

April 22, 2006

Feasibility of Rehabilitation  
429 Indiana  
Lawrence, Kansas

429 Indiana was inspected on April 14, 2006 when access to the interior of the structure was made available and again on April 17, 2006 when access to the basement was available.

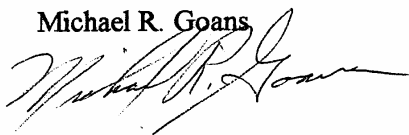
The structure is in the environs of the Pinckney I and II Historic Districts of the National Register of Historic Places.

The structure appears to have been built as a single-family detached house and remains such. It appears that the house was originally a two-room structure built using construction techniques commonly found in late 19<sup>th</sup> century vernacular houses. It has had numerous additions. The additions to the structure are of little historic significance. During the process of adding new space to the structure, portions of the original first story exterior wall and entire west basement wall have been removed. The structure does not appear to have its original fenestration. The various walls have had numerous repairs and replacement materials have been incorporated, it appears that only a small portion of the framing is original, a few rafters, and some of the floor joists. Over half of the bead board ceiling in the original structure has been removed and the remaining is in poor repair. None of the interior wall treatment or trim work is intact. The basement under the original portion of the structure is less than seven feet in dept and in need of repair.

The rehabilitation cost estimate prepared by Neighborhood Resources Department was reviewed and appears reasonable.

Restoration of the structure is not feasible. Rehabilitation of the structure is not prudent. The structure, once rehabilitated, would have less than twenty percent of its original materials of construction and defining characteristics intact. The stone basement walls could be saved and incorporated into a new structure, however the process would result in minimal historic significance with minimal function and is not recommended.

Michael R. Goans

A handwritten signature in black ink, appearing to read "Michael R. Goans", written over the printed name.