

PRELIMINARY INVENTORY
K0214 (KA0389)
COATES HOUSE RESTORATION RECORDS

This collection is available at The State Historical Society of Missouri Research Center-Kansas City. If you would like more information, please contact us at shsofmo-kc@umsystem.edu.

Introduction

The records contain documents related to the purchase and subsequent resale of the Coates House, a historic hotel in Kansas City, Missouri, by the Historic Kansas City Foundation. The records include correspondence, newspaper and magazine articles, press releases, Coates House Task Force minutes, contracts, fundraising materials, and handwritten notes, covering the period 1886-1982.

Donor Information

This gift was received by the University of Missouri from William L. Bruning, chairperson of the Coates House Task Force, on 11/7/1986 (Accession No. KA0389).

Historical Sketch

The Coates House was completed in 1869 as the Broadway Hotel, under the proprietorship of Major Thomas Eldridge. In 1872, Colonel Kersey Coates purchased the hotel and commissioned Henry Van Brunt to redesign the structure. The Coates House prospered, and Colonel Coates's dream of a new wing was realized in 1886. He died in 1887 before the addition was completed, and in 1890 the original structure was rebuilt. The Hotel continued to prosper until the Great Depression. In 1945, the exterior was modernized in various ways. Neglect, vandalism, and remodeling all contributed to its loss of distinction.

In 1971 the Coates House was nominated for the National Register of Historic Places. In January 1978 the addition to the original hotel caught fire. In 1979 the Historic Kansas City Foundation purchased the building from Bruening Properties, which was applying for deregistration with the intent to put up a new parking lot. After boarding up and cleaning up the damaged building, the Foundation began looking for a buyer to renovate the Coates House in a fashion that would preserve its heritage.

Folder List

- f. 1 Early newspaper articles, 1886-1890
- f. 2 History and physical description, 1854-1979
 - History of Kersey Coates, Coates House, description of the exterior
- f. 3 "The Coates House" by Day Kerr, 1970
- f. 4 Internal Revenue Service correspondence, 1974
 - Letter to Historic Kansas City Foundation re: tax-exempt status
- f. 5 Miscellaneous notes and memos re: William L. Bruning, 1978-1982
- f. 6 Fundraising brochure, n.d.
 - Fundraising presentation, includes photocopies of photographs
- f. 7 Correspondence, minutes, articles, memos, 1/1978-6/1978
 - Coates House Task Force, John Windsor, Bruening Properties

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- f. 8 Correspondence, minutes, articles, memos, 7/1978-12/1978
Negotiations, John Windsor, R. Crosby Kemper III, others
- f. 9 Secretary of the Interior, 1979
Standards for Historic Preservation Projects
- f. 10 Correspondence, articles, memos, 1/1979-2/1979
“Opening and Closing Nights for a Grand Hotel,” sale contract, others
- f. 11 Correspondence, articles, minutes, 3/1979-4/1979
Title insurance, sale contract, Coates House Task Force, others
- f. 12 Correspondence, memos, articles, 5/1979-6/1979
Appraisal, article on renovation, fundraising, others
- f. 13 Correspondence, contracts, statements, 7/1979
Warranty deed, deed of trust, promissory note, others
- f. 14 American Youth Hostels, Inc., n.d.
- f. 15 Correspondence, articles, grand application, 8/1979-12/1979
Fundraising, Senate Bill 127, Bacchus Grant, Homer Reed, others
- f. 16 Bacchus Grant, memo from Neil Horstman to William Bruning, n.d.
- f. 17 Deed of Trust draft, n.d.
- f. 18 Correspondence, financial, articles, 1980
National Trust for Historic Preservation, Bacchus Grant, expenses, others
- f. 19 Correspondence, financial, articles, 1/1981-6/1981
Determination of sale price, purchase offers, option agreements, others
- f. 20 Correspondence, articles, 7/1981-12/1981
Marketing, option agreements, negotiations for sale, others
- f. 21 Option agreement – Historic Kansas City / J. Worthen DeYoung, n.d.
- f. 22 Correspondence, articles, 1982
Building inspector’s evaluation report, subdivision application, others
- f. 23 Preliminary feasibility analysis, n.d.
Document to establish cost of rehabilitation
- f. 24 Financial miscellaneous, n.d.
Estimated tax benefits, investment tax credits, deductions, income, etc.
- f. 25 Miscellaneous articles, n.d.
Articles about renovation ideas, Coates House, downtown development
- f. 26 Miscellaneous, n.d.
Homer Reed, restoration, resolution, potential contributors, site plan, etc.
- f. 27 Photographs, n.d.
Interior, after damage, exterior, before

Location Note

The records are stored offsite (109775) and will need to be retrieved before viewing.

Subject Terms

Historic hotels – Missouri – Kansas City

Historic preservation – Missouri – Kansas City