

Temple House

1250 Mulholland, Nauvoo

First Project, 1986

Stories: Three

Historic use: Hotel

New use: Apartments

Sq. footage: 3,200 sq. ft. on 1st and 2nd floors, 3rd floor is 1,900 sq. ft. The building is T-shaped. The front is approx. 39' x 48' and the back is 48' x 29'.

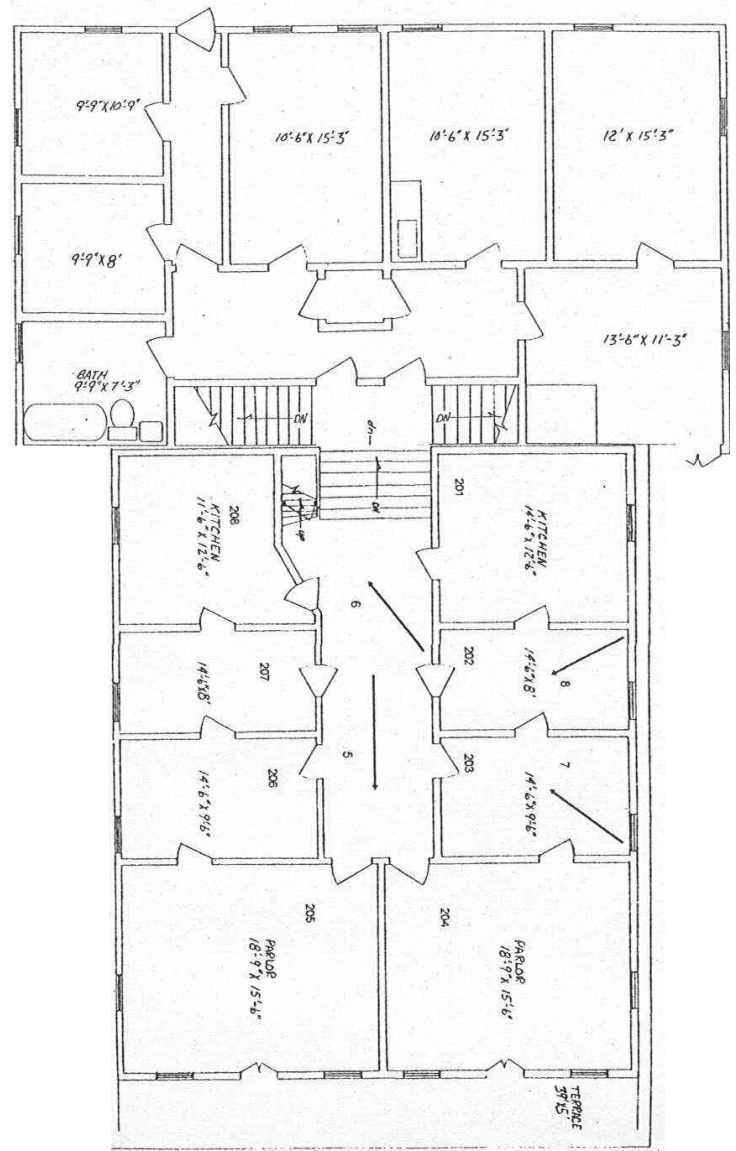
Construction: Brick load-bearing walls, plaster and lath interior partitions, stone foundation, wood roof and floor.



Comments:

The owner bought the building simply to save it. Its rear wall was collapsing, the roof leaked, and several windows were broken. Once the building was secure, he hoped to break even by the renting the ground-floor retail space. Though the upper floors had previously been converted to apartments, the owner gradually improved them. The rear 2nd-floor apartment was in the worst shape and required new electrical and plumbing. The front two 2nd-floor apartments were in better condition and had tenants. The owner updated the plumbing and electrical on the third floor, living in this space as he worked on the building.

The total project cost was \$125,000, which includes improvements made to the entire building. The owner estimates that he spent around \$30,000 improving the upper-floors. He knew that if he spent too much, he would not see a return on his investment because of the slow market for these living spaces at the time. Because the building was within in a National Register Historic District, the owner took advantage of the 20% Historic Rehabilitation Tax Credit, which resulted in a \$25,000 credit on his federal income tax.



Street facade

Temple House, 1250 Mulholland, Nauvoo Second Project, 2005

Stories: Three

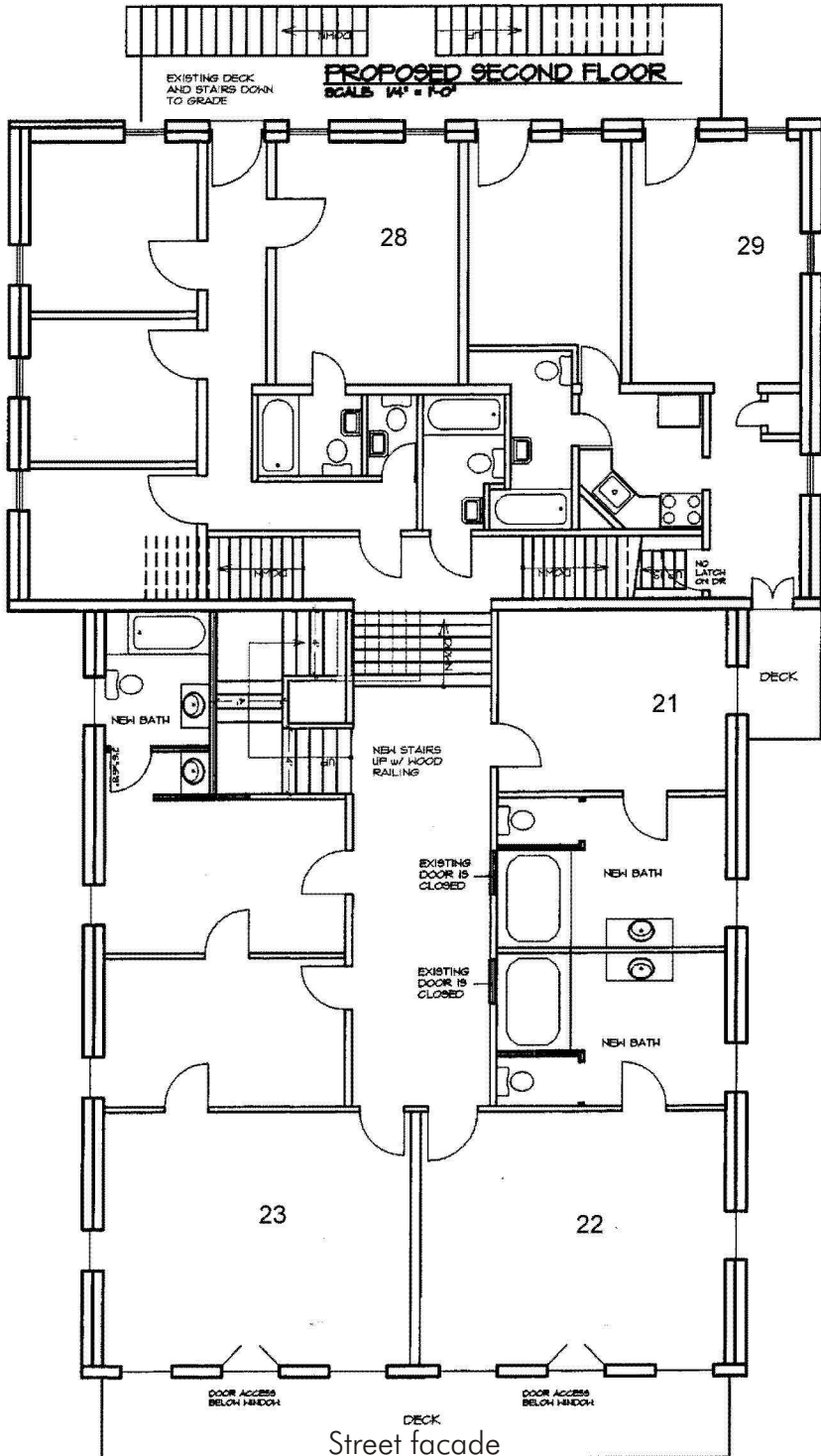
New use: Hotel

Sq. footage: 3,200 sq. ft. on 1st and 2nd floors, 3rd floor is 1,900 sq. ft. The building is T-shaped. The front is approx. 39' x 48' and the back is 48' x 29'.

Construction: Brick load-bearing walls (3rd floor exterior wall is frame construction from a 1901 addition that enclosed the attic), plaster and lath interior partitions, stone foundation, wood roof and floor.

Comments:

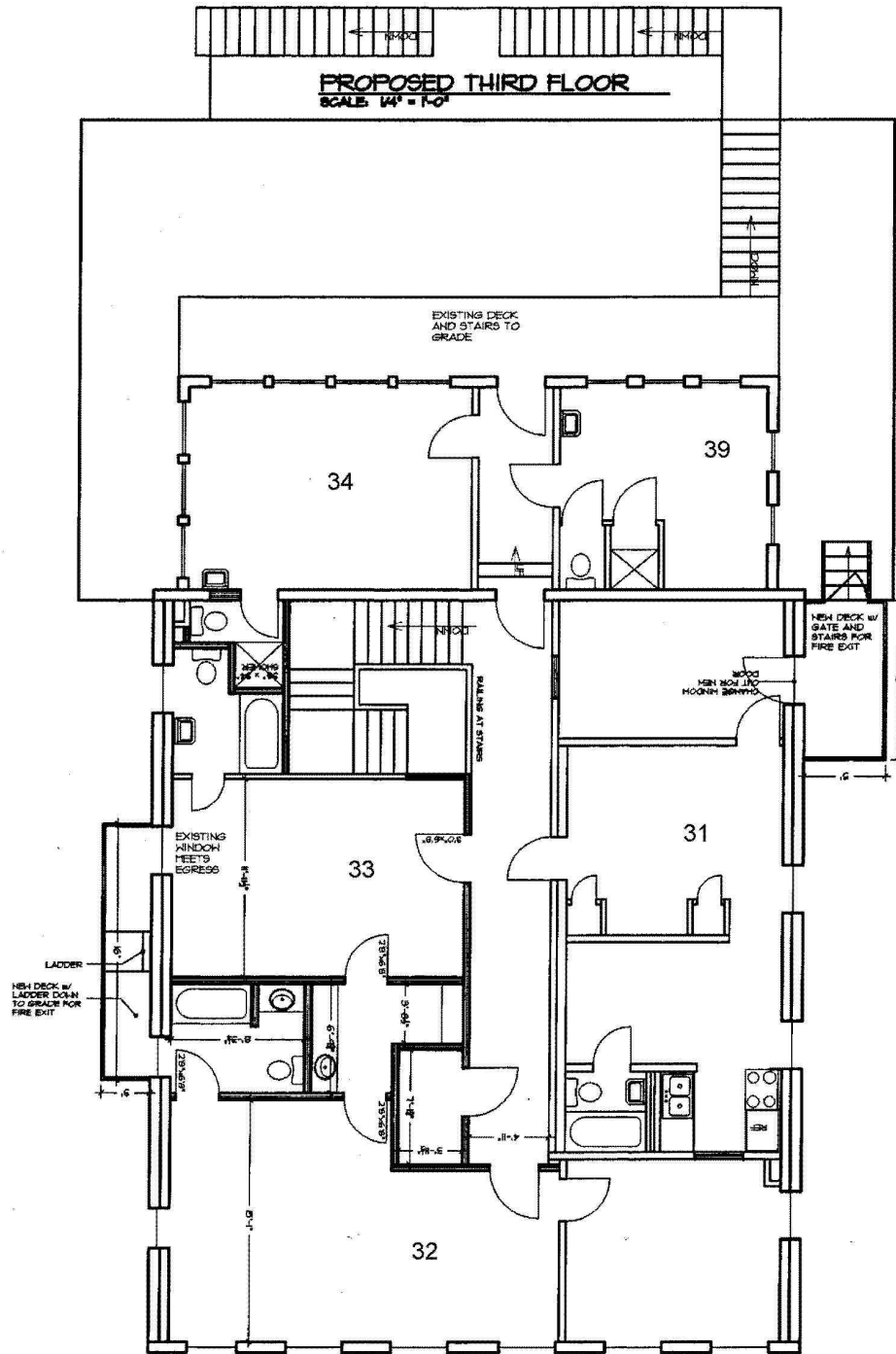
Since the completion of the reconstruction of the Mormon Temple in 2002, tourism in Nauvoo has increased, and the town can once again support a hotel. The owner feels that the project has finally come full circle, since he saved the building 20 years earlier. The building is again an important asset to the community with the return to its original use as a hotel. After the Temple reconstruction, the owner started renting some of the rooms, operating the building as a hotel as he made improvements. After three years, project is scheduled to be complete in May of 2005. The original Temple House Hotel had 16 rooms and 2 apartments. The updated Temple House Hotel will have 9 suites, each with a private bath. All of the suites have phone, cable television, and wireless high-speed internet access. Some of the suites have living rooms, kitchens, and additional sleeping rooms for large families.



View of the reconstructed Mormon Temple from the Temple House Hotel.

The work on this new project has included the addition of plumbing and new HVAC to each suite. New fire escapes were added to each side of the building, and the front portion of the second and third floors were sprinkled. The total cost of this project is approximately \$125,000. The owner did a lot of the work himself and has a partner who operates the hotel. Currently, there has not been a demand for an elevator, and the owner is skeptical that he would see a return on such an investment. Once again, the owner is taking advantage of the 20% Historic Rehabilitation Tax Credit, which will save him about \$25,000 on his federal income taxes.

The suites range in price from \$60 to \$95 per night. More information about the hotel can be found at www.rcooks.com/nauvootemplehouse



Street facade