



Windsor Hotel

Preserving Tradition, Character & History*



Built between 1887 and 1889, the Windsor Hotel was known as the *Waldorf of the Prairies* when it opened and was considered one of the finest hotels between Kansas City and Denver. In 1972 the Windsor Hotel was placed on the National Register of Historic Places as one of “*the most distinctive works of Renaissance Architecture in southwest Kansas.*” At the time of its opening, it was one of the first hotels to incorporate a large central interior grand court and helped establish the prototype many hotels now follow.



Unique Features: The Windsor’s unique design includes retail space on the ground floor and a lobby that leads to the 2nd floor atrium. Guest rooms surround this distinctive three-story atrium which has a full-length skylight and carved mahogany balustrades. The historic character of the interior is in good condition and features extensive mahogany trim including doors, windows and wainscot. The building exterior consists of locally-made brick and features a tower on the Northeast corner. Pressed sheet metal is used for decorative elements including lintels, cornices, eaves, finials and architraves.

Feasibility Study: Community focus groups reinforced the significance of the Windsor Hotel to the local and regional culture. Wholehearted support for renovation of this important historic building has been demonstrated through comments and letters received from Community and Civic Leaders (*see last page of this flyer*). The community wants the Windsor Hotel to once again become the center of social, community and cultural affairs.

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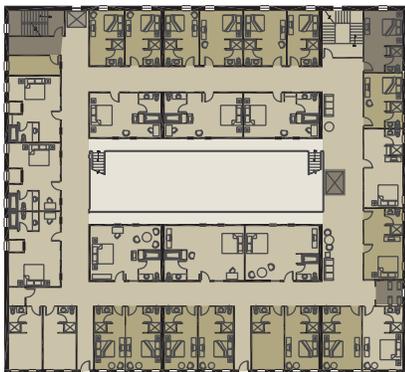
Both the recent market analysis and recent architectural evaluation of the structure assure feasibility for reestablishing a hotel in this historic building. The Windsor Hotel can hold a unique status as a historic hotel with an upper-scale restaurant - drawing business from the entire region. Preliminary plans include mixed-use retail space on the first floor, a restored Steven’s Suite, meeting rooms and the historic atrium on the 2nd floor with guest rooms on the 3rd and 4th floors.



*Windsor Hotel: Historic Structure Report, June 2004, Treanor Architects, P.A.



Historic Preservation Zones:



Location: Located on the west side of Main Street in the heart of Garden City's Central Business District, the Windsor Hotel is considered by most as **the** downtown anchor building. Once renovated, it will be the only downtown hotel, an ideal location for visitors to city and county offices, the regional hospital and other downtown attractions.

Historic Structure Report: Completed in June 2004, this analysis examined the building's physical condition and its historic features. It set in place renovation guidelines and verified that with a little repair, the Windsor Hotel can be brought to a condition that will support its use for many years.

Design Guidelines

Guidelines have been established to provide a logical framework to meet current and future functional needs without destroying the Windsor's historic fabric. All alterations should comply with the Secretary of Interior's Standards for Rehabilitation so historic materials, details and character are not damaged.

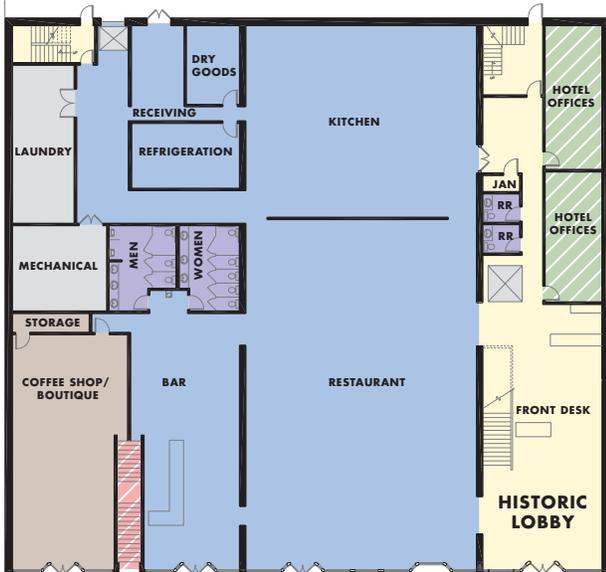
Four zones have been established to guide the rehabilitation efforts of the project (see plans, left). **Zone A** spaces should be preserved or restored and include areas with high historic integrity - the Atrium, its balcony and stairs. **Zone B** areas retain significant historic details and should be preserved or rehabilitated. These include the corridors, Presidential Suite, part of the Stevens' Suite and most of the guest rooms that overlook the Atrium. **Zone C** areas retain only limited historic details and should be rehabilitated. These include guest rooms and the second floor dining room. **Zone D** spaces no longer retain historic significance and can be remodeled as needed.

Proposed Facility

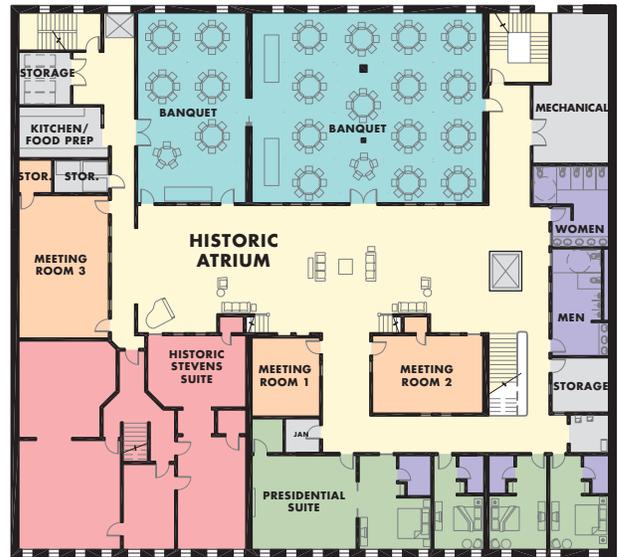
A renovated Windsor Hotel could offer 62 Guest Suites, 13,700 sq. ft. of meeting space (expandable to 19,600 square feet), a specialty/destination restaurant and an additional retail space.



Suggested Floor Plans



FIRST FLOOR: Due to extensive remodeling & modernization, the historic integrity of the first floor is now lost. This area is free to be remodeled as needed to accommodate the needs of the selected hotelier.



SECOND FLOOR: This floor could include private areas while preserving the atrium for public use. This plan includes the historic atrium (with restored skylight), 2 banquet rooms and meeting rooms for corporate and private events.



THIRD FLOOR: Spacious corridors throughout lead to guest rooms, with rooms in the interior opening onto the historic atrium and grand court. This floor has 29 guest rooms.



FOURTH FLOOR: A balcony overlooks the historic atrium and spacious corridors lead to the 29 guest rooms on this floor.



Preservation Tax Incentives

The Federal Historic Preservation Tax Incentives program, a 20% tax credit, began in 1976. Since its start, the National Park Service has administered it with the IRS and with State Historic Preservation Offices (SHPOs). In 2001, the state of Kansas enacted similar legislation providing an additional 25% Historic Preservation Tax Credit. These incentives reward private investment to rehabilitate historic properties such as the Windsor Hotel.

The Secretary of Interior's Standards provide guidance for rehabilitation of historic buildings. When the 10 principles are followed, it is ensured that the historic character of a building will be preserved while adapting a structure to contemporary use.

For additional information about the Secretary of Interior's Standards and the benefits of using Historic Preservation Tax Credits, please contact Rick Kready of Pioneer Group.

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Community Support for Renovation

Wholehearted support for renovating the historic Windsor Hotel is illustrated by these quotes in letters received from regional leaders:

"...the City is aware that it will be a partner in such a venture, specifically relating to providing adequate surface parking and appropriate streetscape to accommodate a pedestrian friendly environment for those who use the facility."

Robert M. Halloran, City Manager
City of Garden City

"Educational opportunities in our ammonia refrigeration program draw participants from all over the country who need accommodations for their stay. Multiple collegiate events bring visitors to our city who are seeking accommodations for the experience as well as the shelter."

Carol E. Ballantyne, Ph.D., President
Garden City Community College

"The core downtown location of the hotel and its historic significance alone should make this project a priority for all entities . . . It was fondly known as the 'Waldorf of the Prairies' and the finest hotel between Kansas City and Denver - we certainly would like for this hotel to regain its regal stature."

Callie Remschner, Director
Finney County Convention & Tourism Bureau
Carol Meyer, President
Garden City Area Chamber of Commerce

"As chairman and chief executive officer of Western State Bank, a locally-owned bank, I can say that we are ready to talk with your company about ways we can participate in rejuvenating the Windsor. We operate a banking facility on Main Street about one block from the Windsor and want to see it used again."

Jeff Whitman, Chief Executive Officer
Western State Bank

"There are a number of local and state incentive programs that may support redevelopment proposals for the Windsor Hotel."

Peter H. Olson, County Administrator
Finney County, Kansas

