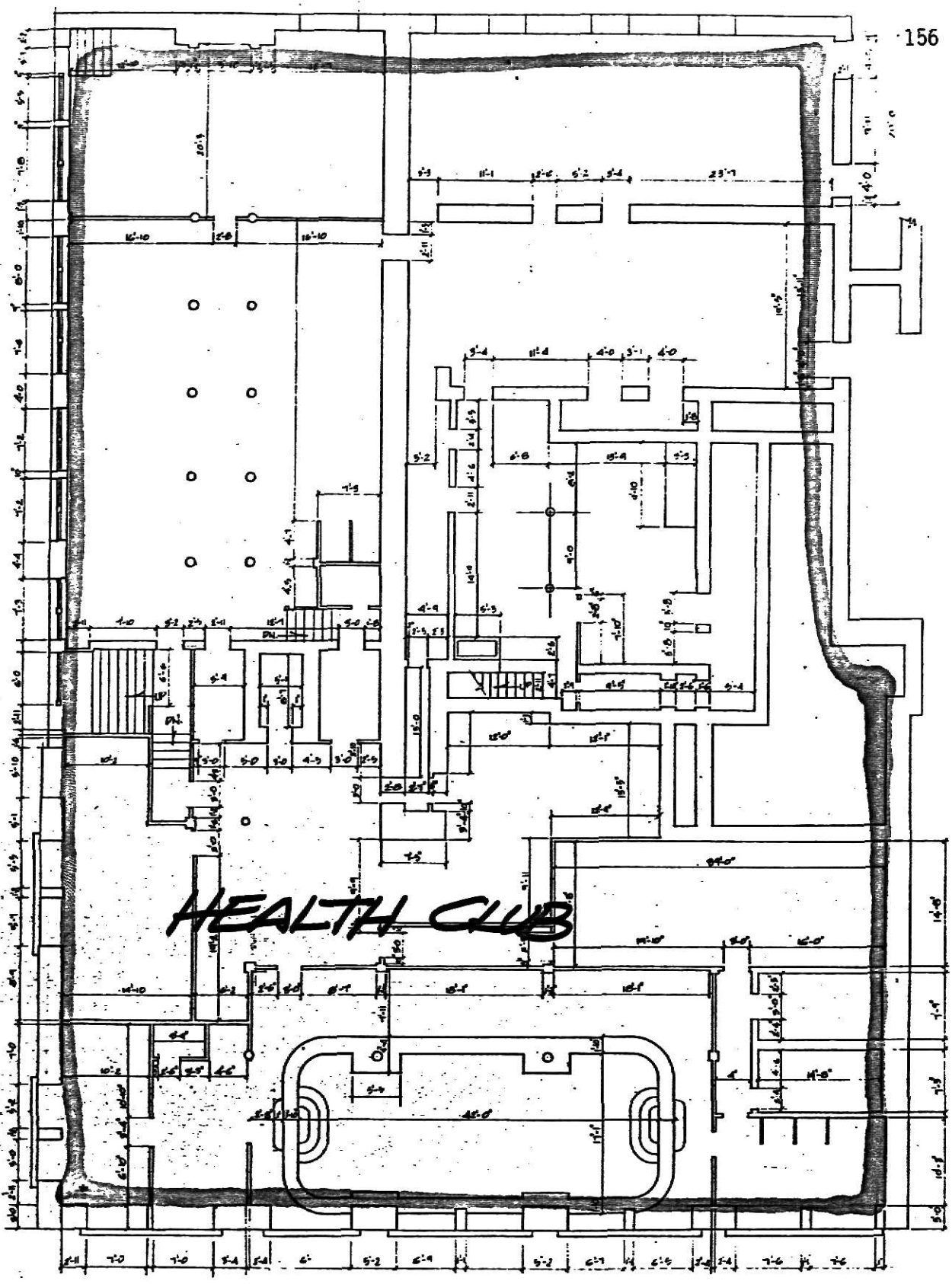
2ND FLOOR COATES HOUSE HOUSE ·AS BUILT PLANS

SCALE: 1/8"=1'-0" DRAWN: REVISED: 8/82



3RD FLOOR COATES HOUSE HOTEL -AS BUILT PLANS

SCALE: 1/8"=1'-0" DRAWN: REVISED: 8/82

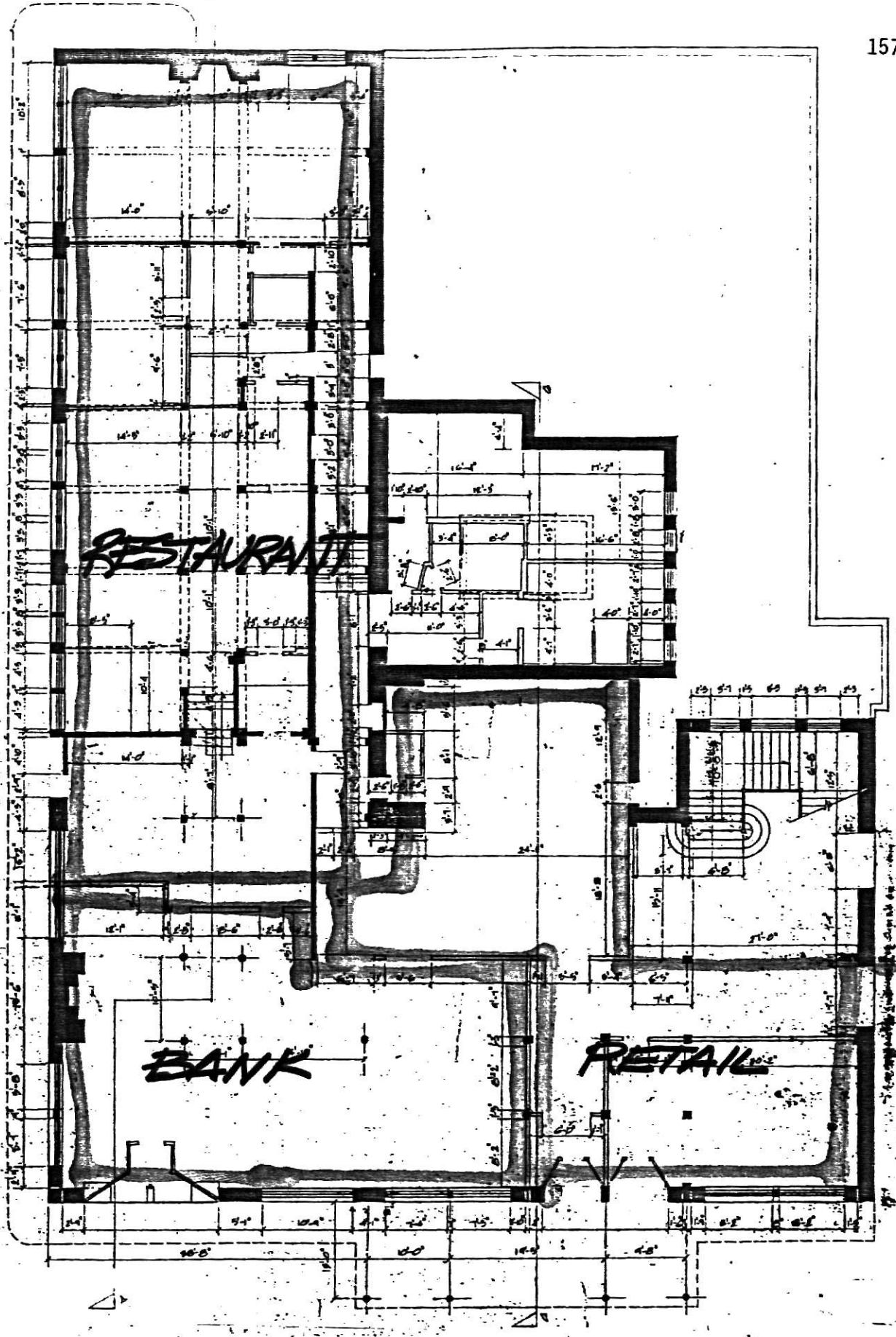


BASEMENT COATES HOUSE HOTEL -AS BUILT PLANS

SCALE: 1/8"=1'-0"

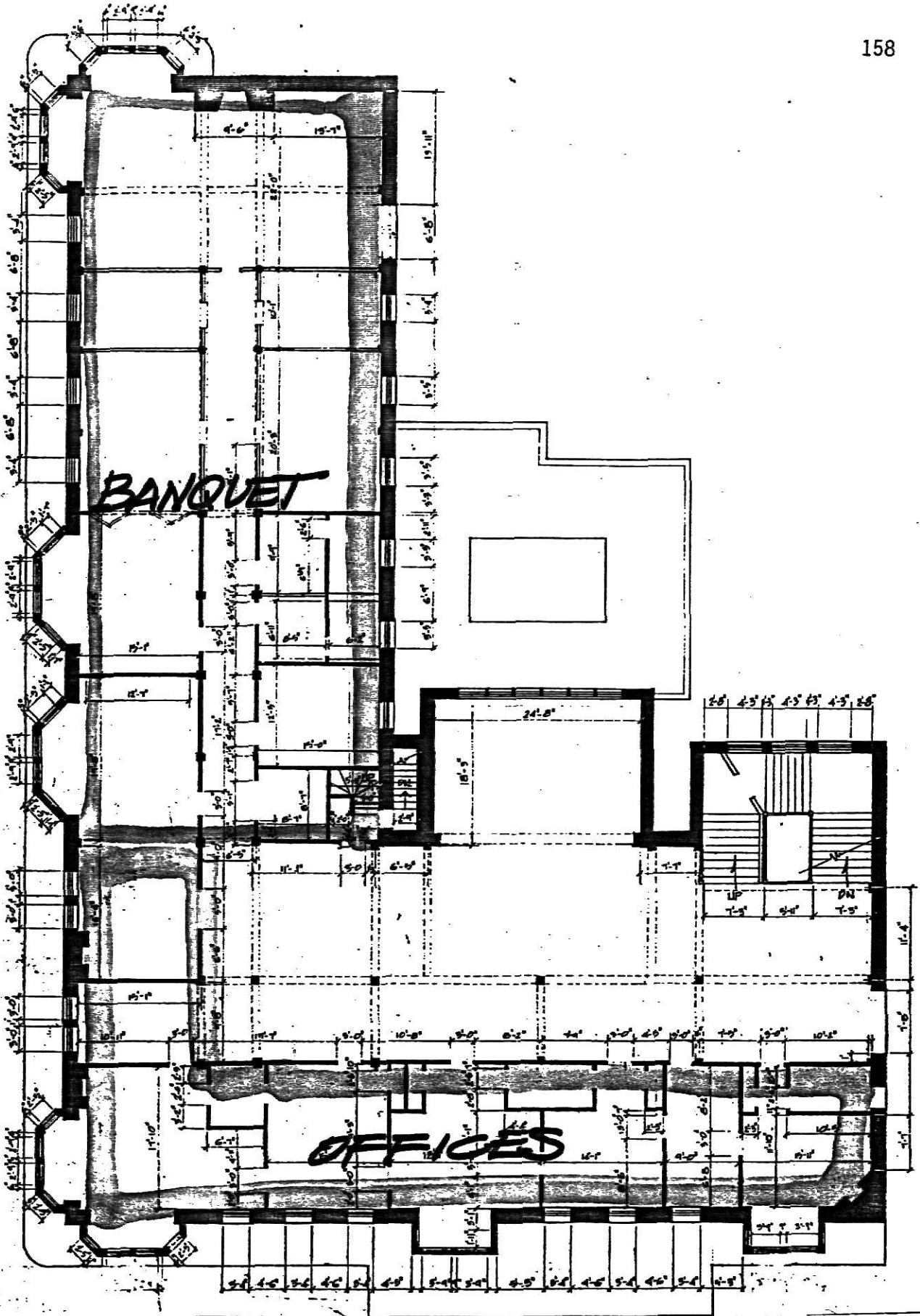
N.

MIXED/USE CONDOS

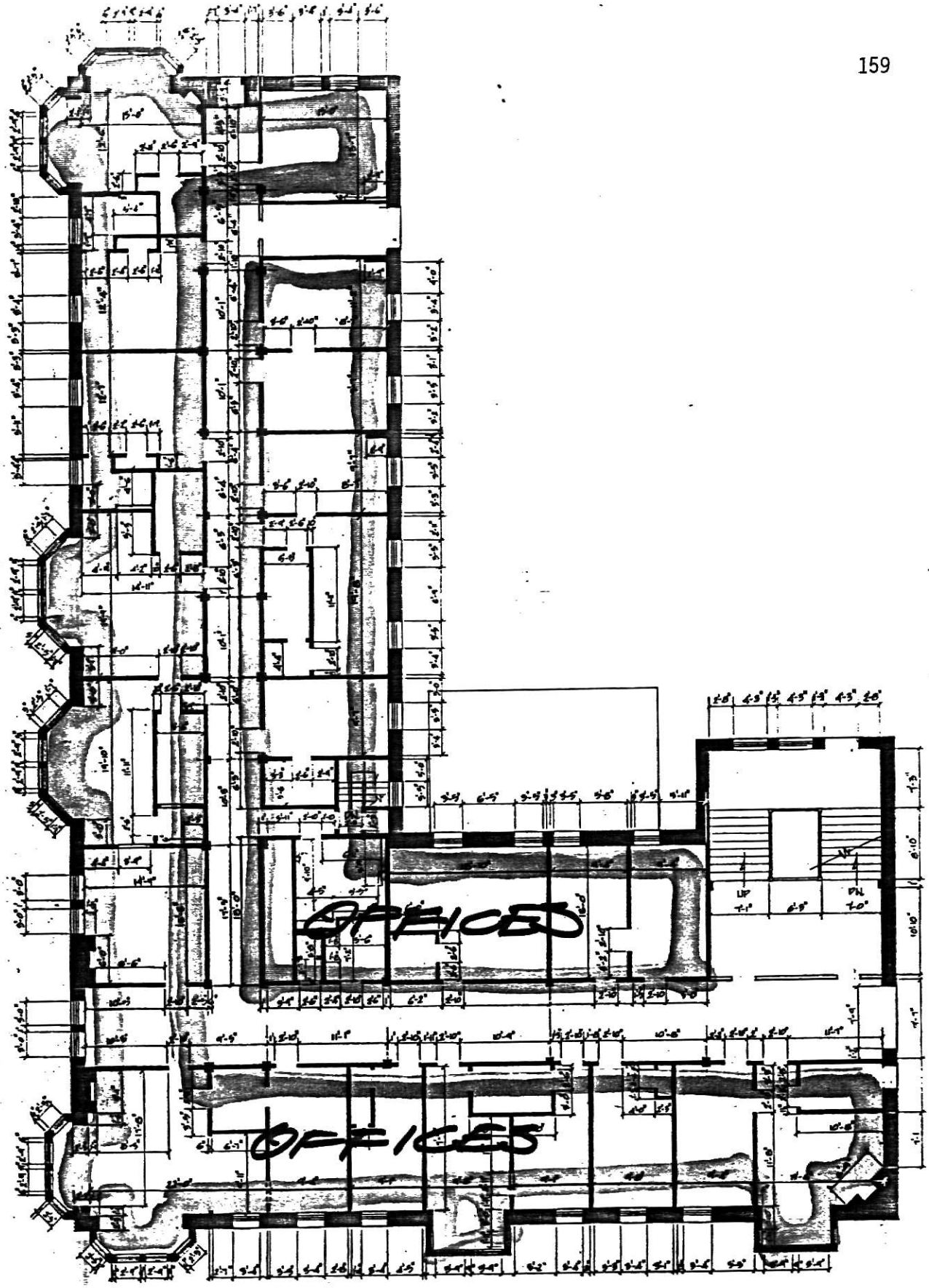


1ST FLOOR COATES HOUSE HOTEL -AS BUILT PLANS

SCALE: 1/8"=1'-0" DRAWN REVISED: 8/82

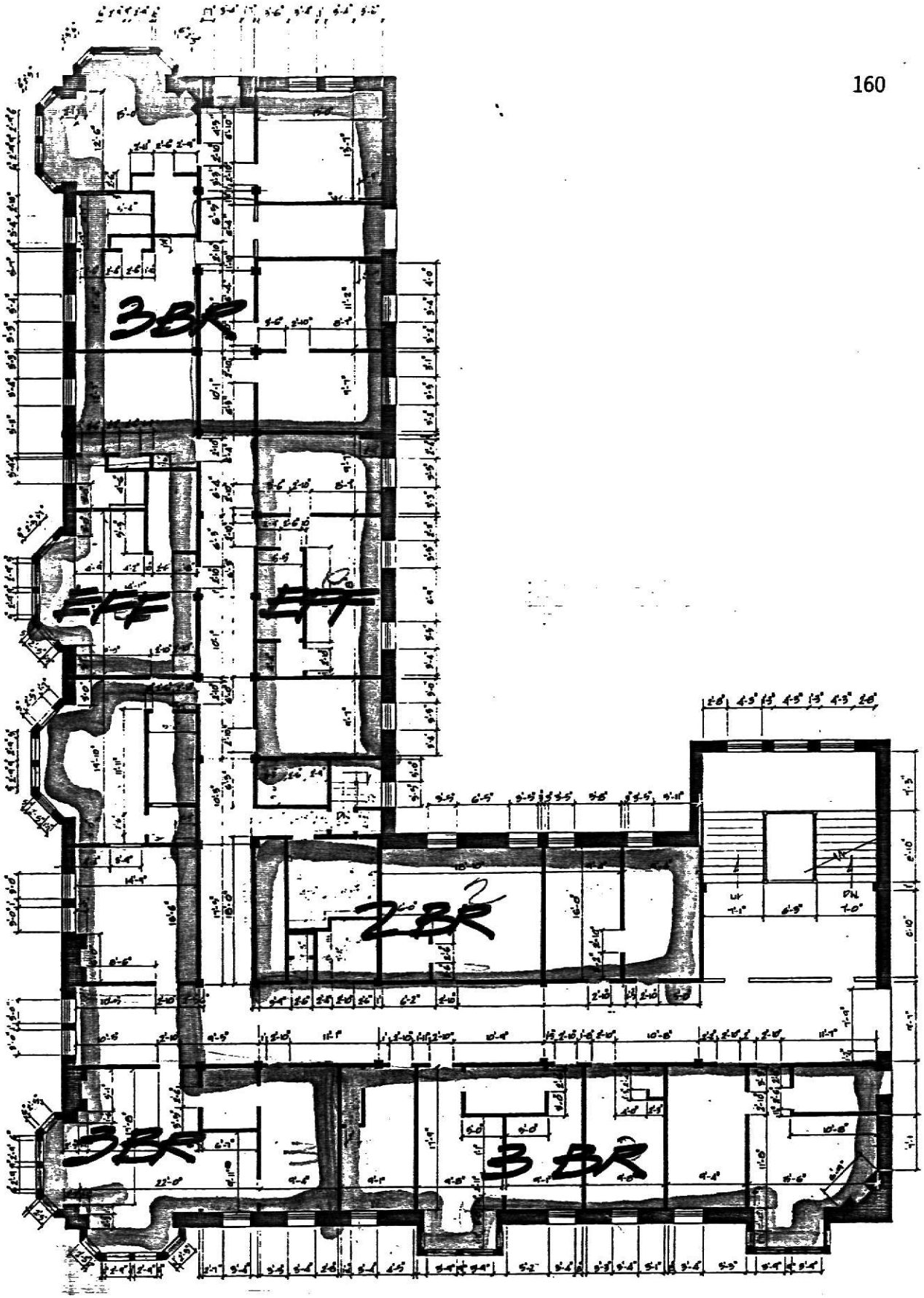


2ND FLOOR COATES HOUSE HOUSE ·AS BUILT PLANS
SCALE: 1/8"=1'-0" DRAWN: REVISED: 8/82



3RD FLOOR COATES HOUSE HOTEL -AS BUILT PLANS

SCALE: 1/8"=1'-0" DRAWN: REVISED: 8/82



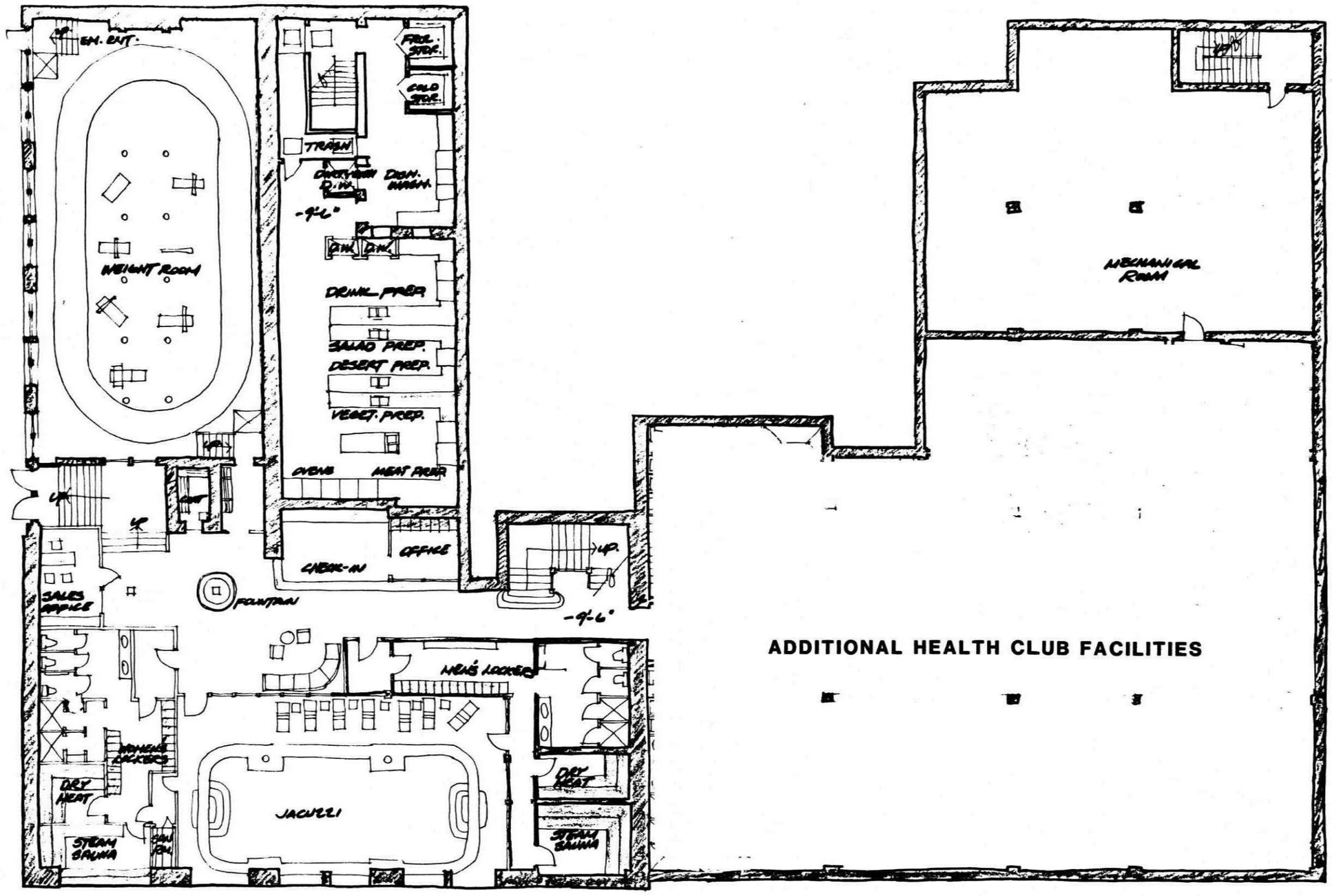
4TH FLOOR COATES HOUSE HOTEL -AS BUILT PLANS

SCALE: 1/8"=1'-0" DRAWN: REVISED: 8/82

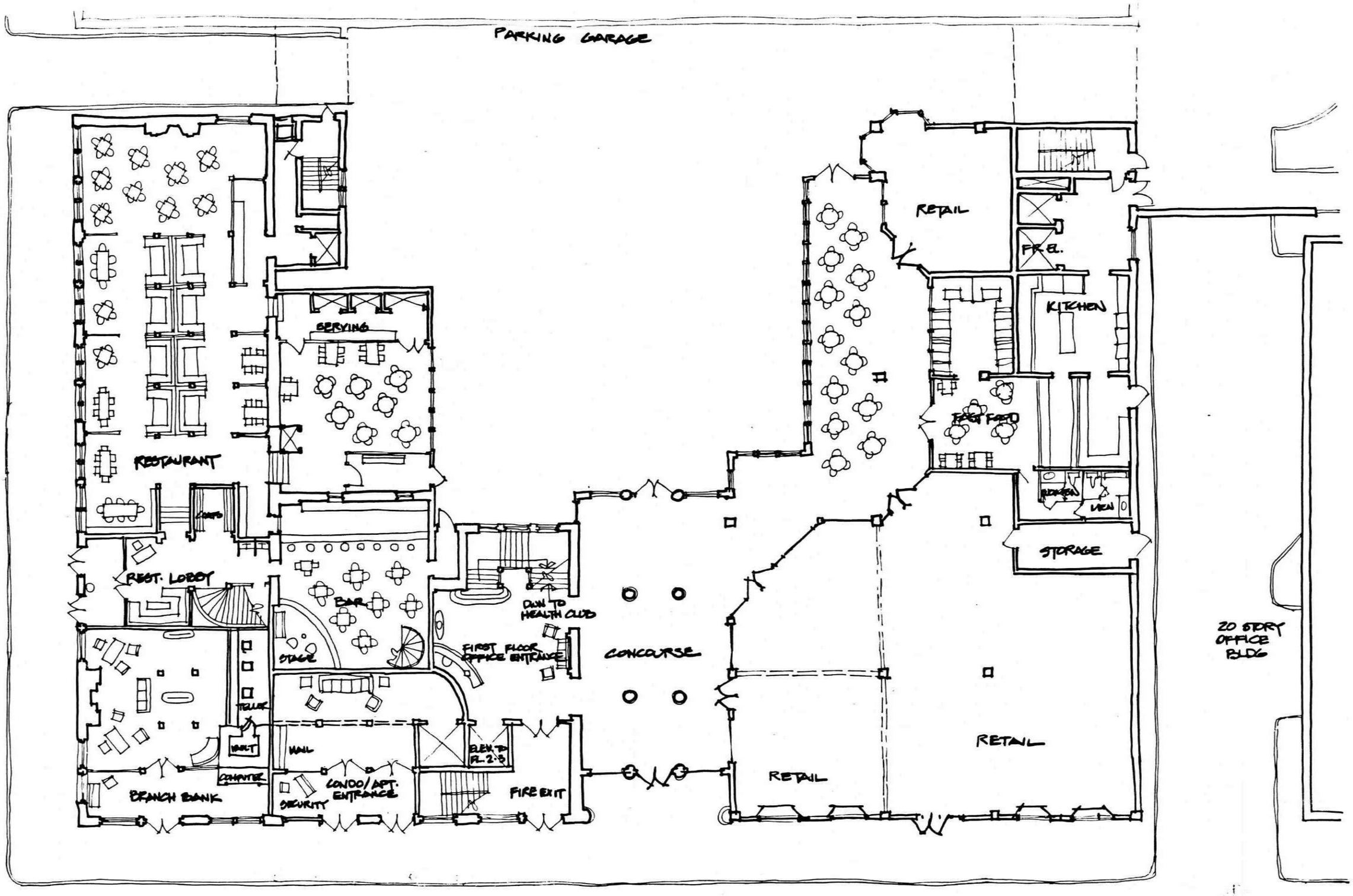


PROPOSED ELEVATION

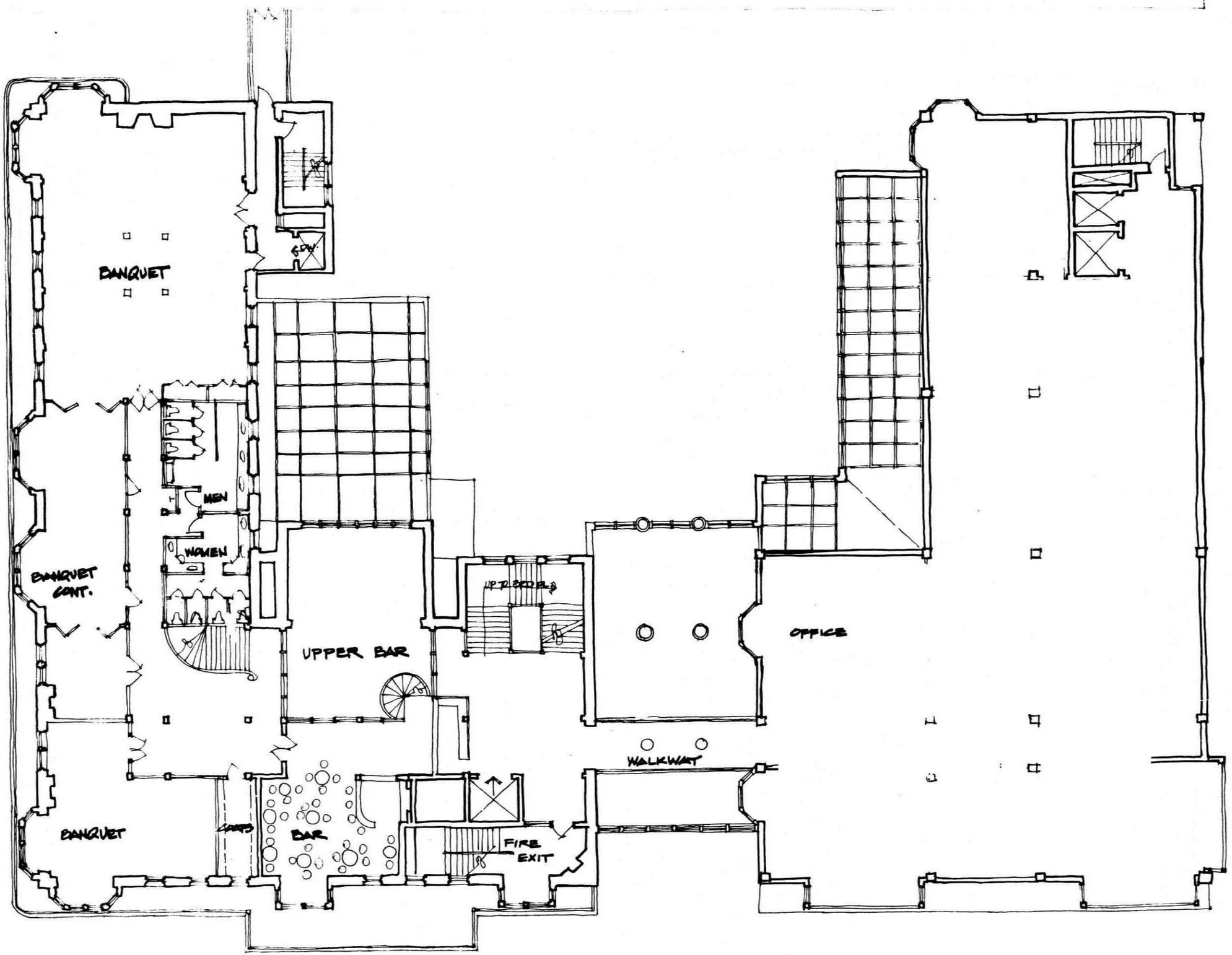
WEST FACADE


EM. EXIT
WEIGHT ROOM
FEM. STAF.
COLD STAF.
TRASH
DRY
DRY
DRINK PREP.
SALAD PREP.
DESERT PREP.
VEGET. PREP.
OVENS
MEAT PREP.
UP
CHECK-IN
OFFICE
SALES OFFICE
FOUNTAIN
-9'-6"
MENS LOCKER
WOMENS LOCKERS
DRY HEAT
JACUZZI
STEAM SAUNA
MECHANICAL ROOM
ADDITIONAL HEALTH CLUB FACILITIES

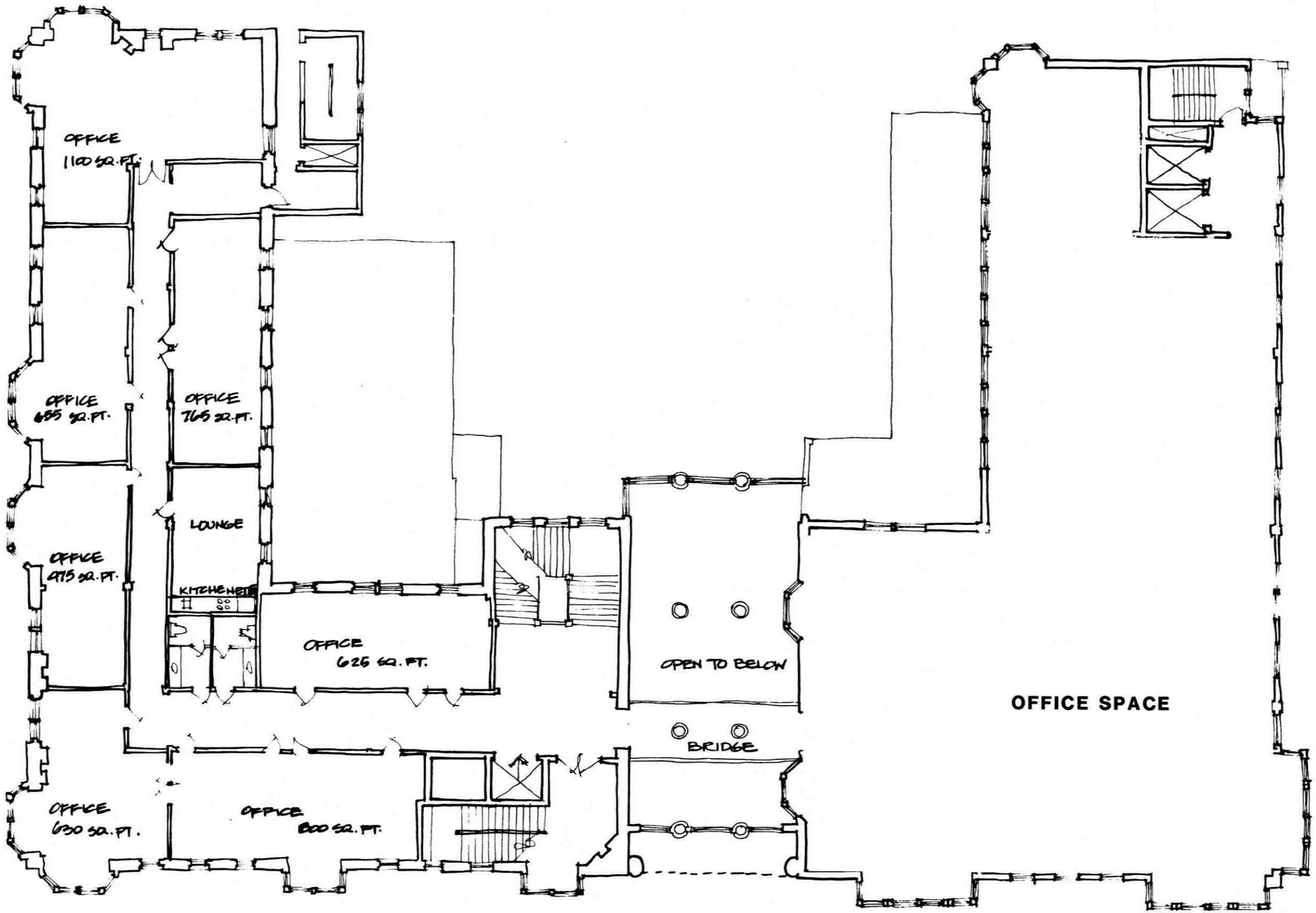
BASEMENT


PARKING GARAGE
SERVING
RESTAURANT
REST. LOBBY
BAR
STAGE
TELLER
VAULT
COUNTER
BRANCH BANK
HALL
SECURITY
CONDO/APT. ENTRANCE
ELEV. TO FL. 2-5
FIRE EXIT
DWN TO HEALTH CLUB
FIRST FLOOR OFFICE ENTRANCE
CONCOURSE
RETAIL
FR. EL.
KITCHEN
FAST FOOD
STORAGE
RETAIL
RETAIL
20 STORY OFFICE BLDG
N

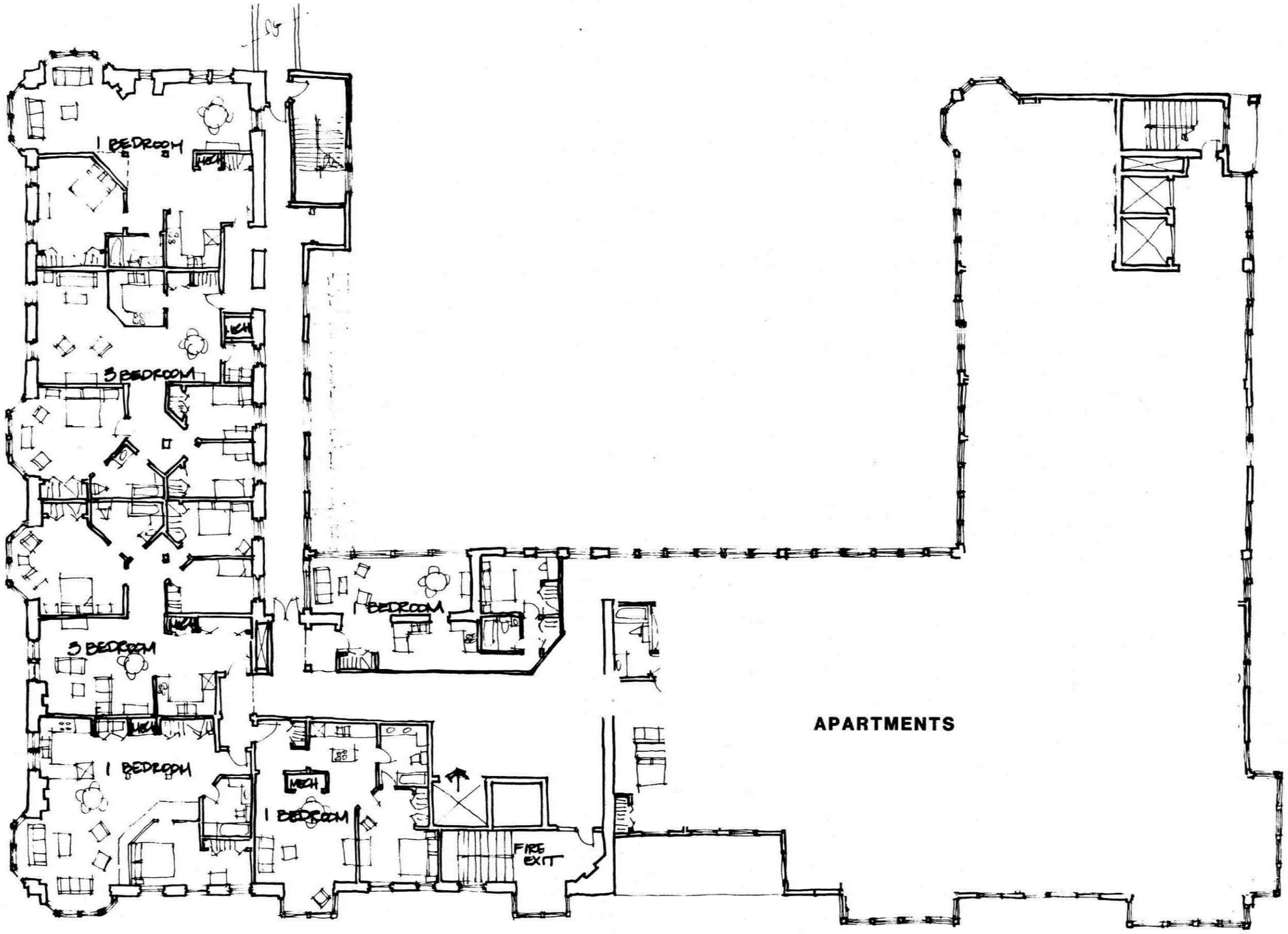
FIRST FLOOR



SECOND FLOOR


OFFICE
1100 SQ.FT.
OFFICE
655 SQ.FT.
OFFICE
765 SQ.FT.
LOUNGE
OFFICE
915 SQ.FT.
KITCHENETTE
OFFICE
625 SQ.FT.
OPEN TO BELOW
OFFICE SPACE
BRIDGE
OFFICE
630 SQ.FT.
OFFICE
800 SQ.FT.

THIRD FLOOR



FOURTH THROUGH SIXTH FLOORS

PRICE OF ROOMS

FOURTH FLOOR.

Rooms with Bath.	Rooms without Bath.	For One.	For Two One Bed.	For Three Two Beds.	For Four Two Beds.
	401	3 50	7 00	.....	.....
	402	4 00	7 50	.....	.....
	403	3 50	7 00	.....	.....
	404	4 50	8 00	11 00	14 00
405		4 00	7 50	.....	.....
406		5 00	9 00	.....	.....
	407	3 50	7 00	.....	.....
	408	4 50	8 00	11 50	14 00
409		4 00	7 50	.....	.....
	410	4 50	8 00	11 50	14 00
	411	3 50	7 00	10 00	13 00
412		5 00	9 00	.....	.....
	414	4 50	8 00	11 50	14 00
	Parlor T.	5 00	9 00	13 00	16 00
416		5 00	9 00	13 00	16 00
	418	4 50	8 00	11 50	14 50
419		4 00	7 00	.....	.....
	420	4 00	7 50	.....	.....
	421	3 50	6 00	.....	.....
	422	4 00	7 50	.....	.....
	423	3 50	6 00	.....	.....
	425	3 50	6 00	.....	.....
	Parlor U.	5 00	9 00	12 00	.....
	426	3 50	7 00	.....	.....
427		3 50	7 00	.....	.....
	428	3 50	7 00	.....	.....
430		4 00	8 00	.....	.....
432		4 00	8 80	.....	.....
	433	3 50	6 00	.....	.....
	434	3 50	7 00	.....	.....
	435	3 50	6 00	.....	.....
	436	3 50	7 00	.....	.....
437		3 50	7 00	.....	.....
	Parlor V.	6 00	10 00	14 50	18 00
	Parlor W.	4 00	8 00	11 00	.....
439		3 50	7 00	.....	.....
440		4 00	7 50	.....	.....
	441	3 50	6 00	.....	.....
442		4 00	7 50	.....	.....
	443	3 50	6 00	.....	.....
	444	3 50	7 00	.....	.....
	445	3 50	6 00	.....	.....
446		4 00	8 00	.....	.....
	447	3 50	6 00	.....	.....
448		4 00	7 50	.....	.....
	449	3 50	7 00	.....	.....
	459	3 50	7 00	.....	.....
	452	3 50	7 00	.....	.....
	454	3 50	7 00	.....	.....
	Parlor X.	5 00	10 00	13 00	.....

THE COATES HOUSE.

KANSAS CITY.



THE North and West and South fronts of the exterior are beautified by thirteen (13) rows of beautiful copper Bay Windows, giving the Hotel 65 elegant Bay-windowed guests chambers, so desirable, and at the same time so seldom found in hotels. All rooms in the house are en suite, and at each connecting door opening between apartments there are two doors. There are many fine allowed bed-rooms and parlor chambers having artistic mantels, fire places and bay windows, with private bath-rooms connecting. There are 125 rooms connecting with private baths. There are 350 rooms in the house, of which 300 are bed-chambers—the servants' quarters being separate and apart from the main building. All rooms are ventilated separately in the most approved manner, and the entire house is heated by steam, and lighted by Edison Incandescent Lamps from our own private plant of Edison machinery, IN DUPLICATE, and of 2,000 light capacity, and in addition to this the whole house is connected with the Kansas City Edison Central Station Plant. Gas can also be used, if desired. The hotel also has its own Artic Ice machine plant, which makes all its ice—cools all store rooms, ice boxes, &c., and freezes the drinking water in carafes for rooms. We also have a well equipped LAUNDRY of the most modern Troy Laundry machinery, and employ such skilled laundresses as enables us to guarantee work second to none in character of execution, on the shortest notice, and at regular hotel rates.

THE NEW COATES HOUSE is second to none in this country in regard to furniture—every article of furniture or equipment being of the very best quality and latest approved designs. All carpets are Axminster 218 Windsor upright beds are used. Oak and natural Cherry are the woods used in the furniture and Dressers, Wash-stands, Lounges, Chairs, Easy Chairs, Curtains and all other articles making up a completely furnished apartment, are of the VERY BEST CHARACTER.

There is not a dark room in the house, and many of the rooms are unusually large and commodious. The Porter Electric Annunciator System with return call is used throughout the house. The fire-proof character of the house is explained by simply saying that it is the best known to science, all beams and girders throughout being steel, covered with Terra-cotta, and all floors and roofs concreted.

Our dining and Banquet Rooms and Ladies' Ordinary on the second floor, are not surpassed by any in their admirable arrangement and location, their convenience of accessibility to guests, their arrangement with each other, and their beautiful interior decorations and home-like appearance are notable features of the house. By means of the Promenade Rotunda they are so located as to be accessible from all public rooms of the hotel, making fine rooms for feasts and dance parties.

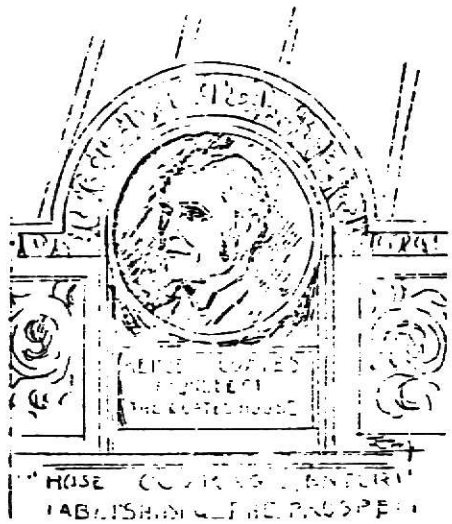
A large promenade, with its fine view of the office below and its outlook at various points upon the streets, is very ornamental, and contains the Ladies' Reading and Writing Rooms, beautifully treated to provide for the comfort of lady guests.

The Banquet rooms are so arranged as to be used en suite, or en suite with the Ladies' Ordinary, or each room used separately as they all open into each other, if desired, by large folding doors. The floors of these rooms are laid with a view of using them as a grand dance hall, if desired. These rooms, as well as the rotunda and the entire second floor, are finished in antique oak. The office and entressol floors and barber shop, are finished in natural cherry; Gents' Toilet and Turkish Bath in marble of the very best white italian slabs. Halls and corridors of upper floors are finished in antique oak.

PRICE OF ROOMS

THIRD FLOOR.

Rooms with Bath.	Rooms without Bath	For One.	For Two. One Bed.	For Three. Two Beds.	For Four. Two Beds.
	301	3 50	7 00	.....	.....
	302	4 00	7 50	.....	.....
	303	3 50	7 00		
	304	4 50	8 00	11 50	14 50
305		4 00	7 50	10 00	.....
306		5 00	9 00	.....	.....
	307	3 50	7 00	.....	.....
	308	4 50	8 00	11 50	14 50
309		4 00	7 50	.....	.....
	310	4 50	8 00	11 50	14 50
	311	3 50	7 00	10 00	13 00
312		5 00	9 00	12 50	
	314	4 50	8 00	11 50	14 50
	Parlor M.	5 00	9 00	13 00	16 00
316		5 00	9 00	13 00	16 00
	Parlor N.	4 50	8 00	11 50	14 50
319		4 00	7 00	10 00	.....
	320	4 00	8 00	.....	.....
	321	3 50	6 00	.....	.....
	322	4 00	8 00	.....	.....
	323	3 50	6 00	.....	.....
	325	3 50	6 00	.....	.....
Parlor O.		5 00	9 00	.....	.....
	326	3 50	7 00	.....	.....
327		3 50	7 00	.....	.....
	328	3 50	7 00	.....	.....
330		4 00	8 00	.....	.....
332		4 00	8 00	.....	.....
	333	3 50	6 00	.....	.....
	334	3 50	7 00	.....	.....
	335	3 50	6 00	.....	.....
	336	3 50	7 00	.....	.....
337		3 50	7 00	.....	.....
Parlor Q.		6 00	10 00	14 00	18 00
	Parlor R.	4 00	8 00	11 00	.....
338		4 00	8 00	.....	.....
339		4 00	7 00	.....	.....
340		4 00	8 00	.....	.....
	341	3 50	6 00	.....	.....
	342	3 50	7 00	.....	.....
	343	3 50	6 00	.....	.....
344		4 00	8 00	.....	.....
	345	3 50	6 00	.....	.....
346		4 00	8 00	.....	.....
	348	3 50	7 00	.....	.....
	349	3 50	7 00	.....	.....
	350	3 50	7 00	.....	.....
	351	3 50	6 00	9 00	12 00
Parlor S.		5 50	10 00	13 50	.....
	352	3 50	7 00	.....	.....
	353	3 50	6 00	.....	.....
	355	3 50	6 00	.....	.....
	357	3 50	6 00	.....	.....
	359	3 50	6 00	.....	.....
	361	3 50	6 00	.....	.....
	363	3 50	6 00	.....	.....
	365	3 50	6 00	.....	.....
	367	3 50	6 00	.....	.....
	369	3 50	6 00	.....	.....



The Reading Room is on a par with the office, its finish being of the same materials. Over the fireplace in the north end is a magnificent bronze quarter relief portrait of Colonel Coates, set into a splendid monument mantel of gray and colored marbles. Beneath the portrait is the inscription: "To Kersey Coates, whose courage, energy and public spirit were conspicuous in establishing the prosperity of Kansas City."

TURKISH BATHS.

Our Turkish Bath apartments for Ladies and Gentlemen are not surpassed by any in elegance, in spaciousness, and in their desirable arrangement and equipment for maintaining cleanliness. They occupy a space 116x150 feet, and each apartment is ventilated by fresh air inlet supplies and foul air exhaust ducts, and the admirable ventilation is superior to that of any establishment in this country, as it has been the special study of experts to overcome the usual failings of attempts at ventilation, and their work is a pronounced success.

PRICE OF ROOMS

FIFTH FLOOR.

Rooms with Bath.	Rooms without Bath.	For One.	For Two	One Bed.	For Three. Two Beds	For Four. Two Beds.
	501	3 50	6 00	.....		.....
	502	3 50	6 00	.....		.....
	503	3 50	6 00	9 00	12 00	
	504	4 00	7 00	10 00	13 00	
	505	3 50	6 00	9 00	12 00	
	506	4 00	7 00	10 00	13 00	
	507	3 50	6 00	9 00	.....	
	508	4 00	7 00	10 00	13 00	
	509	3 50	6 00	9 00	12 00	
	510	4 00	7 00	10 00	13 00	
	511	3 50	6 00	9 00	12 00	
	512	4 00	7 00	10 00	13 00	
	514	4 00	7 00	10 00	13 00	
	Parlor Y.	4 50	8 00	11 50	14 00	
	518	4 00	7 00	10 00	13 00	
	518	4 00	7 00	10 00	13 00	
	519	3 50	6 00	9 00	.....	
	520	3 50	7 00	.....	.....	
	521	3 50	6 00	.....	.....	
	522	3 50	7 00	.....	.....	
	523	3 50	6 00	.....	.....	
524		4 50	8 00	.....	.....	
	525	3 50	6 00	.....	.....	
	526	3 50	6 00	.....	.....	
527		3 50	6 50	.....	.....	
	528	3 50	6 00	.....	.....	
530		3 50	7 00	.....	.....	
532		3 50	7 00	.....	.....	
	533	3 50	6 00	.....	.....	
	534	3 00	6 00	.....	.....	
	535	3 50	6 00	.....	.....	
536		4 00	7 00	.....	.....	
537		3 50	6 50	.....	.....	
	538	3 50	7 00	.....	.....	
539		3 50	6 50	.....	.....	
540		3 50	7 00	.....	.....	
	541	3 50	6 00	.....	.....	
542		3 50	7 00	.....	.....	
	543	3 50	6 00	.....	.....	
	534	3 50	6 00	.....	.....	
	545	3 50	6 00	.....	.....	
546		3 50	7 00	.....	.....	
	547	3 50	6 00	.....	.....	
548		3 50	7 00	.....	.....	
	549	3 50	7 00	.....	.....	
	550	3 50	6 00	.....	.....	
	552	3 50	6 00	.....	.....	
Parlor Z.		4 50	9 00	12 50	.....	

THE FINE MAIN DINING ROOM, in antique oak, seating 500 people, and the MAHOGANY AND BEVELLED FRENCH PLATE MIRRORED BILLIARD AND BAR ROOM (the finest in the country) are especially noteworthy.

THE OUTLOOK PARLOR, on the top floor of a double Bay-window tower corner room, is the LADIES CLUB ROOM, from which the finest view of the city and surrounding country is obtainable. THE CORNER TOWER on the roof is reached by iron stairway, at all times open to guests, and is brilliantly lighted by electricity, and together with the "ROOF PROMENADE," designed and arranged for use by guests and friends in summer, and at all seasonable times of the year, is a feature of unusual importance and appreciation by guests, as no other hotel in this country furnishes its guests with this admirable and novel manner of summer evening entertainment and pleasure. Music will be discoursed on the "ROOF PROMENADE," and lady guests by pre-arrangement can entertain invited guests at summer evening ice cream parties.

ALL HALLS AND CORRIDORS extend from one end of the building to the other, making all apartments cool and delightful throughout the summer months.

ALL STREETS AND ALLEYS adjoining the hotel are paved with Asphaltum, and by walking no greater distance than two blocks from the hotel, any car on the entire and admirable cable line system of Kansas City can be reached, the Union Passenger depot being but five blocks distant. With Asphalt pavements and no cable gongs on the streets in front of the hotel, guests suffer no disturbing street nuisances so common to large hotels.

The Turkish Bath apartments for Ladies and Gentlemen are not passed by any in elegance, in spaciousness and in their desirable arrangement and equipment for maintaining cleanliness. They occupy a space 126x150 feet, and each apartment is ventilated by fresh air inlet supplies and foul air exhaust ducts, and the admirable ventilation is superior to that of any similar establishment in this country, as it has been the special study of experts to overcome the usual failings of attempts at ventilation, and their work is a pronounced success. Also the Kitchens, Laundry, Gents' Toilet Room, Engine rooms, etc., are ventilated by the same huge exhaust fan which is operated constantly with the constant supply of fresh air in the ventilating of the turkish bath department. The plunge in the turkish bath is 50 feet long, 18 feet wide, and 5½ feet deep, of Italian marble, and is especially striking, and together with all other apartments of the bath constitutes a turkish bath system complete in every detail, and the same is operated in a strictly clean and first-class manner only.

The Barber Shop and Gentlemen's Toilet are unsurpassed for elegance. On the entresol floor are a series of salesrooms with alcoved boudiors. Just off the office is a fine large vault for the use of traveling Jewelry salesmen.

The Office is 100x50 feet on Broadway front, with vestibuled entrance, Marquise, telegraph, ticket and carriage offices, etc., etc., is of costly finish in natural cherry and marble, with arched dome, exquisite stained glass, two stories in height, airy and spacious. This office is unsurpassed by any in this country. The Writing and Reading Room, 50x50, with a very costly memorial fire-place and mantel of extravagant design, is the finest of its kind in the West.

The Gentlemen's Club Rooms are exquisitely finished and furnished for lounging and quiet social pleasures.

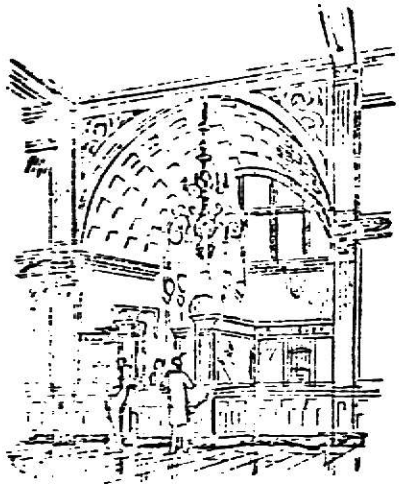
The "NEW COATES," absolutely fire proof, furnishes the Missouri Valley and Kansas City with their finest and largest hotel, truly FIRST-CLASS in every respect, located in the finest portion of the city, catering to a high-class patronage only, and operated in a truly modern manner, devoid of any objectional features, but replete with the one equipment and accomodations which the better class of patrons expect of refined hotels.

Our house will be unsurpassed in accomodations, and the comfort and pleasure of guests, together with the perfection of hotel service, will be our constant aim. The proprietors are now contemplating the sinking of Artesian wells for salt water supply for Turkish Bath and Swimming Pool, one for fresh water for the house supply and a gas well for obtaining natural gas for fuel supply. The hotel now has a huge 100,000 gallon per day capacity filter, through which all water entering the hotel is filtered.

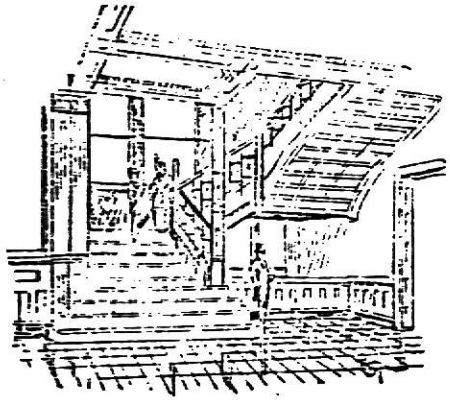
PRICE OF ROOMS

PARLOR FLOOR.

Rooms with Bath.	Rooms without Bathe.	For One.	For Two One Bed.	For Three. Two Beds.	For Four. Two Beds
Brid'l Suite			20.00		
Parlor A.		7.00	12.00	16 00	20 00
	Parlor B.	5.00	9.00	13.00	16.00
	Parlor C.	5.00	9.00	13.00	17.00
Parlor D.		5.00	9.00		
Parlor E.		6 00	10.00		
Parlor F.		7.00	12.00	16.00	20.00
Parlor G		5.00	9.00	12.00	15.00
119		5.00	8.00		
	120	4.50	8 00		
	122	4.50	8.00		
	135	3.50	7.00		
	137	3.50	7.00		
	139	3.50	7.00		



The Office is 100x50 feet on Broadway front, with vestibuled entrance, Marquise, Telegraph, ticket and carriage offices, etc., etc., is of costly finish in natural cherry and marble, with arched dome in exquisitely stained glass, two stories in height, airy and spacious. This office is unsurpassed by any in this country. The Writing and Reading Room, 30x50, with a very costly memorial fire-place and mantel of extravagant design, is the finest of its kind in the West

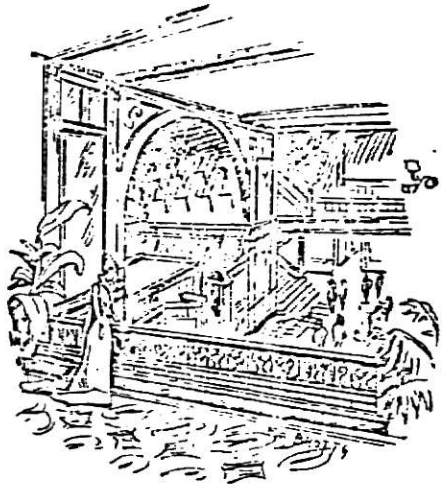


The Grand White Italian Marble Fire-proof Stairway, extending to the top floor with fine stained glass windows, is a most striking feature

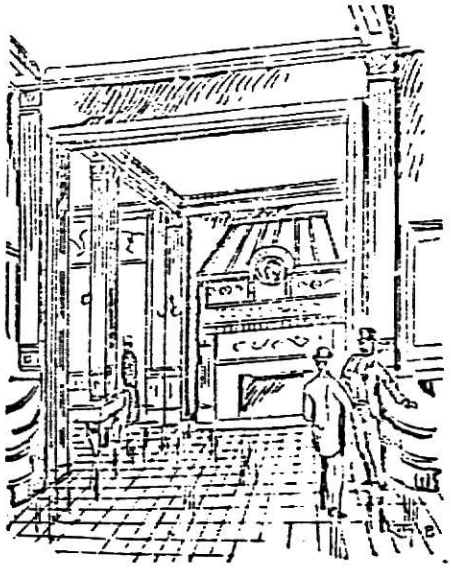
PRICE OF ROOMS.

SECOND FLOOR.

Rooms with Bath.	Rooms without Bathe.	For One.	For Two. One Bed.	For Three. Two Beds.	For Four. Two Beds.
	200	3 50	6 00		
	201	3 50	6 00		
	202	4 00	7 00		
	203	3 50	7 00		
	204	4 50	8 00		
205		4 00	7 50		
207		5 00	9 00		
	206	4 00	7 00		
	208	4 50	8 00	12 00	15 00
209		4 00	7 50		
	210	4 50	8 00	12 00	15 00
	211	4 00	8 00	10 00	13 00
212		5 00	9 00		
	214	4 50	8 00	12 00	15 00
Cleve. Par.		12 00	18 00	20 00	24 00
216	Parlor H.	4 50	8 00	12 00	15 00
219		4 50	9 00		
	220	4 00	8 00		
	221	3 50	6 00		
	222	4 00	8 00		
	223	3 50	6 00		
Parlor I.		5 00	8 00		
	225	3 50	6 00		
	226	4 00	7 00		
227		3 50	7 00		
	228	3 50	7 00		
230		4 50	8 00		
232		4 50	8 00		
	234	3 50	7 00		
235		4 00	8 00		
	236	3 50	7 00		
237		3 50	7 00		
Parlor J.		7 00	11 00	15 00	19 00
	Parlor K.	4 00	8 00	11 00	
238		4 00	8 00		
240		4 00	8 00		
	241	3 00	6 00		
	242	3 50	6 00		
	244	3 50	6 00		
244		3 50	7 00		
	245	3 50	6 00		
246		4 00	7 00		
248		4 00	7 00		
	249	4 00	7 00		
	250	3 50	7 00		
	252	3 50	7 00		
Parlor L.		5 00	10 00	13 00	
	251	4 50	8 00	10 00	12 00
	253	3 00	6 00		
	255	3 00	6 00		
	257	3 00	6 00		
	259	3 00	6 00		
	261	3 00	6 00		
	263	3 00	6 00		
	265	3 00	6 00		
	277	3 00	6 00		
	269	3 00	6 00		

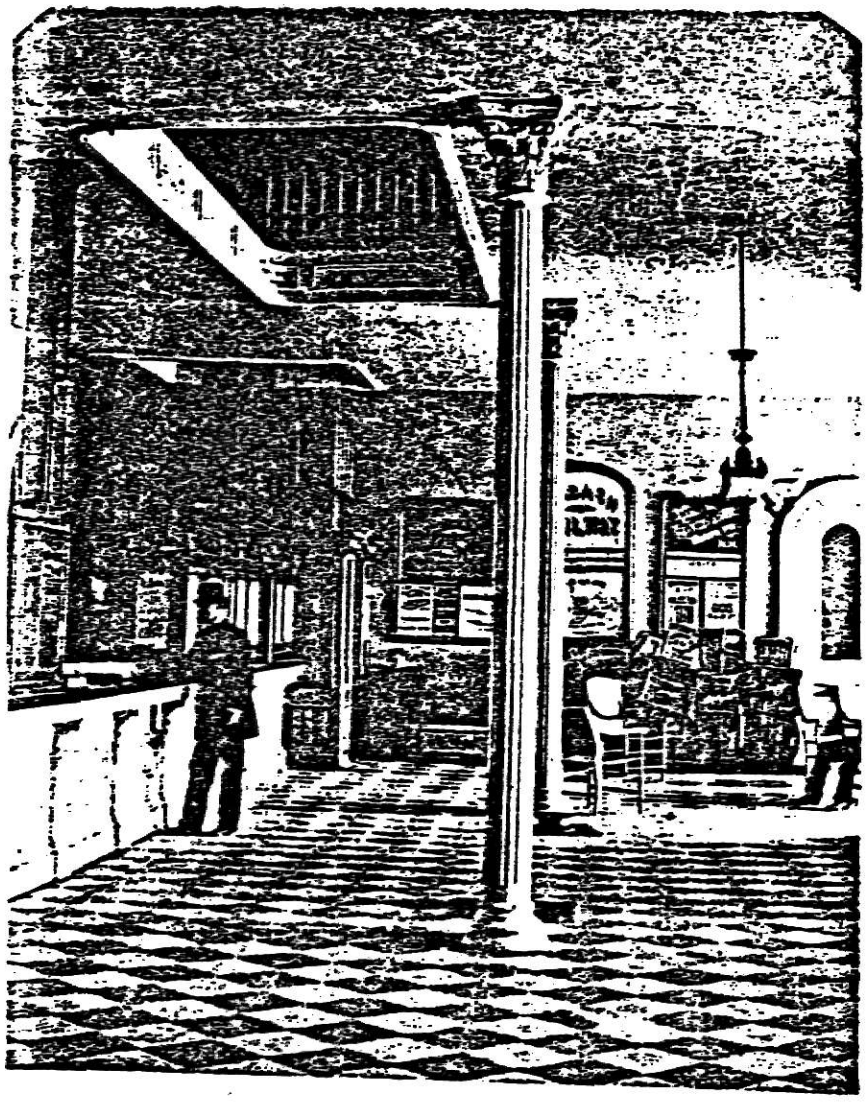


A large promenade, with its fine view of the office below and its outlook at various points upon the streets, is very ornamental, and contains the Ladies' Reading and Writing Rooms, beautifully treated to provide for the comfort of lady guests



The Banquet Rooms and Ladies' Ordinary, on the second floor, are not surpassed by any for their admirable arrangement and location, their convenience of accessibility to guests, their arrangement with each other, and their beautiful interior decorations and home-like appearance, are notable features of the house By means of the Promenade Rotunda they are so located as to be accessible from all public rooms of the hotel, making fine rooms for feasts and dance parties.

Interior lobby of the Coates House circa 1890



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Appendix B

Marketing Brochure

Historic Kansas City Foundation

The Coates House Hotel

A Kansas City Landmark/A Development Opportunity



The Coates House Hotel, an elegant six-story structure at Tenth and Broadway in downtown Kansas City, combines a gracious history with the promise of a rewarding future based on its strategic location, structural soundness, and the particular financial incentives connected with redevelopment of a national landmark.

An overview of financial considerations, physical and site descriptions, an outline of potential uses, and a brief history of the building are included in this brochure.

For additional information about the property, contact your realtor or the owner, Historic Kansas City Foundation, 20 West 9th Street, Kansas City, Missouri 64105, 816/471-3391.

Solid Construction Plus Classic Detailing

The Coates House Hotel, located at the southeast corner of 10th and Broadway, is a six-story brick bearing wall building with a cast-iron column and steel beam structure for the interior support. Foundation walls are stone, brick, or a combination of the two.

Gross land area of the property is 31,240 square feet or 0.72 acre. The gross building floor area is as follows:

Basement	13,000 s.f.
First Floor	9,700 s.f.
Second Floor	9,300 s.f.
Third Floor	9,000 s.f.
Fourth Floor	9,000 s.f.
Fifth Floor	9,000 s.f.
Sixth Floor	8,920 s.f.
Total	67,920 s.f.

Current zoning permits a variety of commercial and residential uses.

The Coates House Hotel is an example of a large nineteenth century urban hotel. The original hotel on the site was completed in the late 1860s. It was enlarged in 1886-1887 by the construction of the south wing. In 1889-1891 the original building was replaced with a new building to match the architectural style of the south wing. The final building was six stories tall and U-shaped. In 1978 a fire swept the south wing, which subsequently was demolished. However, damage to the north wing was minimal due to its fireproof construction of clay tile partitions and tile arch floors.

Sound construction was accomplished by a wealth of luxury features. An early publicity brochure extolled the hotel's virtues citing:

". . . beautiful copper bay windows, connecting private baths . . . a grand Italian marble fireproof stairway with stained glass window, Turkish baths, and a marble swimming pool . . ."

On the exterior, red pressed brick with stucco-faced limestone belt courses comprises the bearing walls on the Broadway and Tenth Street facades above the first floor. Stone alternating with seven courses of brick is used in the walls at the first story.



Fireplace mantel in the Reading Room.

As stated in The National Register nominating form, fenestration provides the salient exterior feature. Double hung windows regularly spaced in groups of two, three and four windows occur between polygonal and rectangular bay windows. The projecting bays are of wood construction, clad in heavy gauge, ornamental sheet metal.

Recently, the Coates House was inspected by a structural engineer, who has determined that the building is *"structurally sound."* The exterior of the building is in *"fair to good condition,"* although certain areas evidence more severe deterioration than this general description would indicate.

Sale of the Coates House is subject to the Foundation's protective covenants which will require restoration of the exterior and certain features on the interior. Generally, the scope of exterior work required to meet covenant requirements would include tuckpointing and cleaning of masonry; stabilization of stone ornament; reconstruction of the parapet, two chimneys, and a copper clad mansardic domed belvedere that were removed sometime in the 1940s; repair or replacement of window sash; repair of balcony and reconstruction of balustrade; and reworking of first floor store front windows and doors to reflect the original design.

On the interior, the Foundation is looking toward having the mezzanine reopened to the first floor; restoration of the coffered barrel vault ceiling, stained glass, and the formal Italian marble fireplace which was removed, but has been recovered; and restoration of the marble stairway and swimming pool. On the upper floors there are few, if any significant architectural features. Consequently, the Foundation will not impose any conditions for interior renovation of floors three through six.

Documents Available

The Foundation has compiled a substantial amount of historical and architectural information on the Coates House Hotel. Included are early photographs, newspaper clippings, a publicity brochure, field verified "as built" drawings at a scale of 1/8" = 1'0", and an engineer's structural evaluation report. The Foundation will make these documents available at reproduction cost to any serious prospective developer upon request.

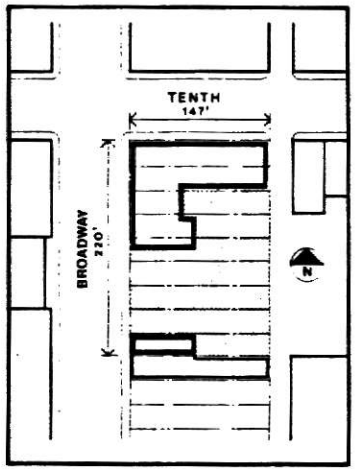
Site Advantages Include Access to Airports and Downtown

The Coates House Hotel is located at the intersection of two heavily travelled thoroughfares. Broadway, with a right-of-way of 80 feet, is a north-south trafficway extending past the Municipal Airport into Platte County and toward Kansas City International Airport; Tenth Street, with a right-of-way of 70 feet, is a major east-west artery which connects Broadway to the core of the downtown business district.

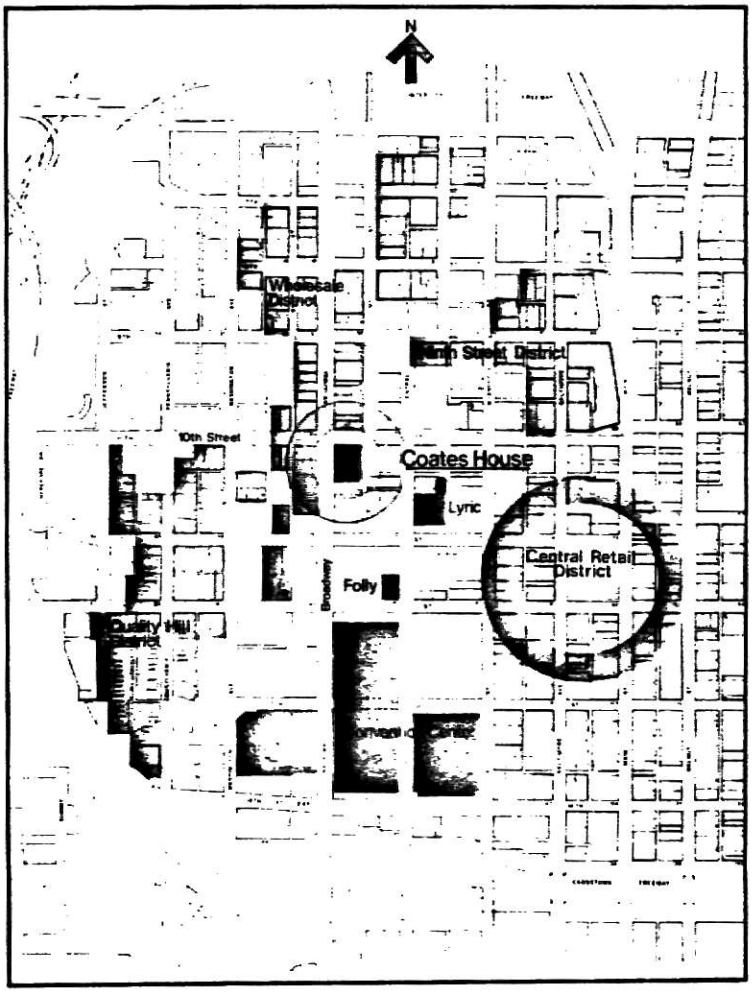
Several significant properties are in the vicinity of the hotel: the Bartle Convention Center extends from 12th to 14th Streets, Central Avenue to Broadway. A major quality hotel is planned for construction on 12th Street between Central Avenue and Wyandotte Street. The Folly Theatre is undergoing extensive renovation at the northwest corner of 12th and Central. Another hotel, to be called Embassy on the Park, on Wyandotte between 12th and 13th, will result from extensive renovation of an older hotel. At the southwest corner of 11th and Central, a building originally constructed for the Pickering Lumber Company has been purchased with plans for extensive renovation for office use.

The Coates House Hotel also is close to the Municipal Auditorium complex, major downtown hotels and retail facilities. Downtown development plans include a proposed Galleria-type shopping center.

New construction, other renovation, the existing shopping area and plans for additional refurbishing projects, all in the vicinity of the Coates House Hotel, attest to the confidence of business leaders and investors.



The site includes nine platted lots and comprises approximately three quarters of an acre.



Conveniently located in the hub of Kansas City.

Reuse Possibilities: Bank to Housing and In Between

Large commercial structures like the Coates House Hotel are increasingly being restored and redeveloped for a variety of new and profitable uses.

The open space of the site created by the loss of the south wing is a positive factor in redeveloping the building. Space is available for surface or multi-level parking, "drive-through" applications, or for elevators, exit stairs, or other functions which might not easily be accommodated in the existing building.

Any of the following adaptive reuses would be compatible with the existing architecture.

Bank office. The site, floor plan, and interior spaces make the building easily adaptable to a full-service plus drive-in bank facility. That portion of the site previously occupied by the south wing provides space for parking and drive-in windows. The barrel vault above the main lobby could be exposed by removing the non-original mezzanine flooring, creating an impressive public banking area. The rooms on the mezzanine level would be highly appropriate for bank offices whereas the upper floors could accommodate staff and service functions.

Office space for "creative professions." The intricately modeled facade, the high ceilings, large window areas and differing shapes, and the interior wood trim provide an architectural ambience which is highly in demand for office space by such "creative professions" as architecture, advertising, public relations and interior design and by manufacturers' representatives for office furniture show rooms. Rooms of moderate width situated along both sides of circulation corridors, some of which could be combined together, provide flexibility for rental offices of varying sizes.

Housing for the elderly. The building can also be adapted to apartments. The graciousness of the accommodations and the convenience of its in-town location would make the Coates House attractive to potential tenants. The ease and economy of converting the present hotel layout to small apartments, and the financing available for such "Section 8" developments, should prove attractive to developers.

A recently constructed apartment building for the elderly is nearby and has a waiting list which exceeds the occupancy level by two-fold.

Mixed use development. Commercial, health club, rental offices, and apartments are compatible in a mixed use of the Coates House. The existing swimming pool, shower and steam rooms provide a nucleus on the basement level for a health club. The open area of the site and existing courtyards can easily accommodate construction of handball courts and a running track. Ample leasable space is available on the first floor and mezzanine for retail, barber/beauty shop, dry cleaning and restaurant. Opening the barrel vault to the first floor would create a shopping arcade. The upper floors are adaptable to rental office, either full-floor tenants or individual offices. The top two floors could be converted to condominiums or rental apartments to complete a truly "mixed use" development of the Coates House.

A History of the Coates House Hotel



The Coates House about 1900.

The Coates House Hotel was developed by Kersey Coates, who came to Kansas City from Philadelphia in 1854. His connections with banking, real estate and railroad businesses here provided Coates with a strategic position in Kansas City's boom period after the Civil War. In 1871, Coates built the Coates Opera House across from the then Broadway Hotel. In 1872, Coates purchased the failing hotel and commissioned Henry Van Brunt of the Boston architectural firm of Van Brunt and Howe to redesign the hotel to be the "last word in worldly elegance." In 1887, an addition was completed, and in 1890, the original hotel was rebuilt and renamed the Coates House.

The new Coates House wing included a grand Italian marble staircase, Turkish baths, and a marble swimming pool (all of which remain). In its prosperous period, the Coates House was considered the most elegant hotel west of the Mississippi. It provided lodging to Presidents Cleveland, Harrison, Grant, Roosevelt, and McKinley, and to numerous entertainers including Fanny Brice and Sarah Bernhardt.

The hotel prospered until the Depression. It later served as war-time housing and then transient housing until the original section was destroyed by fire in 1978. The 1890 addition, because of its fireproof construction, received only minor cosmetic damage which was confined to a small area.

The Historic Kansas City Foundation purchased the property in July 1979. The building is listed in the National Register of Historic Places.

Redevelopment: The Economics

Several direct and indirect financial incentives may be available to make redevelopment of the Coates House Hotel particularly attractive. Historic Kansas City Foundation stands ready to cooperate with a developer to seek out and investigate potential resources available.

The Coates House Hotel, by being on the National Register of Historic Places, qualifies for the following benefits:

Rapid Amortization. Capital expenditures incurred in rehabilitation may be deducted over a 60-month period rather than being depreciated over the building's useful economic life.

Accelerated Depreciation. 150 per cent declining balance depreciation may be used with respect to the entire adjusted basis of the rehabilitated property.

Charitable Contribution of Partial Interest. Donation of a facade easement of a historic property to a charitable organization, such as Historic Kansas City Foundation, allows an income tax deduction equal to the value of the donation.

Investment Tax Credit. A one-time direct reduction of tax liability equal to 10 per cent of the cost of qualified rehabilitation expenditures. This credit may be used in conjunction with accelerated depreciation.

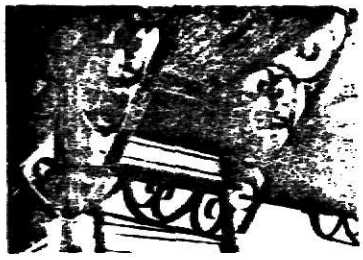
In addition, there are certain local incentives which could, if obtained, assist the redevelopment of the Coates House.

Industrial Revenue Bonds. The Kansas City Corporation for Industrial Development stands ready to discuss with any potential developer the availability of public financing to assist in the rehabilitation of the property.

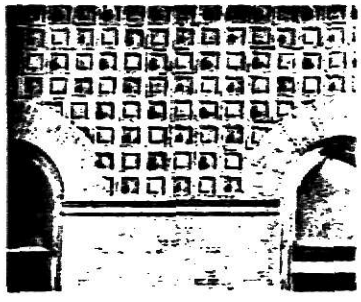
Tax Abatement. Chapter 353 of Missouri statutes permits the formation of a redevelopment corporation which would provide not only certain powers of eminent domain, but also real estate property tax abatement.



The Coates House Hotel today.







Sales Price

Historic Kansas City Foundation is offering the Coates House Hotel at a sales price of $375,000.00, an amount equal only to its actual investment in the property. After March 1, 1981, the sales price is subject to change to cover additional carrying costs incurred by the Foundation. Brokers are protected.

For additional information, contact Historic Kansas City Foundation, 20 West 9th Street, Kansas City, Missouri 64105, 816/471-3391.

The Historic Kansas City Foundation

The Historic Kansas City Foundation believes that conserving our existing city is good business. The Foundation is a Missouri not-for-profit corporation founded to protect and enhance our physical heritage and to demonstrate the lasting cultural and economic value of maintaining older buildings and neighborhoods. Our current energy problems add further merit to our commitment.

Protecting the architectural heritage of our city is being encouraged by means of development projects, services, and programs of the Foundation. Through its revolving fund program, Historic Kansas City Foundation has already acquired seven vacant houses for restoration and resold two. Nearly one-half million dollars in downtown real estate has been purchased to create new economic opportunities while preserving significant buildings. The Bunker and Stilwell buildings were saved from demolition, have been resold with protective covenants, and are undergoing private redevelopment. "How-To" workshops, surveys of historic areas, seminars, a speakers bureau, technical assistance, exhibits, a bi-monthly newsletter, and major book publications are among the wide variety of Foundation activities.





Revolving fund projects recently undertaken by the Foundation.

This brochure was funded by a grant from the Mobil Foundation, Inc.

Historic
Kansas City
Foundation

Appendix C

Secretary of the Interior's Standards for Rehabilitation

U.S. Department
of the Interior

National Park Service

The Secretary of the Interior's Standards for Rehabilitation

and Guidelines for Rehabilitating Historic Buildings

"Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The following "Standards for Rehabilitation" shall be used by the Secretary of the Interior when determining if a rehabilitation project qualifies as "certified rehabilitation" pursuant to the Tax Reform Act of 1976, the Revenue Act of 1978, and the Economic Recovery Tax Act of 1981. These standards are a section of the Secretary's "Standards for Historic Preservation Projects" and appear in Title 36 of the Code of Federal Regulations, Part 67 (formerly 36 CFR Part 1208).

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following guidelines are designed to help individual property owners formulate plans for the rehabilitation, preservation, and continued use of historic buildings consistent with the intent of the Secretary of the Interior's "Standards for Rehabilitation." The guidelines pertain to buildings of all occupancy and construction types, sizes, and materials. They apply to permanent and temporary construction on the exterior and interior of historic buildings as well as new attached or adjacent construction.

Techniques, treatments, and methods consistent with the Secretary's "Standards for Rehabilitation" are listed in the "recommended" column on the left. Not all recommendations listed under a treatment will apply to each project proposal. Rehabilitation approaches, materials, and methods which may adversely affect a building's architectural and historic qualities are listed in the "not recommended" column on the right. Every effort will be made to update and expand the guidelines as additional techniques and treatments become known.

Specific information on rehabilitation and preservation technology may be obtained by writing to the Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240, or the appropriate State Historic Preservation Officer. Advice should also be sought from qualified professionals, including architects, architectural historians, and archeologists skilled in the preservation, restoration, and rehabilitation of old buildings.

THE ENVIRONMENT

Recommended	*Not Recommended*
Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.	Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.
Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building setbacks that have traditionally linked buildings to their environment.	Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.
Using new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the neighborhood in size, scale, material and color.	Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or are inappropriate to the neighborhood.

BUILDING SITE

Recommended	*Not Recommended*
Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.	
Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.	Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.
Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.	Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

BUILDING SITE--continued

Recommended	*Not Recommended*
Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.	

Archeological features

Recommended	*Not Recommended*
Leaving known archeological resources intact.	Installing inderground utilities, pavements, and other modern features that disturb archeological resources.
Minimizing disturbance of terrain around the structure, thus reducing the possibility of destroying unknown archeological resources.	Introducing heavy machinery or equipment into areas where their presence may disturb archeological resources.
Arranging for an archeological survey of all terrain that must be disturbed during the rehabilitation program. The survey should be conducted by a professional archeologist.	

BUILDING: STRUCTURAL SYSTEMS

Recommended	*Not Recommended*
Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.	Disturbing existing foundations with new excavations that undermine the structural stability of the building.
Undertaking stabilization and repair of weakened structural members and systems.	Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.
Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.	

BUILDING: EXTERIOR FEATURES--continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended *	*Not Recommended*
Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.	Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.
Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.	Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.
Duplicating old mortar in composition, color, and texture.	Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.
Duplicating old mortar in joint size, method of application, and joint profile.	Repointing with mortar joints of a differing size or joint profile, texture or color.
Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.	
Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.	Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

* For more information consult Preservation Briefs: 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2: "Repointing Mortar Joints in Historic Brick Buildings" (Washington, D.C.: Heritage Conservation and Recreation Service, 1975 and 1976). Both are available from the Government Printing Office or State Historic Preservation Officers.

BUILDING: EXTERIOR FEATURES--continued

Architectural Metals: Cast iron, steel, pressed tin, aluminum and zinc

Recommended	*Not Recommended*
Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.	Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and Roofing

Recommended	*Not Recommended*
Preserving the original roof shape.	Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.
Retaining the original roofing material, whenever possible.	Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.
Providing adequate roof drainage and insuring that the roofing materials provide a weathertight covering for the structure.	
Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.	Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.
Preserving or replacing where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.	Stripping the roof of architectural features important to its character.

Windows and Doors

Recommended *	*Not Recommended*
Retaining amd repairing window and door openings, frames, sash, glass, doors, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.	Introducing or changing the location or size of windows, doors, and other openings that alter the architectural and historic character of the building.

BUILDING: EXTERIOR FEATURES--continued

Windows and Doors

*Recommended**	*Not Recommended*
	Replacing window and door features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
	Removing window and door features that can be repaired where such features contribute to the historic and architectural character of the building.
	Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of the building.
Improving the thermal performance of existing windows and doors through adding or replacing weatherstripping and adding storm windows and doors which are compatible with the character of the building and which do not damage window or door frames.	Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and which detract from the character of the building.
	Installing new exterior storm windows and doors which are inappropriate in size or color, which are inoperable, or which require removal of original windows and doors.
	Installing interior storm windows that allow moisture to accumulate and damage the window.
Replacing missing or irreparable windows on significant facades with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.	Replacing sash which contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

*For more information consult Preservation Briefs: 3: "Conserving Energy in Historic Buildings" (Washington, D.C. Heritage Conservation and Recreation Service, 1978). It is available from the Government Printing Office or State Historic Preservation Officers.

Windows and Doors

Recommended	*Not Recommended*
	Installing heating/air conditioning units in the window frames when the sash and frames may be damaged. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

Storefronts

Recommended	*Not Recommended*
Retaining and repairing existing storefronts including windows, sash, doors, transoms, signage, and decorative features where such features contribute to the architectural and historic character of the building.	
Where original or early storefronts no longer exist or are too deteriorated to save, retaining the commercial character of the building through 1) contemporary design which is compatible with the scale, design, materials, color, and texture of the historic buildings; or 2) an accurate restoration of the storefront based on historical research and physical evidence.	Introducing a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting or which causes destruction of significant historic fabric.
	Using materials which detract from the historic or architectural character of the building, such as mirrored glass.
	Altering the entrance through a significant storefront.

Entrances, porches, and steps

Recommended	*Not Recommended*
Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.	Removing or altering porches and steps that are appropriate to the building's development and style.

BUILDING: EXTERIOR FEATURES--continued

Entrances, porches, and steps

Recommended	*Not Recommended*
Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.	Stripping porches and steps or original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile and brick. Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Recommended	*Not Recommended*
Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.	Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permantently damage the surface. Also, stripping obliterates evidence the historical paint finishes. Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

BUILDING: INTERIOR FEATURES

Recommended	*Not Recommended*
Retaining original material, architectural features, and hardware, whenever possible, such as stairs, elevators, hand rails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantel pieces, paneling, lighting fixtures, parquet or mosaic flooring.	Removing original material, architectural features, and hardware, except where essential for safety or efficiency. Replacing interior doors and transoms without investigating alternative fire protection measures or possible code variances.
Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.	Installing new decorative material and paneling which destroys significant architectural features or was unavailable when the building was constructed, such as vinyl plastic or imitation wood wall and floor coverings, except in utility areas such as bathrooms and kitchens.

BUILDING: INTERIOR FEATURES--continued

Recommended	*Not Recommended*
Retaining original plaster, whenever possible.	Removing plaster to expose brick to give the wall an appearance it never had.
Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with colors, wallpapers or decorative motifs based on the original.	Changing the texture and patina of exposed wooden architectural features (including structural members) and masonry surfaces through sandblasting or use of other abrasive techniques to remove paint, discoloration and plaster, except in certain industrial or warehouse buildings where the interior masonry or plaster surfaces do not have significant design, detailing, tooling, or finish; and where wooden architectural features are not finished, molded, beaded, or worked by hand.
Where required by code, enclosing an important interior stairway in such a way as to retain its character. In many cases glazed fire rated walls may be used.	Enclosing important stairways with ordinary fire rated construction which destroys the architectural character of the stair and the space.
Retaining the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.	Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.

NEW CONSTRUCTION

Recommended	*Not Recommended*
Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.	
Designing new work to be compatible in materials, size, color, and texture with the earlier building and the neighborhood.	Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

NEW CONSTRUCTION--continued

Recommended	*Not Recommended*
Using contemporary designs compatible with the character and mood of the building or the neighborhood.	Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.
	Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.
	Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.
Protecting architectural details and features that contribute to the character of the building.	
Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.	Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION

Recommended	*Not Recommended*
Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.	Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical systems.
Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.	Attaching exterior electrical and telephone cables to the principal elevations of the building.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION--continued

Recommended	*Not Recommended*
Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.	Installing vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.
	Concealing or "making invisible" mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.
	Installing "dropped" acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.
Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.	
Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.	Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.

SAFETY AND CODE REQUIREMENTS

Recommended	*Not Recommended*
Complying with code requirements in such a manner that the essential character of a building is preserved intact.	
Working with local code officials to investigate alternative life safety measures that preserve the architectural integrity of the building.	
Investigating variances for historic properties allowed under some local codes.	

SAFETY AND CODE REQUIREMENTS--continued

Recommended	*Not Recommended*
Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance or fabric of a property.	
Adding new stairways and elevators that do not alter existing exit facilities or other important architectural features and spaces of the building.	Adding new stairways and elevators that alter existing exit facilities or important architectural features and spaces of the building.

National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

January 1980 (rev.)

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Appendix D

Structural Evaluation Report

STRUCTURAL EVALUATION REPORT

THE COATES HOUSE HOTEL

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A STRUCTURAL EVALUATION REPORT ON THE COATES HOUSE HOTEL

PURPOSE AND SCOPE

This report intends to provide information and opinions concerning the structural aspects of the Coates House Hotel, 9th & Broadway, Kansas City, Missouri. It will describe the general structural condition of the building as well as specific deficiencies which were noted during a series of inspections conducted during the week of April 21, 1980 and during the week of June 2, 1980.

The type of materials and method of construction will be described in those areas where visual observation of the framing was possible. General comments will be offered concerning the limitations and degree of difficulty which might be encountered in making modifications to the structure.

The report will address only those items which form a part of the building structure. No attempt will be made to evaluate the building in terms of code compliance.

BUILDING DESCRIPTION

In general, the building structure consists of flat, tile arch floor construction on steel purlins and beams framing to cast iron columns. In most cases, the exterior walls are bearing walls. See figure 2 for a plan of a typical floor.

The floor construction represents what were the very latest developments in fireproof construction at the time the building was built (early to middle 1880's). The tile arch floors are of the "side method" of construction with the bottom flanges of the purlins and beams protected. The upper surface of the arches are covered with cinder concrete into which is embedded wood sleepers at regular intervals. The wood flooring is then nailed to the sleepers. Figure 1 depicts a generalized section thru the tile arch system.

Construction of the various roofs is somewhat different. Roofs built at the same time as the original building are constructed using grouted, flat clay tile spanning between steel purlins at 16 to 18 inches on center. Purlins in turn span to steel beams. Purlins and beams are bare. The roof system is fire protected by a suspended ceiling of flat clay tile supported on light steel bars hung from the roof structure. Some low roofs

in the back (east) portion of the building are concrete slabs cast on steel joists which bear on brick or stone foundation walls. These roofs were no doubt built at some later date after portions of the upper levels in those areas were torn down.

With the exception of the large rectangular columns supporting the exterior wall in the basement, most building columns are cast iron, and most are fireproofed with tile. Beam to column connections are generally provided by lugs cast integrally with the columns. Stiffened horizontal lugs provide a seat on which the beams rest and punched vertical lugs bolt to the beam web. Purlin to beam and beam to beam connections are bolted or riveted.

The marquee is framed with timber joists spanning between steel beams. Although it could not be visually verified, the second floor area which forms an in-fill in the old clerestory is probably also framed with timber.

In general, the perimeter walls are bearing walls. The one exception may be the south wall, which was a common wall with the old south wing that burned a few years ago. There are columns immediately adjacent to that wall which indicates that at least a portion of it may be non-bearing.

Foundation walls are stone, brick, or a combination of the two. Concrete basement walls were built in recent years just outside the building line along portions of the north and west walls to close off areas which originally extended beneath the sidewalks.

PRESENT CONDITION

The overall condition of the building structure is "fair" to "good". Minor deterioration is fairly general and severe damage is apparent in certain areas.

One disturbing fact is that in nearly every area where tile was removed to expose steel beams or purlins, oxidation of the steel members was present to some degree. In some cases the rusting is relatively minor and in other cases rather severe. Much of this may be attributed to the fact that members were intentionally exposed in areas where moisture was evident. Considering the general nature of the condition, however, it is quite possible that significant deterioration is present in other areas not now visable. This conditon is not surprising in view of the tendency of the tile arch system to readily accept and retain moisture.

The most severe damage to the structure occurs in the low roof areas outside the six story tower. These have suffered

damage from both moisture infiltration and falling or piled debris causing overstress, excessive deflection and, in some cases, failure.

Considerable damage is present in and immediately adjacent to the south wall of the tower, particularly at the upper floors and roof. Many of the ceiling tiles below the roof are broken or missing. Some deterioration of structural steel is evident.

A badly rusted third floor purlin has been exposed above the north edge of the old clerestory. Purlins supporting the arch over the clerestory also show oxidation.

The most widespread evidence of rusting of structural steel occurs at the first floor. Evidently this area has received the most severe exposure to moisture. Most all exposed purlins, beams, and columns show varying degrees of deterioration.

At widely scattered locations throughout the building there are cracked, broken, or missing tiles in the tile arch floors and around columns.

The marquee at the second level has deteriorated beyond repair. It should be either removed or totally replaced.

With a couple of exceptions, the integrity of the exterior walls seems to be intact, but there is general evidence of softened and loosened mortar, particularly in the upper portions. The east wall of the southeast stair tower shows considerable cracking scattered throughout its height. While the nature of the movement which caused these cracks has not been determined, at this point they are not considered serious enough to warrant extensive underpinning of the foundation.

NECESSARY REPAIRS

The bulk of the rear portion of the building outside the six story tower has been damaged to the point that repairs are not considered feasible and no recommendations in that regard will be made. That portion of the building should be abandoned and demolished.

Blanket recommendations cannot be made for repair of deteriorated structural steel members. That must be done on an individual member basis when serious restoration plans are begun. Capacities of each member must be established, based on the reduced section, and that compared to design requirements. Chances are, however, that repair or replacement will be required for a number of members, particularly at the first floor and above the crawl space at the basement floor.

Repairs must be made to the tile arch floor system where tiles are broken or missing. In many cases this might mean removal of the entire tile arch panel between purlins and replacement with steel deck centering and a lightweight concrete slab. For protection of the roof structure, the broken and missing ceiling tile must be replaced or a substitute material such as plastic provided in their place.

The entire brick facade should be gone over by a competent mason and all softened and loosened mortar removed and the joints repointed. All cracked and spalled brick should be replaced. Repair of the cracks in the east wall of the southeast stair tower depends somewhat on the aesthetic requirements. It might involve measures varying from removal and relaying of brick surrounding the cracks to merely sealing the cracks with mortar or caulking.

Repair procedures for the south wall will require further study. It is likely, however, that the bulk of that wall will need to be removed and replaced.

As mentioned earlier, the tile arch floor system is susceptible to damage from moisture infiltration. For that reason, it is important that the building be sealed against the elements as soon as possible.

ADAPTABILITY TO MODIFICATION AND USAGE CHANGE

The building does have a few structural attributes which should be taken into account when considering a usage change. Since the skeletal frame of the building offers limited lateral stability, some of the interior tile partitions must remain, even though they may not be load bearing. A lateral stability analysis to determine which walls may be removed is beyond the scope of this report. It may be difficult, but certainly not impossible, to provide additional interior stair towers. A more feasible approach, however, would be to provide them contiguous with, but outside of, the six story tower. Providing floor openings to accommodate mechanical systems can likely be provided at reasonable cost. Providing mezzanines or intermediate floors is probably not feasible.

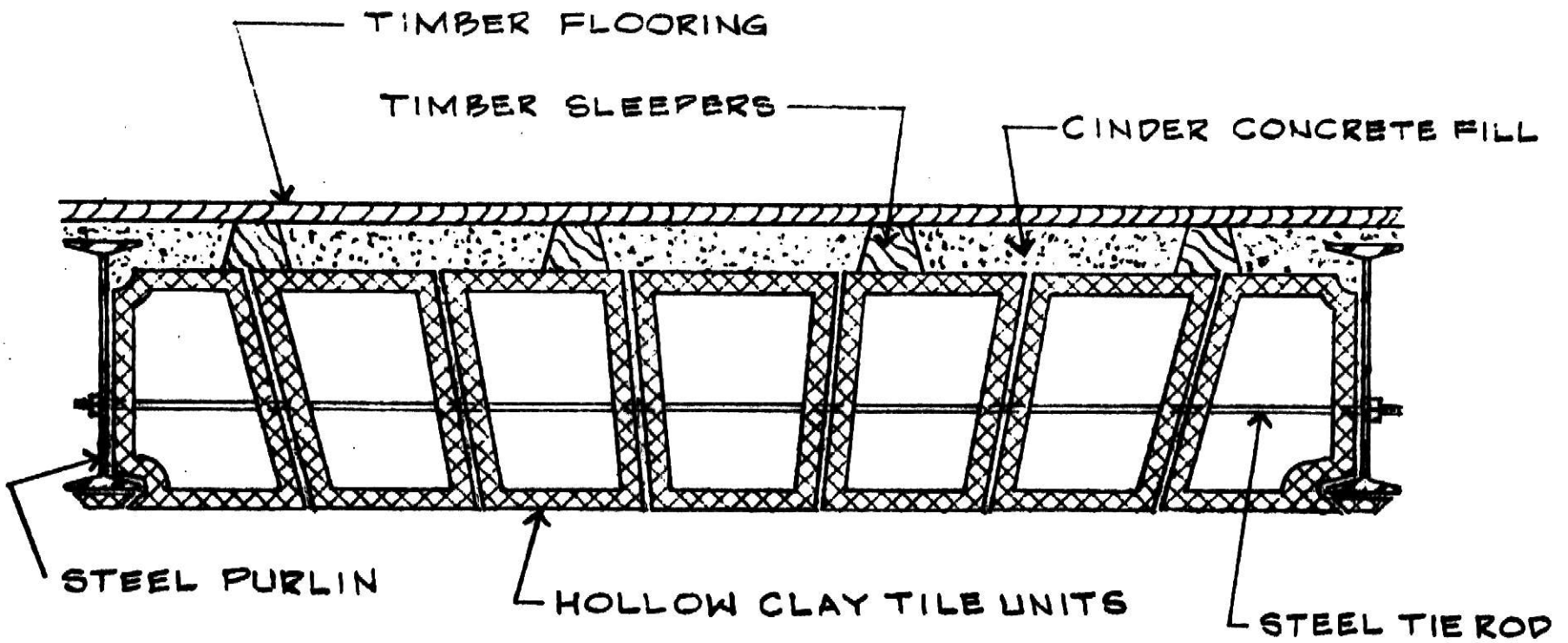
It is beyond the scope of this report to analyze the structure to determine load carrying capacities. Typical office floor loading, however, is probably well within its capability, except perhaps in areas where significant deterioration has occurred.

To answer a specific question, the belvedere at the northwest corner of the roof may be replaced, with some limitations as to type of material used.

ASSESSMENT AND CONCLUSIONS

Assuming the deterioration of the structural steel frame due to oxidation is not more severe and widespread than is now apparent, the structure of the Coates House should be capable of accepting intensive restoration and, within limits, modification. The costs involved in repairing the structure may be considerable, but probably will be a relatively small percentage of the total restoration cost.

It should be reiterated that estimates of cost for structural repairs should include sizeable contingencies to handle other deficiencies which undoubtedly will be uncovered during the restoration process.



TYPICAL SECTION THRU TILE ARCH FLOOR SYSTEM (SIDE METHOD)

NO SCALE

FIGURE 1

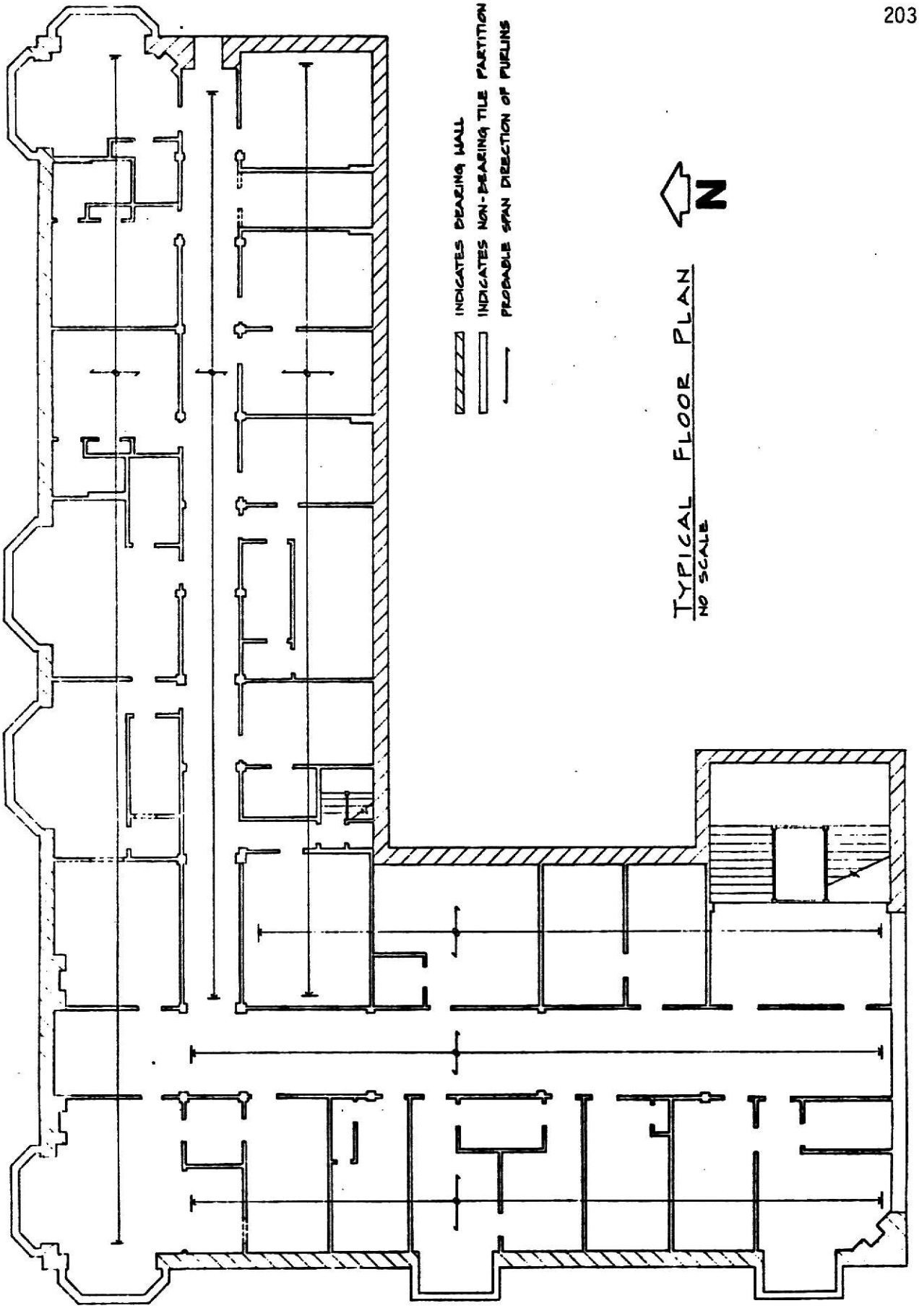

INDICATES BEARING WALL
INDICATES NON-BEARING TILE PARTITION
PROBABLE SPAN DIRECTION OF PURLINS
N
TYPICAL FLOOR PLAN
NO SCALE

FIGURE 2

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THE REHABILITATION OF THE COATES HOUSE HOTEL IN KANSAS CITY, MISSOURI

by

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AN ABSTRACT OF A REPORT

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Abstract

After an eleventh-hour rescue of the Coates House Hotel in Kansas City from demolition, the Historic Kansas City Foundation (H.K.C.F.) has been saddled with a tremendous financial burden. The old hotel has been vacant since 1979 when one-half of the National Register property burned. The Foundation has undertaken numerous fund raisers and commissioned consultants to market the structure. The Foundation hopes to sell to a developer so that this historically significant structure can remain as a visable and useful sign of Kansas City's heritage.

This report has focused on the history, priorities of elements to be retained, program for reuse, financial considerations and a design alternative. The proposed design is greater in scale than many developers would be willing to undertake. The reason for this is an attempt to explore design concepts of relating old and new structures.

Studies concluded the most appropriate height for the new Coates House structure should be no greater than six stories (equal to that of the existing building). The new design makes use of red brick, limestone, glass and trim colors like those of the old structure yet differs from the old by altering fenestration and bay proportions. A glass concourse serves as a visual break between old and new.

The proposed mixed-use structure shall have a health club, restaurant, branch bank, retail shops, offices, condominiums and apartments.