

MINUTES OF THE HOUSE TOURISM COMMITTEE.

The meeting was called to order by Chairperson Barbara P. Allen at 1:30 p.m. on February 23, 1998 in Room 522-S-of the Capitol.

All members were present except: Rep. Benlon - excused
Rep. Larkin - excused
Rep. O'Neal - excused

Committee staff present: Tom Severn, Legislative Research Department
Mark Burenheide, Legislative Research Department
Renaë Jefferies, Revisor of Statutes
Nancy Kirkwood, Committee Secretary

Conferees appearing before the committee: Rep. Terry Presta
Mary Regan, Executive Director, Finney County Historical Society, Garden City
Eric Keller, City-County Preservation Alliance, Garden City

Others attending: See attached list

Chairperson Allen opened the hearing on: **HB 2911 - appropriations for FY98, for department of commerce and housing, grant for repair and tourism development of Windsor Hotel.**

Chairperson Allen recognized Rep. Presta to brief the committee on **HB2911**. Rep. Presta stated **HB2911** provides for \$500,000 of economic development funds to be matched with local funds to provide for the stabilization and renovation of the Historic Windsor Hotel in Garden City (**Attachment 1**)

Mary Regan, Executive Director, Finney County Historical Society, presented a historical overview. The development of the Windsor Hotel as an attraction, in conjunction with the rest of the city's and region's assets, could make this an independent tourist attraction. As the Windsor Hotel helps make this region an independent attraction tourism dollars to the State and region will propagate. The Windsor Hotel will be a definite part of the economic development and quality of life of our state.

Chairperson Allen recognized Eric Keller, City-County Preservation Alliance, who stated that preservation and stabilization of the Windsor Hotel would allow it to assume the premier role of an independent attraction, because of its size, its history, its nature. Windsor Hotel in a preserved state, the economic impact would be substantial. Records from the historical museum indicate 40% of the 30,000 visitors each year to the museum are outside Finney county. That is 12,000 visitors that generate \$931,800 a year. Traffic has become heavier in this part of the state. It is truly developing as a regional economic center in Western Kansas. A restored Windsor Hotel would be a major drawing card for Southwest Kansas. Tourists attracted to the history of the Old West, the Windsor Hotel, combined with other area attractions, could create a nice theme in Western Kansas, with Boot Hill, the Depot, Ft. Larned, Dalton Gang Hideout, the Johnson Grasslands, Santa Fe Trail, the Finney County Buffalo Preserve. In Western Kansas or any rural part of the state buildings of any stature or history are a rarity. There were not that many built to begin with and few have survived. The Windsor Hotel is both a building of great architectural significance and vast historical importance. The State of Kansas, by matching the necessary funds to assure the preservation of the historic Windsor Hotel, will make an important statement regionally, statewide, and nationally (**Attachment 2**)

Chairperson Allen closed the hearing on **HB 2911 - appropriations for FY98, for department of commerce and housing, grant for repair and tourism development of Windsor Hotel.**

Rep. Presta moved and Rep. Palmer seconded to pass HB 2911 out favorably. The motion carried.

CONTINUATION SHEET

MINUTES OF THE HOUSE TOURISM COMMITTEE, Room 522-S-S Statehouse, at 1:30 p.m. on February 23, 1997.

Rep. Wilk moved to introduce a concurrent resolution regarding watercraft, to change classification. Rep. Beggs seconded the motion. The motion carried.

Rep. Wilk moved to pull HB 2674 - raising age for exemption from park and recreation motor vehicle permit requirements, off table. Rep. Allen seconded the motion. The motion failed.

Chairperson Allen informed the committee there were no further meetings scheduled this week. The meeting adjourned at 2:00 p.m.

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TOPEKA

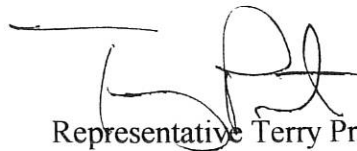
HOUSE OF
REPRESENTATIVES

February 23, 1998

House Tourism committee

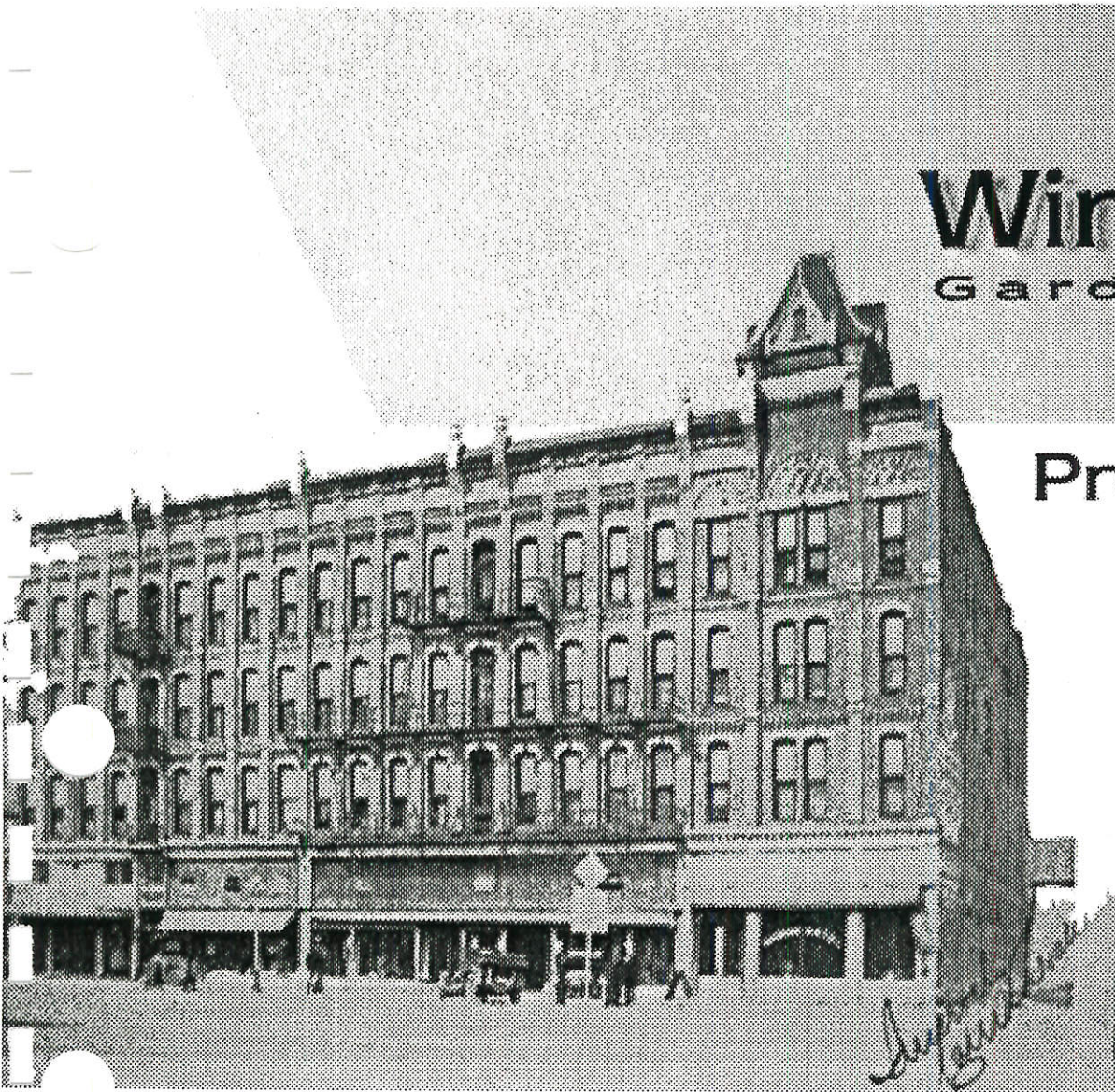
It is my pleasure to address Chair Allen and the tourism committee in regards to HB 2911. HB 2911 provides for \$500,000.00 of economic development funds to be matched with local funds to provide for the stabilization and renovation of the Historic Windsor Hotel in Garden City, KS.

It is my hope that by saving this historic structure from destruction that it will again become the tourist attraction and centerpiece of Garden City as it was in the first half of this Century.


Representative Terry Presta

House Tourism
02-23-98
Attachment 1

HOUSE TOURISM
2-23-98
ATTACHMENT 2



Windsor Hotel

Garden City, Kansas

Preservation Project

Prepared
for
Kansas House
Tourism Committee
February 23, 1998

House Tourism
02-23-98
Attachment 2

Finney County Preservation Alliance Statement of Intent

2-2

Dear Sirs,

It is the intent of the Finney County Preservation Alliance to preserve the historic Windsor Hotel to insure our state and community's character and permanence. Through tourism enhancement, job creation and downtown revitalization we will improve the quality of life in our community and region. Plus, as proven in other areas the project will be an integral part of the economic development of our area.

The Windsor Hotel by its inclusion on the National Register of Historic places has been recognized for the significant place it holds in our past. The current circumstances; an urgent need to stabilize the structure and a state-wide desire to make it a viable part of our future indicate a perfect time to claim our heritage.

The process we are pursuing to accomplish this plan is as follows. The alliance is encouraging public participation through tours, membership drives and in the process of establishing a volunteer docent program. We are compiling an educational packet for the schools. This in conjunction with a documentary video we should solidify the public support necessary for this project.

The Finney County Preservation Alliance has also entered an agreement with the Kansas State University Department of Interior Architecture to specifically analyze and document the development and architectural potential for the proposed use of the Windsor Hotel. The project will conclude with a public presentation the end of the Spring '98 semester.

In order to insure the preservation of the Windsor Hotel and establish it as a tourist destination we are seeking matching state funds for the following: stabilization work to insure the integrity of the building, meet specific code requirements, renovate lobby area, center atrium, and Presidential suite.

These undertakings will guarantee the building's viability, while allowing it to assume its role as a tourist attraction. This investment will

2-2

make the project appealing to developers, by assuming these expenses the monetary expenditure they must make will be justifiable.

The Windsor Hotel in a stabilized and partially restored state will continue to be an icon of the region. It will allow the Finney County Preservation Alliance to further its purpose of promoting preservation by educational tours, special events and tourism.

In collaboration with other regional cities we will be able to create a tourism corridor which will attract both in-state and out-of-state travelers. Interest in achievements of the past is one of the top three motivations for travel. The other two, recreation and desire to see great natural sites can be easily met when we view ourselves as a regional destination.

Only two others like the Windsor Hotel were built, one was built in the East, one was built in Denver. The structure in the East was destroyed by fire. The one in Denver was destroyed by urban renewal. In Western Kansas or any rural part of the state buildings of any stature or history are a rarity. There were not that many built to begin with and few have survived. The Windsor Hotel is both a building of great architectural significance and vast historical importance.

The State of Kansas by matching the necessary funds to assure the preservation of the historic Windsor Hotel will make an important statement regionally, statewide, and nationally.

Sincerely,

Don Harness
President
Finney County Preservation Alliance
P.O. Box 97
Garden City, Kansas 67846

Strategic Tourism Development and the Windsor Hotel

2-4

Like the Topeka location of the Kansas state capitol does not diminish its importance to the people of the state, so does the specific location of the Windsor Hotel serve only as a background representing settlement of rural Kansas and westward expansion. The Windsor Hotel represents the dreams and aspirations of pioneers who arrived by train, in covered wagons or on horseback to settle western Kansas. Its grandeur forms a highly-identifiable icon which serves as a beacon drawing tourists interested in the Old West. And these tourists, attracted by both history and by such productions as Ken Burn's The Old West, a PBS series recently released in both Europe and Asia, are planning trips through the region in increasing numbers.

Such modern explorers have little opportunity to tour authentic reminders of history. And, today, the fact that the Windsor has suffered more than twenty years of abandonment and neglect has taken its toll. Listed as one of Kansas' top ten endangered buildings for nearly a decade, the Hotel and its potential importance to modern travelers are at risk. At the same time, there exists a viable economic opportunity to enhance the region's jobs as well as identity. The Windsor's preservation fits well within Kansas' Tourism Strategy as outlined recently by Young Nichols Gilstrap, Inc. "Coordinating tourism and economic development is also important to avoid negative synergy." (p.3)

In addition, the Windsor Hotel is important to more than simply the residents of Garden City or Finney County. The entire region of southwest Kansas is collaborating in the development of a significant nice market featuring the Old West. More than \$9 million dollars are currently reserved for or are restoring depots in Dodge City, Liberal and Garden City. As one of only two authentic period hotels which served railroad travelers, the Windsor could become a central focus in these joint efforts.

Before that can happen, we must meet the urgent need to stabilize one of the state's most valuable historic resources. If deterioration continues at the same rate, there will be no facility for tourists to tour, no place for visitors to explore the authentic scenes through which such notable characters as Buffalo Jones walked. The familiar Garden City skyline, defined by the turrets and peaks of the Windsor Hotel will become yet another testament to modern culture's inability to respond quickly and firmly to the challenge of preserving our heritage for national and international guests as well as for the families of the state of Kansas.

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History or the Windsor Hotel

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In 1878, two brothers, James R and William D. Fulton made the first settlement known in Finney County. These two founders, along with John A. Stevens and C.J. Jones had a vision to turn this part of the Great American Desert into a town that would last. They later named their claim of land Garden City, after the beautiful garden that Mrs. Fulton had grown.



The first couple of year's of history in Garden City are filled with names and events that proved people from Garden City were "industrious, imaginative, and resourceful". Garden City exploded with growth between the years of 1883-1888. These "boom" years brought the population of Garden City to over 6,000 in 1888.

On February 22, 1887, John A. Stevens started construction of the Windsor Hotel. The Windsor opened its doors in March of 1888 and cost approximately \$100,000 to build. Being built of native stone and bricks fired in local kilns, the Windsor became known as the "Waldorf of the Prairies". The Windsor Hotel was noted for its first class atmosphere and was also known as the finest hotel between Denver and Kansas City. Historical people such as Lillian Russel, Eddie Foy, Buffalo Bill Cody, Jay Gould, and General Dodge are reported to have stayed at the Windsor Hotel.



Originally the Windsor Hotel had 125 rooms. Ornate gas chandeliers lit the large rooms and inner atrium space. The hotel was carpeted throughout, had only four closets for clothes, and housed only one public restroom located on the third floor. As the innovation of its time, hot and cold water in pitchers, were maintained in every room at personal wash stands and commodes.

The rooms on the main floor were exclusively for the noted, the notorious, and the rich. The Presidential suite, which was located on the second floor, was complete with a large bath, sitting room and a fireplace. This enormous suite housed three full sized beds and still had room to spare.

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History of the Windsor Hotel

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Two rows of guest rooms on each of the third and fourth floor were arranged around the outside of the building and faced a three story court. This court, or atrium, looked straight up past two stories to a large skylight. This skylight spanned the entire width and length of the atrium. Three of the four walls, which made up the atrium space, were lined with balconies. Two long staircases converge at the bottom of the fourth wall.

In addition to providing lodging and meals for travelers, the hotel was also used for banquets, balls, social gatherings, and also served as the headquarters for local cattlemen. Some New York and Denver travelers, who stopped at the hotel for the night, noticed the cattlemen in the lobby and asked to have their jewels locked up in the safe. They felt that these cattlemen were a "rough element" to the hotel. Later they came to find out that the "rough elements" were merely cattlemen who could buy their jewels several times over. "The hotel attracted many cattlemen who conducted "big business" on a large table which was located in the atrium space." Many thousands of acres of Western Kansas land along with transactions involving thousands of head of cattle, changed hands over this table.



Currently, the Windsor Hotel has 85 rooms. This reduction came about when the hotel remodeled and modernized all of the rooms. Remodeling included adding individual plumbing to each room, adding closet space some rooms, and adding electricity. These improvements took up some of the space that housed parts of the 40 rooms which were eliminated from the total. In 1977, the State Fire Marshall closed down the Windsor Hotel for safety reasons.

2-6

History of the Windsor Hotel

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The Finney County Preservation Alliance is committed to restoring the building. "Talks are underway for a non-profit organization, such as the Preservation Alliance, to assume ownership of the building after details with the current owners can be worked out.

Today, as Garden City approaches the 21st century, the town has been revitalized by the cattle and agriculture industries, and is becoming the reality of its founders visions. The Historical Preservation Alliance, along with the community, are looking for ways to restore the Windsor Hotel.

The Windsor Hotel is one of the most distinctive examples of Renaissance architecture in Kansas and is one of the few outstanding early Western Kansas Hotel buildings still standing. Without the Windsor, downtown Garden City would not look the same.

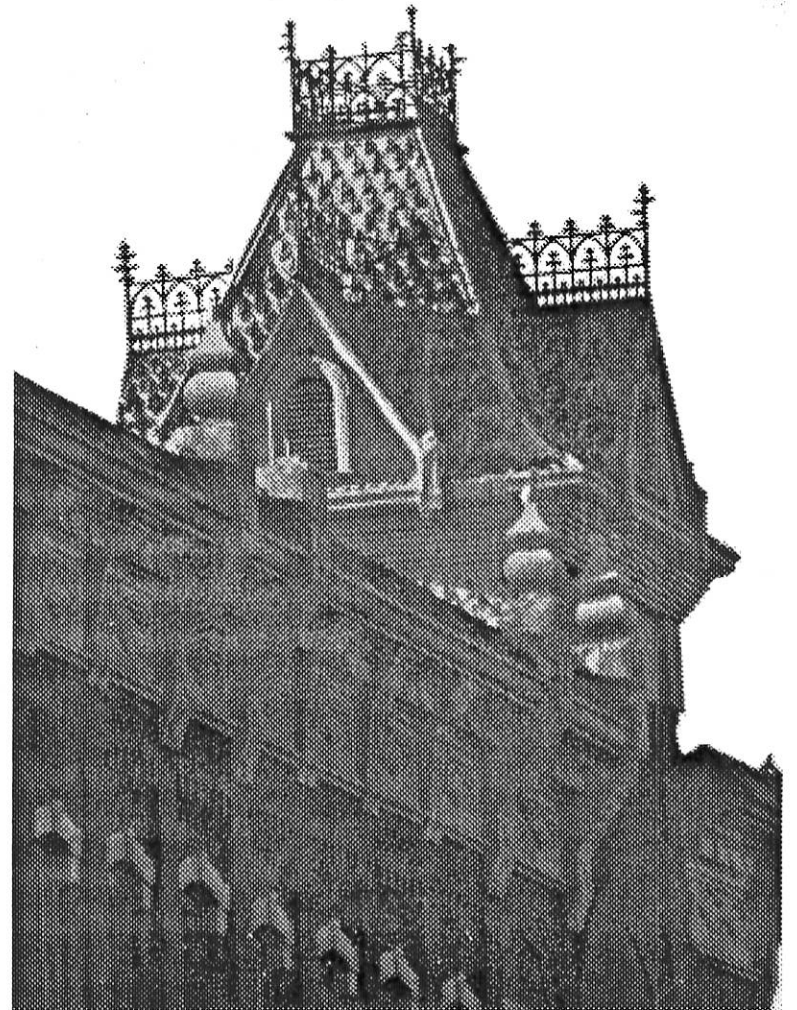


History of the Windsor Hotel

As noted by the National Trust For Historic Preservation in their paper on Real People, Real Places, Real History, May 1995, every community has a landmark that connects people with history. It helps people remember who they are and where they come from. Its loss would leave a gaping hole in the fabric of the community. The Windsor Hotel is just that sort of landmark for Finney County. Totally unique in size and design for this area, it is one of three such structures built in the country. In and of itself, it is worth being restored. It is the most significant, historic structure in Garden City and Finney County. The preservation of this building is not a luxury, it is a critical issue in this rapidly expanding community.

Thousands of tourists, travelers, and business people come to Garden City each year. They are vacationing, or visiting relatives or required to make the stop-over because of business or professional reasons. As a restored National Register site, the Windsor would certainly be the main attraction during the visitors free time. Its availability would compliment the popular, State ranked attraction, the Lee Richardson Park and Zoo, and other well known attractions in the area.

We believe the time has come to preserve the Windsor for posterity. As evidenced in the last year, the region and the community are willing to share in that responsibility. Its condition requires serious, prompt attention. Its restoration would be an asset to the state as well as the community. This heritage, architecture and artistically designed space is a credit to us all.



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Tourism Impact of the Re-Opening of the Windsor Hotel

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With the Windsor Hotel in a restored state the economic impact would be substantial. By using the 30,000 average yearly attendance figure of only one small attraction in Garden City; Finney County Historical Museum, whose records indicate 40% are from outside of Finney County, those approximately 12,000 out-of-town visitors generate \$931,800 per vacation day.

According to KT & T figures the average expenditure per person per day is \$77.65. That figure times our 12,000 equals the above amount.

The museum is a dependent attraction relying on visitors already in the market, travelers passing through, attending meetings or visiting friends and relatives. But, by the development of the Windsor Hotel as an attraction, it, in conjunction with the rest of the city's and region's assets could make this an independent tourist attraction. One that serves as the reason visitors travel to the state.

The addition of a legitimate historical attraction will draw leisure travelers. Interest in achievements of the past is one of the top motivations for travel. The mean daily expenditure for historic site visitors is 22% higher. The Windsor Hotel's location on the designated Santa Fe National Historic Trail will also enhance it as an independent destination. As the Windsor Hotel helps make this region an independent attraction tourism dollars to the State and region will propagate.

Tourism helps market the community and State. By the year 2,000 two-thirds of the work force will be location independent. Their criteria for where they will live will be, quality of life, public safety, recreation and a perceived preservation ethic.

The Windsor Hotel will be a definite part of the economic development and quality of life of our state

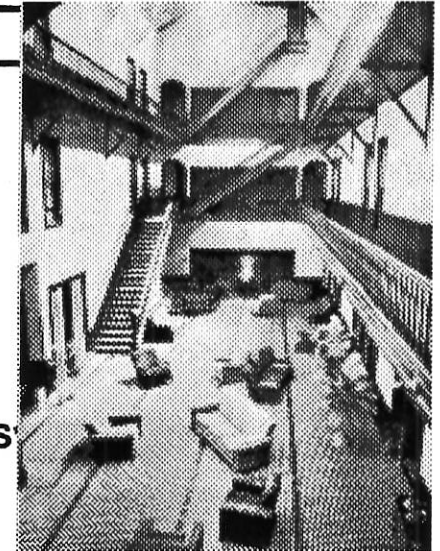
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WINDSOR COST ANALYSIS

The following cost estimates were compiled in 1996 by Brent Bowman of Brent Bowman & Associates Architects, P.A., based in Manhattan, KS. Brent Bowman has over twenty two years of experience in renovation and preservation of historical properties.

B.B.A. projects have included work for many of the region's major institutions including Kansas State University, Kansas Historical Society, Kansas Department of Commerce, and the city of Manhattan. They have received recognition for their work including

- *1992 Kansas Preservation Award- Cottonwood Ranch, Studley, Kansas***
- *Governors Award for Outstanding Renovation- National Farms Bld. Cottonwood Falls, KS***
- *1989 Kansas Preservation Award- Holton Hall Renovation, Kansas State University***



2-10

STABILIZATION WORK

1 Re-roofing:

Remove roofing down to decking. Replace deteriorated areas of decking. Re-build skylight area, with new laminated safety glass panels, properly flashed. Install new built-up or modified bitumen roofing, over rigid insulation. Flash roofing to parapets, add blocking and coping caps at north and south.

Estimated Cost:

Roofing removal	13,000 SF X \$.50=	\$6,500
Modified bitumen roofing/deck repair	13,000 SF X \$6.00=	\$78,000
Skylight repair	2,000 SF X \$40.00=	\$80,000
		\$164,500

2 Masonry Wall Repair:

North- Repair stucco & wall at cracks, repaint wall	2,600 SF X \$3.00=	\$7,800
East- Point wall cracks	6,000 SF X \$1.00=	\$6,000
South- Repair gunnite at cracks	2,600 SF X \$2.50=	\$6,500
West- Repair wall, install stucco, paint wall	6,000 SF X \$5.00=	\$30,000
Re-build deteriorated brick at window jambs	31 @ \$100.00=	\$13,100
		\$63,400

3 Window Repair:

North- Rebuild 5 windows @ \$650, & replace 9 windows @ \$750=		\$10,000
East- Rebuild 40 windows @ \$650, & replace 26 windows @ \$750=		\$45,500
South- Repair 9 windows @ \$650=		\$5,850
West- Rebuild 10 windows @ \$650, & replace 32 windows @ \$750=		\$30,500
		\$91,850

4 Cornice Repair:

Replace missing pieces, scrape, repair rust, prime and paint- 360 LF X \$25=		\$9,000
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5 Tower Repair:

Scrape paint, patch rust/deteriorated wood, prime and paint		\$5,000
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6 Floor/Roof Framing:

Additional support required to meet current code required load capacity. Add steel beams and columns running east west to the center line of each 25'-0" bay (5 total). New columns placed on footings installed within existing building.

Steel: 40,000 lbs. X \$1.00=		\$40,000
Installation: 2000 LF X \$10=		\$20,000
Footings: 12 @ \$2000=		\$24,000
		\$84,000

7 First Floor:

Replace with slab-on-grade (inadequate clearance between floor joists & grade below).

Demolition=		\$5,000
Fill- 200 cu. X \$50=		\$10,000
Slab- 14,000 SF X \$1.38=		\$20,000
		\$35,000

Note: Does not include costs moving in and out.

SUBTOTAL

\$452,750

Architectural/Engineering Fees & Contingency (15%)

\$68,000

TOTAL STABILIZATION WORK

\$520,750

CODE-REQUIRED UPGRADES

1 Allowable building area:

Add area separation wall/doors to divide building into separate areas to meet

2-10

2-11

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Note: Does not include costs moving in and out.

SUBTOTAL	\$452,750
Architectural/Engineering Fees & Contingency (15%)	\$68,000
TOTAL STABILIZATION WORK	\$520,750

CODE-REQUIRED UPGRADES

1 Allowable building area: Add area separation wall/doors to divide building into separate areas to meet code limitation on maximum allowable area. Add seperation 25' south of north wall at existing masonry bearing wall.	\$5,000
2 Add structural supports at atrium balconies, provide extension of guardrail height and infill panels to meet current codes. 400 LF X \$100	\$40,000
TOTAL UPGRADES REQUIRED FOR CODE	\$45,000

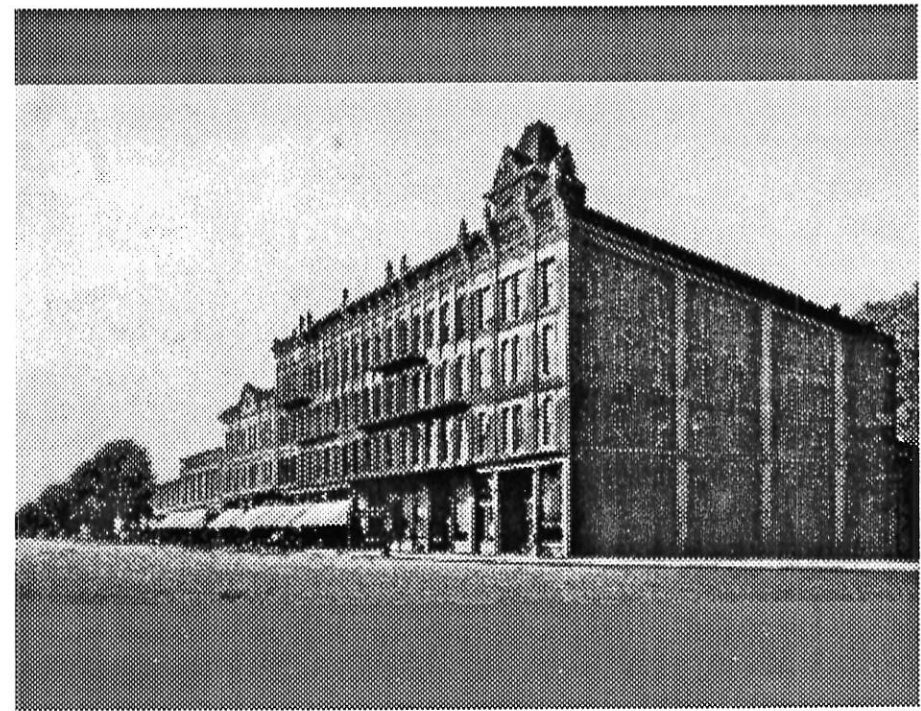
RENOVATION COSTS

1 First Floor, store-front replacement. 1,500 SF X \$40=	\$60,000
2 Repair and repaint east fire escape. Note: Fire escape will no longer be required for exiting and should not be accessible.	\$15,000
3 Remove fire escape from west side.	\$5,000

4 First Floor: Replace floor coverings & base, clean up (after new concrete floor). Does not include costs moving out and back in. 11,000 SF X \$3.50=	\$40,000
5 First Floor: Entry to upper levels. Includes: Restoring original stairway, first to second; new walls/refinish walls; new floor coverings; new trim 2900 SF X \$25=	\$72,500
6 Atrium Restoration (Floors 1 through 4): Refinish woodwork; restore doors and windows; repair plaster & paint walls & ceilings; new floor coverings; new lighting & electrical.	\$250,000
7 Restore original "President's Suite" (as per atrium above); 1200 SF X \$35=	\$42,000

TOTAL RENOVATION COST	\$484,500
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GRAND TOTAL COST	\$1,050,250
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2-11

The
Garden
City

Telegram

Thomas N. Bell
Editor & Publisher

310 N. Seventh P.O. Box 958
Garden City, Kansas 67846

Voice 316-275-8500
Fax 316-275-5165

Feb. 17, 1998

To Whom It Concerns:

I have been asked to write a letter of endorsement for efforts by the Finney County Preservation Alliance to acquire state matching funds for the preservation of the historic Windsor Hotel in downtown Garden City.

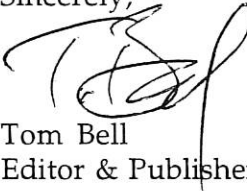
I am happy to help the alliance in this project, since I view it as a matter of importance to our community.

Garden City has seen a number of significant changes in the last two decades. It has witnessed explosive growth and a change in its demographic profile. While that growth has meant progress for the community, it has also tended to disconnect a number of local residents from important elements in the history of Garden City.

The preservation of the Windsor Hotel can work as a link to that past. It is a unique, architecturally significant building that anchors our downtown. It stands as a memorial to the brave prairie spirits who had a vision for their city — a vision that has been realized in our growing, diverse, progressive community.

Even though I am a newcomer to Garden City, I have detected strong support for the Windsor project. I am confident the population here can match state funds if granted, and put those moneys to good use preserving this important landmark.

Sincerely,



Tom Bell
Editor & Publisher

2-12

2-12

COMMISSION
Bonnie Talley
Mayor
Tim Cruz
James D. Douglass
Steven K. Frost
Dennis E. Smith

City of Garden City

Robert M. H...
City Manager
Vincent P. Di...
Asst. City Manager
Melinda A. Hitz,
Finance Director
Randall D. Grisell,
City Counselor

CITY ADMINISTRATIVE CENTER
301 North 8th • P.O. Box 499 • Garden City, Kansas 67846-0499
316 • 276 • 1160 FAX 316 • 276 • 1169
e-mail: city.mgr@gcnet.com

February 12, 1998

Honorable Members of the State Legislature

We have recently become aware of an effort by the Finney County Preservation Alliance to obtain matching funds from the state of Kansas to preserve the historic Windsor Hotel in Garden City.

The Windsor Hotel is a unique structure. It has been a prominent part of the community's past and can be also in the future, if we halt its decline and make it once again a beautifully useable building for local commerce. After years of community deliberation about the future of the Windsor, the Finney County Preservation Alliance has come up with the most viable proposal to save the old hotel.

The City of Garden City wholeheartedly supports the Preservation Alliance in this endeavor. We urge the Legislature also to lend its support to this local project by passing the appropriate legislation providing for the state to match our local funding effort.

Sincerely,



Bonnie Talley
Mayor

PETER H. OLSON

County Administrator
Phone 272-3542
Fax 316-272-3599
email:
fico.admin@gcnet.com

Commissioners
JERRY M. DAVIS
DENNIS KLEYS TEUBER
IRV C. STEPHENS
ALAN FANKHAUSER
CLIFFORD A. MAYO

FINNEY COUNTY

Box M
Garden City, Kansas 67846

February 12, 1998

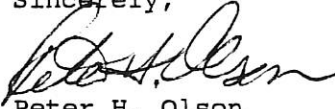
TO WHOM IT MAY CONCERN:

This letter is to support the efforts of the Finney County Preservation Alliance to obtain financial assistance for the preservation of the Windsor Hotel in Garden City. The Windsor Hotel is a landmark in Garden City and Finney County and its listing on the National Register of Historic Places testifies to its importance to our county's heritage.

Approval of funding for stabilization efforts will be a beginning in the process of returning the building to a productive purpose for which there is a great deal of potential. Stabilization improvements will assure the viability of the structure and support efforts to attract interest in the redevelopment and reuse of the Windsor Hotel.

It is recommended that you favorably support any and all efforts to provide financial support to the Finney County Preservation Alliance so that they may preserve an important part of our local heritage.

Sincerely,



Peter H. Olson
Finney County Administrator

Garden City Area Chamber of Commerce
Finney County Convention and Tourism Bureau
1511 E Fulton Terrace
Garden City, KS 67846

2-15

February 19, 1998

To whom it may concern:


The Garden City Area Chamber of Commerce and the Finney County Convention & Tourism Bureau fully endorse the Finney County Preservation Alliance in their efforts to restore the Windsor Hotel. We believe the Windsor will provide a very important historical and cultural experience for our citizens and the many tourists it will bring to Finney County and the surrounding area. There is community interest in this project as demonstrated by the involvement of the membership of the Alliance.

The Finney County Convention & Tourism Bureau is willing to commit financial aid to this project. The reopening of the Windsor Hotel would greatly impact tourism in Garden City and Finney County. The Bureau solicits group tours and this would be an asset in that endeavor. As the community looks to us as a source for community program information, we will use all of our promotion means to "get the word out!"

It is our hope you will consider earmarking matching state funding to this project.

Please feel free to contact either of us with any questions or requests.

Sincerely,


Carol A. Meyer
Chamber of Commerce President


Karen Tanner
Convention & Tourism Bureau Staff Assistant

2-15



Department of Interior Architecture

College of Architecture, Planning, and Design
207 Seaton Hall
Manhattan, Kansas 66506-2912
913-532-5992

Don Harness, President
Finney County Preservation Alliance
904 Theron
Garden City, Kansas 67846

February 18, 1998

Dear Don,

I would like to extend to your organization my strong support for your efforts to save and restore the Windsor Hotel in Garden City. As a professor in Interior Architecture in the College of Architecture, Planning, and Design at Kansas State University I have had the pleasure of working in the preservation field and have been teaching an upper level design studio in the area of historic preservation for the past twelve years.

Throughout Kansas there are many "keystone" buildings within individual communities that have been and in some cases continue to be the locale of the cultural center within the community and are integral to the heritage of not only the community, but the State of Kansas. Few such buildings have the physical stature as the Windsor Hotel. The hotels' prominent location and towering height make it a physical landmark on the prairie of western Kansas. In addition to its powerful physical image, the Windsor Hotel was a cultural mecca for Garden City and the region. The hotel's storied past make it a social and cultural icon of unparalleled distinction with no rival between Wichita and Denver.

The loss of such a building would have a strong negative impact on the future of Garden City and the region especially in areas of perception. Although the certain negative effects are difficult to measure, it is more important and relevant to focus on the potential positive effects of a restored, vibrant Windsor Hotel and the almost unlimited potential to become an economic development catalyst that could affect all aspects of community life and business within Garden City and the surrounding area.

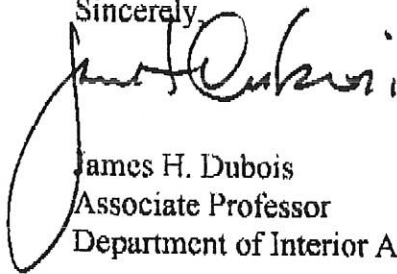
It is imperative that the State of Kansas recognize the historical value of such a treasure as the Windsor Hotel. It is equally as important that communities and the state of Kansas take appropriate steps to ensure we have a recognizable heritage to pass on to future generations.

Because of the significance of the Windsor Hotel and the educational value of studying such a structure in this particular context, the Windsor was selected as a

studio project for my Interior Architecture Design Studio VI this current spring semester. It is anticipated that the result of this design study will show the tremendous potential for redevelopment that currently exists with the Windsor Hotel. Certainly, state support to assist in stabilizing and maintaining the historical character of the building would significantly improve the prospects for complete restoration and eventual occupancy of a significant landmark structure in Garden City.

Again, I strongly support all efforts to stabilize, maintain, and restore the historic Windsor Hotel.

Sincerely,



James H. Dubois
Associate Professor
Department of Interior Architecture