



Wallace Architects Rehabilitation of Art Deco Style Hotel in Pratt, Kansas



Parrish Lofts

Pratt, Kansas

Construction was recently completed on the historic rehabilitation of the 1930's Parrish Hotel, formerly known as Hotel Roberts, in Pratt, Kansas.

The hotel opened as the Hotel Roberts in 1930, and continued under that name until 1959, when it was purchased by Monte Parrish and renamed the Parrish Hotel. Seen as a potentially valuable asset for the community, the hotel was financed in part through a public subscription campaign, and constructed on land provided by the Chamber of Commerce. Architecturally, the building is significant as an early and sophisticated example of the Art Deco style in central Kansas.

The building, originally designed as an 8-story hotel, has been repurposed as a 23 unit apartment complex with high efficiency HVAC, lighting, appliances and high performance windows. Resident amenities include a furnished theatre room, fitness room and grand lobby/sitting area – all located on the 1st and 2nd floors with new elevator access to all floors.

Working with the Development Team, Design Team and Historic Consultants, much attention was paid in retaining and bringing back the iconic, historic character of the first floor lobby space and hallway circulation space on the upper floors.

“Upper floors were designed to utilize historic hallways while adding new apartments where the hotel rooms had been,” said Deb Sheals, Historic Consultant for the Parrish Hotel. “The architects carefully detailed existing window trim so that it could be replicated where it was too deteriorated to be restored.”

Prior to the recent renovation, the building sat vacant for 20+ years and was an easy target for vandalism

and vagrant trespassing. This once glamorous hotel had become a nuisance to the city of Pratt and an eyesore on the community.

With strong City support, the rehabilitation was financed using Federal Low Income Housing Tax Credits (KHRC) and Federal Historic Tax Credits for a final construction cost of \$4.1 million.

The Parrish Hotel has aptly been described as "one of the city's primary landmarks." Although often praised for its status as one of the tallest structures in the community, it is also significant as a refined early example of the Art Deco style and tangible evidence of years of civic pride.

Rehabilitating Historic Hotel for Residents of Guymon, Oklahoma



Dale Lofts Guymon, Oklahoma

Along with the property in Kansas, the construction on the historic rehabilitation of the 1940's Dale Hotel Building in Guymon, Oklahoma was completed in December.

The construction of the original hotel marked the successful completion of a nearly five year long community effort led by the Chamber of Commerce to encourage economic growth in Guymon after World War II.

The hotel was recognized as the "biggest commercial building in the three panhandle counties," and it served the community by bringing in conferences contributing to the area economy, achieving the goal of the post war community business leaders.

The building, most recently used as an office supply distribution and warehouse center, was repurposed as a 33 unit apartment complex featuring 1, 2, and 3 bedroom apartments. High efficiency HVAC, lighting, appliances, high performance windows and other energy efficient upgrades were completed. Resident amenities include a furnished theatre room, fitness room, indoor playground area, furnished computer center, recreational splash pad, on-site FEMA safe room and City Park upgrades.

While Wallace Architects took measures to maintain the historical character of the hotel, new developments were built adjacent to the historical site with an emphasis of blending the old with the new.

"What is particularly exciting is that this building, a mid-century modern design, may not be what one imagines as a traditional preservation project," said Catherine Montgomery, Historic Consultant for the Dale Hotel rehabilitation. "We are at a place in time where mid-century buildings are now considered historic and worthy of preservation."

Wallace Architects retained the iconic character of the first floor lobby space, atrium and hallway circulation space on the upper floors with assistance of historical consultants and the design team. The main floor lobby terrazzo flooring with cattle branding logos used by local farmers were retained, cleaned and brought back to historic glory.

In addition to restoring the original character of the Dale Hotel, an additional 3-story structure was built, adding 12 new units to the development project.

With strong city support for local affordable housing, the rehabilitation was financed using Federal Low Income Housing Tax Credits (OHFA) and Federal Historic Tax Credits for a final construction cost of \$5.6 million for the renovation and \$1.65 million for the new construction.

Rehabilitating this mid-century modern hotel will not only provide local affordable housing, but also bring a little bit of history back to the community.

Wallace Architects - Conference Appearances

The partners at Wallace Architects will be making appearances this summer at various conferences across the nation and would love to hear about your upcoming projects.



MOWHA Annual Conference

July 13– 15
St. Louis, MO

Texas Housing Conference

July 25– 27
Austin, TX

Kansas Housing Conference

August 23 – 26
Overland Park, KS

These conferences are excellent opportunities to network with affordable housing leaders across state lines and hear from industry experts.

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