NPS Form 10-900
Oct. 1990

OMB No. 10024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

JAN 3 1 2008

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Hotel Dale
Other name/site number Dale Apartments

2. Location

Street & number 206 W. 8th St. ☐ not for publication
City or town Coffeyville ☐ vicinity
State Kansas Code KS County Montgomery Code 125 Zip code 67337

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Patrick Zollner 12/14/07

Patrick Zollner, Deputy State Historic Preservation Officer — Date
Kansas State Historical Society
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of commenting official /Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I herby certify that the property is — Signature of the Keeper — Date of Action

☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other, (explain:)

Hotel Dale
Name of Property

Montgomery County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Domestic - Hotel
Commerce/Trade - Specialty Store
Commerce/Trade- Business

Current Functions
(Enter categories from instructions)

Domestic - Multiple Dwelling
Commerce/Trade - Specialty Store
Commerce/Trade - Business

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS:
Italian Renaissance

Materials
(Enter categories from instructions)

Foundation:
Walls: brick
stone
Roof:
Other:

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

Hotel Dale
Name of Property

Montgomery County, Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "X" in one or more boxes for the criteria qualifying the property for National Register

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

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

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from it original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance
(Enter categories from instructions)

Community Planning and Development

Commerce

Period of Significance

1924

Significant Dates

1924

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

A.C. Wiser (Shepherd & Wiser)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):
- ☒ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

Primary location of additional data:
- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Hotel Dale
Name of Property

Montgomery County, Kansas
County and State

10. Geographical Data

Acreage of Property Less than one acre

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

	Zone	Easting	Northing
1	15	267200	4101890
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Jennifer F. Hembree, Senior Associate and William G. MacRostie, Principal

Organization MacRostie Historic Advisors LLC Date August 8, 2007

Street & number 1400 16th St. NW, Suite 420 Telephone (202) 483-2020

City or town Washington State DC Zip code 20036

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with SHPO or FPO for any additional items)

Property Owner

Name Paul Sween c/o Coffeyville Leased Housing Associates I, LP

Street & number 2355 Polaris Lane North, Suite 100 Telephone (763) 354-5500

City or town Minneapolis State MN Zip code 55447

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16) U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

NARRATIVE DESCRIPTION

Summary Statement

Hotel Dale (currently Dale Apartments) is a six-story, plus basement steel and concrete building featuring brick facades with Italian Renaissance Revival-style influenced terra-cotta and stone detailing. The building has an L-shaped footprint that includes a two-story rear extension and northeast side retail spaces. Situated on Coffeyville's historic commercial corner of West 8th and South Maple Streets, the building was developed and constructed in a record three months as a community project through the efforts of the Coffeyville Chamber of Commerce in 1924. Owned by the Coffeyville Building Improvement Company for forty-five years, the building was converted into apartment housing for low-income residents in 1969. The Hotel Dale, now Dale Apartments, continues to provide housing for low-income elderly and disabled residents, with several commercial outfits still in operation on the first floor.

Setting and Site

The Hotel Dale (The Dale) is strategically located on the corner of West 8th and South Maple Streets in downtown Coffeyville. Advertising itself as 'The Best Address in Coffeyville,' the building is specifically located at 206 W. 8th Street, at the east twenty-three and eighty-five (23.85) hundredths feet of Lot 14; and all of Lots 15 and 16 of Block 3 in Osborn's Addition No. 1 in the city of Coffeyville, Montgomery County, Kansas.

The building is oriented north south, with its primary entrances facing south towards West 8th Street and east towards S. Maples Street. Rising four-stories above the buildings along 8th Street, the Dale fronts commercial and retail shops to its south and a low-rise Red Cross building to its east. The west elevation abuts an alley and the adjacent historic (and National Register-listed) Midland Theater (1928). The north or rear elevation fronts the remainder of Lot 14, which today provides a paved parking surface for residents and employees at the Dale. An alley and city parking lot lay beyond.

The City of Coffeyville in southeast Kansas today is a manufacturing community of 11,000. Located near State lines, the city has proximity to both Oklahoma and Missouri. Known for the demise of the Dalton bank-robbing gang in which citizens played a role in the 1890s, Coffeyville was founded as Col. James A. Coffey's trading post in 1871. (The area had been a well-known American Indian trading post for some time.) Coffeyville experienced a surge in activity after the arrival of the 'Leavenworth, Lawrence and Galveston Railroad' in 1871 and was officially incorporated in 1873. "From the earliest period of its history, Coffeyville has been the business center for an extensive territory from which her merchants and tradesmen have drawing a large and lucrative business."[1]

The city's downtown developed near the location of Col. Coffey's trading post, centering on what is now Walnut Street (which runs north-south one block east of the Dale). A vital commercial district emerged along West 8th Street at its Walnut Street crossing. In the early 1900s, the area boasted drug stores, men's clothing stores, bikes shops, horse-shoeings, and a furniture store. The local post office was established at S. Elm and W. 8th Streets. City Hall was located one block north at Walnut and 7th Streets. The Chamber of Commerce described West 8th Street as "one of Coffeyville's principle business streets... People who passed through the town exclaimed that 8th Street had fewer vacant stores than any other city of its size that they had seen."[2]

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[1] Coffeyville at 100, 1869-1969: History and Centennial Celebration. (Coffeyville, Kan.: Coffeyville Journal Press, 1969), 14.
[2] *Coffeyville Percolator*, November 1932, 3.

Today, the Dale remains in the downtown business district of the city with community and government services nearby as well as commercial outfits. City Hall remains situated at Walnut and 7th Streets. West 11th Street serves dually as U.S. Route 166, lined with various service stations and dining options just three blocks south of the building. Coffeyville Community College is a few blocks to the southwest, as is the Coffeyville Public Library.

General Characteristics

Hotel Dale is a six-story, plus basement building of concrete and steel, featuring brick facades. All brick (some 400,000 bricks) used in the construction of the Hotel Dale is Coffeyville brick.[3] The building has an L-shaped footprint that includes a two-story rear extension (in the northwest corner) and a one-story east side extension (in the northeast corner) featuring retail/commercial spaces. Roofs are flat and built-up with the exception of the two-story roof that is sloped. Floors are concrete. The Dale features approximately 50,000 square feet of space. Three interior stairs, as well as one exterior stair-tower (constructed in 1969) provide access to the basement and/or upper floors. Two elevators are also featured.

Exterior

The primary or south and east elevations are similar in design and material, featuring brick facades and central entries. The south and east elevations are set-back from the streets --West 8th and S. Maples Streets, respectively -- via a sidewalk. A series of non-original storefront and entry systems, some of which appear to date to 1950, others which date to 2003, are featured at their first story levels. Bluish-tinted metal panel bases, dating to 1950 are located below the storefront windows. These systems are delineated from one another by original brick veneer pilasters featuring stone bases and terra-cotta ornamented capitals. A metal marquee (1950) wraps around both elevations and is situated between the first and second stories above the storefronts. A terra cotta belt course and ornamental balustrade are situated above the continuous metal marquee. Ten bays of second- through sixth- story windows are located on the south elevation; seven bays are featured on the east elevation. Second story window treatments vary from that of the upper floors. Second story windows feature round arched semi-circular fanlights of terra-cotta. Third through fifth floor windows feature flat arched windows with keystones. Ornamented belt courses delineate the fifth from sixth story and sixth story from roof-line parapet. Sixth floor window openings are round arched with keystones. All windows feature stone sills. All upper floor windows are 1/1 single-hung aluminum replacement windows installed in 2003. In the 1969 renovation, residential apartments received one to two through-wall HVAC units. Metal vents associated with these units are visible beneath some upper floor windows. Decorative brick work in the form of paneling is featured from the second through fifth stories at either end of the elevation.

North and west elevations of the building are secondary elevations and void of ornamentation. Both are brick veneer over concrete. Belt courses of concrete delineate each of the upper stories from one another. All upper floor north and west elevation windows are 1/1 single-hung aluminum replacement windows installed in 2003. In the 1969 renovation residential apartments received one to two through-wall HVAC units. Metal vents associated with these units are visible beneath some upper floor windows.

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[3] In the late 1890s to early 1900s, Coffeyville housed several major brick-making companies, as a result of the large quantity of shale, limestone and building stone available in the area and necessary for manufacturing brick. These companies included the Standard Brick Company and Vitrified Brick Company. The four Coffeyville brick companies were capable of manufacturing over 700,000 bricks per day when in full operation.

The north elevation fronts the building's own small paved parking area and an alley beyond. Infilled window openings (with brick similar to existing) are visible at the north elevation in both its two-story and six-story portions. These openings were infilled to accommodate the 1969 remodeling. A single non-historic egress door is featured towards the east end of the north elevation. It provides access to/from the second-story portion of the Dale.

The west elevation fronts an alley which is currently used as a resident 'patio.' The historic Midland Theater lies beyond. The north end of the west elevation is that of the building's one-story retail extension. This section features four non-historic egress doors (access to retail spaces) with single-pane transom windows above. Wood and asphalt shingled awnings, in poor condition are featured at these egresses. An additional four segmentally-arched window openings similar to the transom windows and with brick sills are featured across this portion of the west elevation.

The middle section of the west elevation is a two-story height; the remainder is six stories. A brick veneer six-story stair-tower, added in 1969 is located towards the south end of the west elevation.

Interior

The Dale features 20 studios (efficiency) apartments and 27 one-bedroom units on floors two through six, with community activity and commercial/retail space delineated and altered over time on the first floor.

The second floor plan features an L-shaped corridor with residential units located off its south and east sides. The northwest central area of the second floor features a 'community lounge' and a post-1969 delineated 'library room.' Additional residential units, delineated in 1969 are located in the northwest corner.

Third through sixth floor plans are identical. Each features an L-shaped double-loaded corridor with nine residential units (efficiencies or one-bedrooms). The elevator lobby and adjacent stair and trash enclosure are located in the center-east side of each floor.

The basement currently provides storage lockers, storage rooms, restroom, and laundry facilities for residents and retail tenants. A boiler room and mechanical equipment is located in the center of the floor.

All fixtures, furnishings and appliances are non-historic and were replaced during the building's 1969 remodeling and subsequently since then as deemed necessary. All floors of the first through sixth floors, with the exception of portions of the lobbies (which have received VCT) have received carpeting and vinyl base. The basement has an exposed concrete floor with the exception of its elevator lobby which features terrazzo. Ceilings in the building are lowered and were installed in 1969 to accommodate new HVAC equipment located above the grid. Walls were furred out at that time as well and are painted.

Alterations and Integrity

The notable Italian Renaissance Revival features and design intent of the Hotel Dale remain intact and the building features a high degree of integrity. Exterior alterations are limited to window replacements and signage removal. Interior alterations are limited to the first floor retail and community spaces (due to changes in needs of the hotel and retail tenants over time); and some guest room/unit size modifications.

In 1950 the original storefronts and central entry awnings were removed, as were ornamented stamped bases below the storefront windows; these were replaced with metal storefronts with metal panel bases and a metal marquee. In 2003 the main apartment entries at the south and east elevations, as well as several retail entries received modern

storefront entry systems. All upper floor windows are 1/1 single-hung aluminum replacement windows installed in 2003. In the 1969 renovation, the hotel was converted to low-income housing apartments and the units received through-wall HVAC units, located below some windows. Rooftop 'hotel' signage was removed at this time as well.

The Dale's first floor commercial and community space has been modified over time as needs of both the Hotel and various commercial/retail tenants saw fit. Sanborn maps dating to 1929 and 1943 indicate that the spaces to the west of the south elevation's main entry and lobby/hall were enlarged during that time period. In 1969 these areas were partitioned into several smaller spaces again; the south entry lobby being narrowed and truncated at that same time.

The 1950 remodeling included combining 18 small hotel rooms into larger rooms to provide additional spatial comfort for guests. In 1969, the former second-floor banquet room (with sloped roof) was converted into several additional residential units, bringing the number of units to 47 as it remains today. The L-shaped corridors, however, have consistently been retained.

Despite the alterations the Dale has received, the building remains intact with integrity. Location and setting, including relationship to and within "the heart of downtown Coffeyville," specifically to City Hall and other public services (library, community college, for instance), commercial/retail outfits along 8th Street, and even the Midland Theater to its west remain.[4] The original construction materials – concrete and more importantly, Coffeyville brick are intact, as are its original spatial design elements including the L-shaped footprint; one-, two- and six-story sections; and its distinctive L-shaped corridors on upper floors. Italian Renaissance Revival motifs remain legible, including its symmetrical façade; varying window treatments between 1st, 2nd and upper stories; stone sills and roof-line parapet. Original workmanship of the Italian Renaissance Revival design are clearly defined as well, as seen through the building's brick veneered pilasters with ornamented terra cotta columns; belt courses featuring dentils/modillions; terra cotta balustrade ornamentation; round arched second story windows with semi-circular terra-cotta fanlights; and windows heads with flattened or segmental arches and keystones.

The tallest building in Coffeyville (by four stories) at the time of construction (and still today), the Hotel Dale remains a prominent skyline feature in Coffeyville. An architectural gem in downtown and a testimonial to Coffeyville brick workmanship, the Dale is "a monument to foresight," that continues to reflect an Italian Renaissance Revival feel. Constructed through a community effort to meet the development needs of the growing town in 1924, the building today continues to meet the needs of Coffeyville by providing affordable housing to elderly and/or disabled residents.[5] The building continues to convey its significance as "a milestone in the advancement of the Coffeyville."[6]

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[4] Coffeyville Centennial Committee. *Coffeyville, Kansas, Centennial Souvenir Historical Booklet, June 26 to July 1, 1961.* (N.p.: Author, 1961) n.p.

[5] Coffeyville at 100, 1869-1969: History and Centennial Celebration, *64.*

[6] *Coffeyville Daily Journal*, 25 November 1924.

STATEMENT OF SIGNIFICANCE

Summary Statement

The tallest building in Coffeyville at the time of construction, the Hotel Dale served as first-class high-rise hotel within the downtown commercial district of Coffeyville. Hotel Dale is significant at the local level for its association with local development (community planning and development) and commerce (both National Register Criterion A). Specifically, it is a reminder of the standing achievement of a long-time community effort that included members of the Coffeyville Chamber of Commerce and more than 100 citizens or "boosters" who donated time and funds for the building's construction. Its importance to the Chamber and the city as a whole is further evident through the speed of its construction – a remarkable three months time. The building's period of significance is its date of construction, 1924.

Resource History and Historical Context

National Register Criterion A: Coffeyville Development and Commerce

"An Imperishable Monument to Foresight, Stalwart, Courage and Co-Operative Genius of Coffeyville," ran the local headlines describing the Hotel Dale's grand opening in November of 1924.

The *Coffeyville Daily Journal* continued, "Coffeyville's long cherished hope for a new, modern, fireproof hotel is realized. The long struggle has ended and a much needed improvement which more than 100 Coffeyville folks had a part in is crowned with success. Today, the whole community rejoices …The Hotel Dale will be formally opened to the public."[7]

The origins of the Hotel Dale began in 1921 as a result of necessity and local ingenuity. At the turn of the 20th century, Coffeyville was a booming industry town, referred to by many citizens as the "Gateway to the Southwest."[8] The discovery of natural gas wells in the late 1890s in the area had led to a tripling of the population from some 4,000 in 1897 to over 12,000 in 1910.[9] An industry boom coincided. Numerous glass plants were spawned. Moreover, the Coffeyville Commercial Club (established in 1896 and essentially a re-organization of the former Organization of Board of Trade and the Coffeyville Businessmen's Association) raised $100,000 to attract these industries. The group was the driving force for development during the final years of the 19th century. Sponsoring land sales and helping establish the city's municipal electric light and power plant, the efforts resulted in bringing both the Ozark Smelting Company, a zinc-lead ore mining firm (later part of the Sherwin Williams Co.) and the National Refining Company (which was the second largest oil company in the country at the time), for example, to Coffeyville. During this time Coffeyville also became the "second milling city in the state" next to Kansas City as a result of the new presences of Phoenix (McGrew Kiddoo) Mills, Coffeyville Roller Mills, Walton Grain Co., and Rea-Patterson Grain Mill.[10]

Lodging options for businessmen and salesmen were prevalent at that time in town and included the three-story, 54-room Eldridge Hotel, built in 1871 at 8th and Walnut Streets. The Mecca Hotel opened in 1901, surpassing the

[7] *Coffeyville Daily Journal*, 22 November 1924.
[8] Coffeyville at 100, 1869-1969: History and Centennial Celebration, *32*.
[9] *Ibid.*
[10] *Ibid.*, 37.

town's earlier 'finest' hotel (The Eldridge) in first-class service. A three-story, brick building with dining options, the Mecca was located at 10th and Walnut Streets. In 1915, the 54-room Eldridge was razed. A dearth of lodging options subsequently followed, while the need for such expanded. "Coffeyville had outgrown its best hotel [the Mecca] and nothing was more obvious to the traveling salesman or the men and women of prominence who came to Coffeyville in the discharge of appointments here than the biggest and most pressing need of Coffeyville was a new and adequate hotel."[11] Exclaimed more drastically by local media, "Thousands of drummer boys, knights of the grip were passing through [Coffeyville] with no place to stay."[12]

In 1921 Coffeyville businessmen chose to resolve the situation and implemented and provided the means for the construction of a new first-class business hotel. The Chamber of Commerce (organized in 1907) selected a 'hotel committee' who worked for three (3) years to interest outside capital in the venture. Plans to attract developers detailed that the city would donate the land and pay the capital on the project. Specifically, a site would be donated; bonds would be issued for the building's construction which would be backed by the security of the building and site. To retire the bonds later on, a sinking fund would be created from rentals of stores and shops on the new building's first floor. However, no outside investors reacted favorably to the prospectus.

It became obvious that only with the assistance of local citizens would the hotel project be realized. George J. Pfister, local realtor and developer offered to provide 1/5 of the necessary monies needed for the project. He was soon joined by Hugh J. Powell, a newspaper publisher (and owner of the *Coffeyville Daily Journal*), as well as George N. Upham, and Jess R. Sigsbee, who each contributed additional fifths of the funds; W.E. Ziegler and J. E. Exner agreed to split the amount of the final fifth. With capital funds available, the committee needed a site. The group turned to Upham. Upham owned the former site of St. Paul's [Episcopal] Church which had moved from its original (1877) location downtown at 8th and Maple Streets to 7th and Elm Streets in 1913. In February of 1924, Upham agreed to offer the Chamber of Commerce a 60-day option on this land for $35,000. A fundraising committee was created and the "boosters" combed the city and citizens for donations, raising $18,000 in two weeks; a second drive eventually landed the committee with some $25,000 on the date the option was to expire – though still thousands of dollars short of the requirement. An extension from Upham was denied. That evening shortly before midnight, Chamber members decided a loan would have to be sought; it was determined it should be provided by the director of the Chamber of Commerce, R.H. Muzzy, who assented to the $10,000 loan on the personal responsibility of the committee men. The following morning as the funds were counted for Upham, a $2,300 shortfall in the total was discovered. Commerce committee members, B.L. Perry, Ethan L. Graham (president of Acme Foundry & Machine Company) and Embree W. Morgan (local realtor and former President of the Chamber) immediately signed a promissory note for the remaining amount. Subsequent fundraising drives were held to pay off the final debts for the cost of the Dale's site.[13] During the building's construction, banners displayed across its scaffolding called citizens to *"Be a Booster"* and contribute to the fundraising drive.[14]

As a result, the "unusual business acumen, the cooperative genius of a great number of home folks," (many of whom are featured in the 1943 *'Who's Who [of Montgomery County]* publication, including Ethan Graham, Embree Morgan, Sr., George Pfister, Hugh Powell) made the Hotel Dale project and its realization possible.

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[11] Charles Drake, C. "Who's Who? A History of Kansas and Montgomery County, Including the Cities of Coffeyville, Independence, Cherryvale, and Caney. (Coffeyville, KS: Journal Press, 1943), 108.

[12] Coffeyville Daily Journal, 22 November 1924.

[13] See *Coffeyville Daily Journal*, 22 November 1924 for the account of the Hotel Dale's development. Drake's Who's Who?... and Coffeyville at 100, 1869-1969: History and Centennial Celebration and Coffeyville, Kansas Centennial Souvenir Historical Booklet include additional details.

[14] As seen in historic images (1924) of the building under construction. Images on view at Dale Apartments, Coffeyville, east entry lobby.

The importance of the project's realization is displayed through the speed with which the hotel was constructed. In a remarkable three (3) months time, from May 2 to the end of July, 1924 the construction crew (including such firms as the Manhattan Construction Company of Muscogee, Oklahoma and National Sash and Door Company of Independence, Kansas) worked tirelessly to complete the job. Equipped shortly thereafter by Albert Peck and Company, the approximately $350,000 Hotel was able to host 150 trap-shooters the week *prior* to its grand opening.

Title to the property was given to the newly established (for purposes of the project) Coffeyville Building and Improvement Company, Inc., which was comprised of several Chamber of Commerce members: E.L. Graham, E.S. Rea and A.F. Misch. The building was named for a celebrated local World War I Army hero, Captain Edgar H. Dale, Captain of the 3rd Kansas Infantry. Dale was killed in action in the Meuse-Argonne in September, 1918.

Hotel Dale was designed by A.C. Wiser of the architecture firm, Shepherd and Wiser, based in Kansas City.[15] Upon completion, the hotel featured a kitchen, main dining room and coffee shop on the first floor, along with various retail shops and offices. The second floor featured the assembly or banquet hall, guest rooms and a gathering space for tea. A billiard room, public toilets, barber shop and four "sample" rooms were featured in the basement. The building's unique 'L' shape was praised for making "every room an outside room."[16] As described above, Wiser designed an elegant Italian Renaissance Revival building with these design elements visible from both the street level and from afar. Located at one of the "best business corners in Coffeyville" with a multitude of pedestrian traffic, at street-level the building features brick veneered pilasters with ornamented terra cotta columns delineating each storefront bay.[17] Immediately above the storefronts is an ornamented belt course as well as terra cotta balustrades. Second story windows are round-arched with terra cotta fanlights. From afar, and utilizing the Dale's six-story height, Italian Renaissance Revival influences can also be detected. The building has a symmetrical façade with varying window treatments between the 2nd story and upper stories. Stone sills accentuate each window opening. Two belt courses featuring dentils/modillions delineate the fifth from sixth floors and sixth floor from roof-line parapet. Sixth floor window openings feature segmental arches and heavy keystones. Wiser also utilized the building's height to accentuate Coffeyville brick; the entire building is faced in local red brick and the south and east elevations feature additional brick paneling ornamentation.

The Hotel's grand opening on November 24, 1924 heralded "the dawn of a new era" for Coffeyville. Citizens and local businesses rejoiced in the town's latest improvement and asset:

"We believe that every other institution in Coffeyville will directly and indirectly prosper because of the opportunities for service afforded by this modern and efficient structure."

"Our new fireproof hotel is the pride of all Coffeyville."

"It is a contemplation of a bigger Coffeyville."

"Coffeyville is going forward."

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[15] Another notable building designed by Shepherd and Wiser is the Vaniman Mansion (now McPherson Museum) in McPherson, Kansas.
[16] *Coffeyville Daily Journal*, 26 November 1924.
[17] *Coffeyville Percolator*, December 1932.

The *Coffeyville Daily Journal's* "Hotel Edition" (printed on 11/22/1924 and the largest edition printed ever at that time) published these exclamations and quotes. By being able to provide businessmen with first class accommodations at the Dale, citizens believed more industries would choose Coffeyville as a 'home base.' At the time of the Hotel's opening, in fact, negotiations for a cheese manufacturing concern and a vegetable canning factory were in progress.[18]

The development of the Hotel Dale as planned and implemented by the Coffeyville Chamber of Commerce between 1921 and 1924 is local evidence of the broader national arena of 'boosterism' ongoing and prevalent throughout the United States at that time. During the 1920s boosterism in fact "reached its peak of popularity."[19] Boosterism was a civic philosophy, intended to advertise cities and towns by promoting economic development, local tourism, as well as in general, increase local civic pride; commercial development --such as the construction of the new first class business hotel, Hotel Dale in Coffeyville-- was believed to lead directly to improvements of all aspects of life in a city or town.[20] Boosters gathered support from their fellow citizens, urging them to join *[the boosters]* and "push *[promote]* their communities' advantages."[21] During this period, chambers of commerce, too, played an increasingly larger role in not only improving the business climate of their respective communities, but also in enriching municipal life. As described above, Coffeyville's Chamber of Commerce and its citizens felt that the (business) services provided by the new Hotel Dale would move Coffeyville 'forward' and assist in the overall prosperity of the town and its citizens. Hotel Dale is a reminder of this national movement and the associated influence chambers of commerce had on such in the 1920s, at the height of boosterism popularity.

Hotel Dale Post-1924

The Coffeyville Building and Improvement Company, Inc. held title to the Hotel for forty-five years. Management and operations of the hotel however changed a number of times. The company first leased the Hotel Dale and its retail spaces in 1924 to hotel operator J. W. Howell (doing business as The Dale Hotel Company). Howell subsequently assigned his lease to Albert Peck and Company in 1925. Earl Moulder took over operations of the hotel beginning in 1928.[22] In 1937 the operations lease was transferred to the Hotel Dale Company and subsequently in 1960 to Mark and Margaret Ferrell. In 1968 a new incentive offering federal funds for low-income housing was provided to non-profit and public mortgagors under the National Housing Act. For reasons unknown, in 1968 the Ferrells were released from their lease. The property was sold to the new non-profit entity Dale Apartments, Inc., of which Mark Ferrell was a director, among other members or wardens of Coffeyville's St. Paul's Episcopal Church. The Hotel was converted to low-income housing for local residents in 1969 and underwent some renovations as described above to accommodate the change. The building has since been acquired by Coffeyville Leased Housing Associates I, L.P. - a partnership with the intension of rehabilitating the building in accordance with the Secretary of the Interior's Standards to cure deferred maintenance and to provide capital improvements on the interior. The building will be retained as affordable housing.

The Hotel Dale stands in Coffeyville's historic downtown, an elegant six-story Italian Renaissance Revival structure, constructed not only with local materials (brick), but also with local ingenuity, efforts and with utmost

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[18] *Coffeyville Daily Journal*, 22 November 1924.

[19] "America 1920-1929: Lifestyles and Social Trends History: Boosterism," in Thomson Gale's *American Decades*. 2005-06. Online at *Bookrags.com*. Accessed 12/01/07. <http://www.bookrags.com/history/america-1920s-lifestyles-and-social-trends/sub5.html>.

[20] *Ibid.*

[21] *Ibid.*

[22] During his career Earl Moulder, a regional hotel mogul, owned and/or operated at various times the Hotel Ripley in Newton, Kansas, the Mecca Hotel (d.b.a. Hotel Parker) and Hotel Dale in Coffeyville, as well as the landmark Kentwood Arms Hotel in Springfield, Missouri.

priority. Developed through the planning and fundraising efforts of the Coffeyville Chamber of Commerce, the Hotel Dale continues to symbolize the spirit and cooperation held within and amongst Coffeyville citizens and businessmen in the early 20th century. As Chamber of Commerce member Embree Morgan said in 1924, "The Dale is more of a community hotel rather than individual."[23]

[23] *Coffeyville Daily Journal*, 25 November 1924.

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Sanborn maps, 1929 and 1943

VERBAL BOUNDARY DESCRIPTION

Hotel Dale is specifically located at 206 W. 8th Street, at the east twenty-three and eighty-five (23.85) hundredths feet of Lot 14; and all of Lots 15 and 16 of Block 3 in Osborn's Addition No. 1 in the city of Coffeyville, Montgomery County, Kansas.

BOUNDARY JUSTIFICATION

The boundary is the legally recorded boundary lines for the building for which National Register status is being requested.

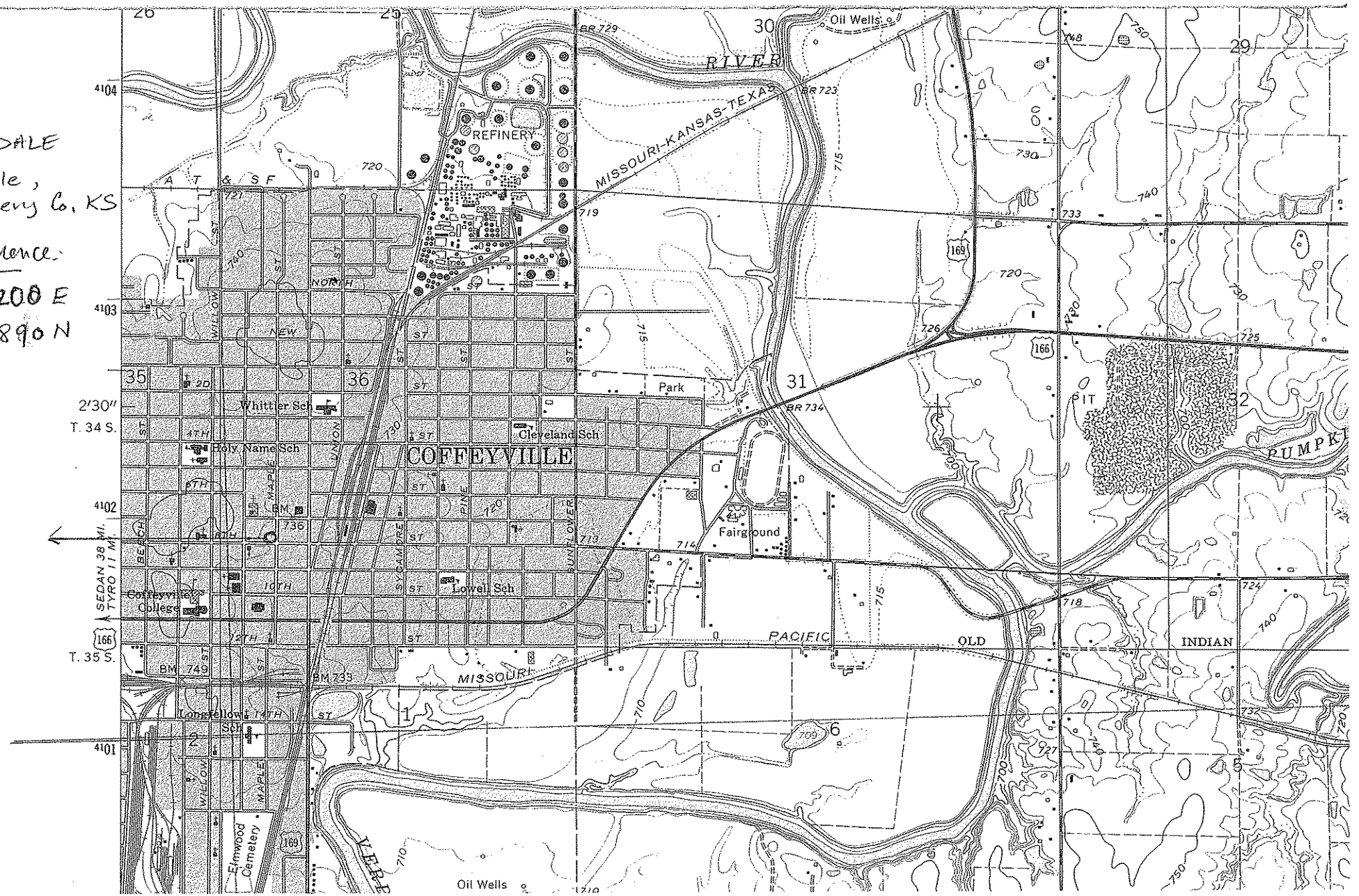
PHOTOGRAPIC INFORMATION

Property Name: Hotel Dale
Location: Coffeyville, Montgomery County, Kansas
Photographer: MacRostie Historic Advisors LLC
Date: March 2007
Location of Digital Images or Negatives: *on file at*
MacRostie Historic Advisors LLC
1400 16th St. NW, Suite 420
Washington, DC 20036

Photo #s and Views:

1. South and east elevations
2. South elevation, from west
3. East elevation, south portion
4. East and north elevations, facing southwest
5. East elevation, one-story portion
6. North elevation, one-story portion (in foreground)
7. North elevation (two-story portion in foreground)
8. West elevation, one-story portion
9. South elevation terra-cotta details
10. South elevation column terra-cotta detail
11. First floor, view to south entry at main lobby
12. Third floor elevator lobby (typical)
13. Fourth floor corridor, view east (typical)
14. Typical unit kitchen
15. Typical unit living area

HOTEL DALE
Coffeyville,
Montgomery Co, KS

UTM Reference:

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