

Douglas County Heritage Conservation Council
Meeting Minutes January 9, 2014
Douglas County Courthouse Commission Chamber
7:00 – 9:00 p.m.

Minutes recorded by Bobbi Rahder, Program Manager

Members Present: Julia Manglitz, Gary Price, Ken Grotewiel, Larry McElwain,
Dennis Domer, Shelley Hickman Clark

Member Absent: John Bradley

Visitors/Guests: Dale Nimz, Allen Kinsley, Dennis Brown, Mike Goans, John More

7:00 pm Meeting kick-off
Reviewed and approved agenda
Reviewed and approved December 5, 2013 minutes

7:04 pm **Dennis Brown and Mike Goans, Lawrence Preservation Alliance, Lawrence Turnhalle, Phase 1 Rehabilitation Project.** Waiting for Historic Structures report to be compiled, two week delay, roadmap for stabilization project. Got report in mid-late-July, figured scope of work to be achieved. Went through RFP for project architect, David Dunfield hired, had to get HRC approval for October agenda and passed, did RFP for general contractor, early December hired Scott Trettle Construction to do the work. Building permit issued, work ready to begin. Work with water infiltration at Turnhalle. Two new roofs, back roof needs significant structural repair, Treanor Architect team and David and Sean. Gutters away from building. Other fixits involving water infiltration. Project's ending date April 30, 2014. Contractor starting next week, he has four months to do three months of work. Going to put up a sign to recognize Councils and Board of Commissioners and the funding. Mike Goans volunteer project manager on board. Scope of project changed somewhat. Thinking they could get by without putting a roof on the stone portion of the building until five years, but by the time repairs made had to tear part of the roof off and chimneys down. Didn't make good sense not to go ahead and do the roof. Some of the money in original proposal for paint and exterior trim work may not get done now because we have to put the roof on. Exterior window sills were degenerated so water coming interior siding and ending up in basement. Putting in outdoor swale to keep water away from building. Contracted for \$116,000 of the amount awarded by council. Applied for \$35,000 additional grant from city of Lawrence to help with windows. Local workers and local subs by general contractors. Conservation easement has been drawn up in review. Should get finalized within three weeks. Once people can see work going on in the building, they will make it known the building is for sale. Have had preliminary talks

with four parties about buying the building. Once roofs are on the condemnation will be lifted. Really appreciate this council grant that saved the Turnhalle.

7:23

Allen Kinsley, Midland Railway Assn. Bruce Eveland owner and manager of the dinner train. Mike Fox was in charge of project and things got put off, so board asked Allen to be in charge. Showed pictures of the dirt work 3600 cubic feet of dirt had to be moved, laid 600 feet of track. Major hurdle now close College Street and remove street where tracks will go, work with weather because track work is difficult to do, dig out College Street, ballast and lay rail, connect cement track. Showed google map to show use existing track and drag it to where the dinner train will go (when ground is not frozen). Will give us almost 800 feet. Bring in 400 tons of ballast from the quarry, tamp ramp it into place, finish it out with regulator. City agreed to allow them to rock in College instead of asphalt. Hoping done by end of May. Day out with Thomas the Tank event with 15,000 people at end of May. Caught by surprise were bids that came in. One was for \$170,000 that didn't include building had to buy, \$12,000 plans turned to \$22,000 worth of plans. Where they wanted to put the track through was last remaining buildings in Media, in disrepair, caving in, purchase for \$24,000 or build retaining wall to keep from sliding onto the track. They bought the building and demolished it. Have done a lot of the work themselves. Mussleman and Hall contractor out of KC came in December donated 5 men to put track together for them. Weekend work laying out ties. Definitely appreciate the Council funding. Dinner train shares the track with others. City expressed concern about cutting through the street and want the project finished quickly. Keep track of in-kind contribution. Actually saved money because they got rail line from city of Lawrence. Expected completion date May 20, 2014.

7:44

Dale Nimz, historic survey consultant. Progress report about what the plan is for the upcoming survey. How we might use the survey for other purposes when we met. Next six weeks want to do initial public meeting. Can have at Unitarian Fellowship. Suggests Feb. 3rd Monday evening. Preparation to make postcard and mail it, put up flyers, check with Peter Hancock at LJW get another news story in advance of meeting. Need a usable mailing list from County Clerk. Last time had lots of returned mail. Get postcard out couple weeks before Feb. 3rd. Intensive surveys 19 or 20 required by SHPO. Preliminary site information questionnaire, step toward a nomination. Needs owner cooperation, so we need to send a letter requesting this survey. Already have those addresses because they've already been surveyed. Can start field work when temperature gets warmer, probably more in February and March. Lakeview Hunting and Fishing Assn. are now in survey area, so want to build relationship with them. They have a Face Book page, with historical photographs back to 1890s. Judge Six's property is in Wakarusa Tonwship is interested in a

grant, came to Council meeting. Blanton Crossing. Already entered into the database. Douglas County Poor Farm, Judy Sweets has done research on that site near Haskell St. near RR abutment. Burned in 1944, but bricks were used to build brick house still there. POW German work camp structures not there anymore (there until 1980s). Within city limit, 11th St. so they didn't survey Lawrence city limits. Shelley said she could be at the Feb. 3rd public meeting.

- 8:05** Communications/outreach. Send grant guidelines to friends on FB.
- 8:13** CLG—HPF for forum, Shelley will go. HPF other grant, want to continue to be doing more surveys. Dennis wants to do natural resource survey. Reach out to KBS or KGS to do survey on county wide basis rather than township basis. First grant to collect information that is actually there. Good job for intern. Reach out to natural groups Eagles Day, Friends of the Kaw, Farmers Market, Sierra Club, etc. Heavy concentration of cultural and historical, council will welcome natural resource applications. Make it the focus of the press release. Educational programs, etc., farm tour, Ken will talk to KBS people, Dennis will talk to neighbor in KGS. Put people on list. Next HPF survey go to Palmyra townships. Dale did one in 1985. Julia is worried about pressure on the Baldwin area.
- 8:32** Heritage grant updates.
- 9:00 pm** grant guidelines and timeline
- Future tasks: internship, presentation by Dr. William Busby
Next meeting Feb. 6, 2014
- 9:16 pm** Meeting Adjourned