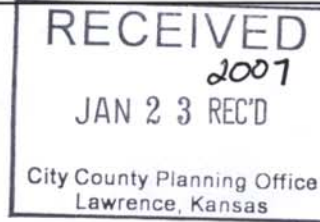


**Ellie Le Compte, Ph.D.**

Licensed Psychologist

1023 Kentucky  
Lawrence, Kansas 66044-2917



(785) 843-8011  
Fax (785) 843-3219

January 22, 2007

Re: Request to be included on the agenda of the City Commission

Dear Commissioners:

I have recently been denied a request to demolish a property at 1019 Kentucky. This denial is totally in line with the policies and priorities set by The Historic Preservation Commission, especially considering that the property is now part of a new Historic District. Their first priority is to rehabilitate, and their second step, if rehabilitation is not feasible, is to replace the structure. I am appealing this request to the Commission.

I am not interested in spending \$175,000 to \$200,000 to replace this building. It sits a mere eight to ten feet away from 1017 Kentucky, as it sits on the south half of shared lot. Any construction would represent a significant disturbance to my tenants. What I propose to do is turn the property into pleasant green space with a small parking area at the back to be used by tenants and clients of the two adjacent properties. I am happy to expend whatever money is necessary to make this space very pleasant and compatible with the surrounding environs.

I own and have rehabilitated the properties on either side of 1019 Kentucky, which include 1017 Kentucky, which I have owned for over ten years, and 1023 Kentucky, which I have owned for over five years. The properties are mostly used as office space and include one apartment. My concern in purchasing 1019 Kentucky was that the ed the property had deteriorated to such a degree that someone could buy it at a very low price and continue to rent it while allowing it to deteriorate further. My decision was to take control of the space to protect my properties, tenants, and their clients. The Historic Resources Commission agrees with my contention that the property at 1019 cannot be rehabilitated as it is too seriously deteriorated.

I have ample documentation to demonstrate that 1019 cannot be rehabilitated and have included this documentation with this letter. Lynn Braddock Zollner has also agreed to write a letter stating that the property is beyond rehabilitation.

My hope is that you will allow me to demolish this property. If you have any questions or concerns, please don't hesitate to contact me.

Sincerely,

Ellie LeCompte





## PROFESSIONAL ENGINEERING INSPECTIONS, INC.

1161 SW Mulvane St., Topeka, Kansas 66604 785.290.0550

inspect@networksplus.net

Julie Lyle, P.E.

John Lyle, P.E.

December 23, 2006

Re: Inspection on 12-19-06 at 1019 S. Kentucky, Lawrence, Kansas for Ellie LeCompte

Dear Ms. LeCompte,

It was indicated to our office that you were intending to put a new foundation under the residence at 1019 S. Kentucky in Lawrence, Kansas. Per my discussion with the foundation contractor, they did not feel comfortable working under the structure due to observed termite damage and other structural concerns. The contractor requested that an engineer review the property before submitting a bid. Upon my arrival, you also requested my opinion in regards to the worthiness and expected cost of renovating the home.

Upon review, we noted termite damage, rot, movement, loss of the connection between the floor structure and wall structure, etc. The structure is not considered to be structurally adequate and is not in a condition for lifting at this time.

I recommended that in order to evaluate the structure, all of the structural members would need to be revealed by removing the plaster and adding wind bracing as the plaster and lath is removed. Demolition of much of the basement components is also required. The workers need to understand that this is a degraded structure and removal of the plaster and lath will weaken the structure even further until structural repairs can be made. Good judgment and reinforcing will be required as work progresses.

I understand that removal of the plaster and lath may create a loss of the original interior finished surfaces, however, I feel that the safety of the workers who will be lifting the home and the safety of the occupants in the adjacent buildings are of primary importance. If the building is lifted and leveled, then there would be damage and un-keying of the plaster resulting in a situation where the plaster could fall at an inopportune time if not removed in advance.

In regards to the feasibility of this project, a rough estimate to renovate this structure would likely be around \$200,000.00 and very well may cost as much as \$250,000.00 or more.

As you and I discussed, I have a love for old structures, and I live in a house built in 1916. In addition to structurally analyzing older homes, I have also performed the lifting, leveling, and complete rehabilitation of a number of older homes. I have restored homes that some of my engineer associates have asked me why I chose to restore the home rather than demolish it and start over. I have a great interest in preserving these older structures, their nuances, charm, and historical significance.

In the case of your home at 1019 S. Kentucky, I believe that this is one case where it would be prudent to demolish the home. Many of the redeeming features are severely degraded and this structure requires so much rehabilitation that upon completion, the home would really be a new home with just a few of the old home components remaining.



If you choose to restore the home, our office would be happy to assist, with the understanding that this will be a project where, in our opinion, the costs will likely far outweigh any financial or even a historical benefit due to the degradation and loss of the original components.

Please feel free to contact our office for any reason.

Sincerely,

John Lyle, P.E.  
Vice President  
PROFESSIONAL ENGINEERING INSPECTIONS, INC.





January 11, 2007

Addendum to Feasibility of Rehabilitation or Restoration  
1019 Kentucky  
Lawrence, Kansas

The structure at 1019 Kentucky has been inspected on several occasions since November 2, 2006. Access to the complete structure was available.

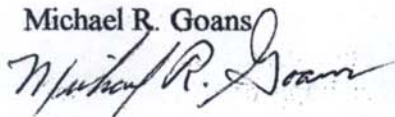
The structure is in the second Oread Neighborhood Historic District. The property is not listed as a contributing property.

The owner of the property has invested some energy to further evaluate the condition of the structure. The bottom three feet or so of the plaster walls on the first floor of the building were removed so that the extent of the rot and termite damage to the structure could be observed. Extensive repairs have been made to the framing in the past. The studs have been either cut off and stubs placed under them or they have had short sisters attached to them. The result is no studs providing continuity from sill plate to top plate; they are all spliced or sistered. There are examples of studs with termite or rot damage extending up the wall higher than the exposed three feet. Sheeting is not incorporated in the framing of the structure.

The owner has also had the hardboard siding and the asbestos siding removed. The exposed clapboard siding is very wavy in appearance indicating that significant movement has occurred in the understructure. The previous repairs appear to have been made from the outside and the lower three or four feet of clapboard siding is not original. The siding is significantly damaged under all window and above all external openings. A large portion of the siding will need to be replaced. The exterior window and door trim was found to be damaged more than previously observed and is going to require extensive restoration and replacement.

The extent of required replacement of historic materials in this structure is more extensive than was observable prior to the removal of the hardboard siding and the opening of the walls. Repair to this structure would result in a building with very little historical material and few original features. Rehabilitation of the structure does not appear to be prudent.

Michael R. Goans

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

## OFFICE OF DOUGLAS COUNTY TREASURER

PAULA GILCHRIST, TREASURER

P.O. Box 884 - Lawrence, KS 66044

Phone 785-832-5178 Fax 785-832-0226

LECOMPTE ELLEN  
2202 NEW HAMPSHIRE ST  
LAWRENCE KS 66046-3048

**PAYMENT INSTRUCTIONS**

1st half due December 20, 2nd half due

May 10. Full amount due after May 9.

\*\*Late fees and interest will apply.\*\*

**OFFICE LOCATIONS**

Courthouse - 1100 Massachusetts  
6th Street Satellite (Dillons Store) - 3000 W 6th  
South Satellite - 2108 W 27th Suite I

**PROPERTY INFORMATION**

PIN #023-079-31-0-20-27-016.00-0  
1017 KENTUCKY  
KENTUCKY STREET N 1/2 LT 101

	ASSESSMENT		TAX
CL	APPRAISED	ASSESSED	
CU	107,000	26,745	3,093.74

Total Tax: 3,093.74

\*EXEMPT FROM STATE SCHOOL DISTRICT LEVY

**DISTRIBUTION OF TAX**

TAXING BODY	TAX AMOUNT
STATE OF KANSAS	40.12
DOUGLAS COUNTY	802.70
CITY OF LAWRENCE	704.94
SCHOOL USD 497 LAWRENCE	1,257.47
USD 497 BOND & INTEREST	288.51

Total Tax Amount: 3,093.74

Half Tax Due 12/20/2006: 1,546.87

Tax Unit: 041

Levy: 115.6750

FAILURE TO RECEIVE A TAX STATEMENT DOES NOT RELIEVE YOU FROM TAX OR PENALTIES.  
TREASURER NOT RESPONSIBLE FOR OMISSIONS. PLEASE REMIT APPROPRIATE PAYMENT STUB WITH PAYMENT.



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**PROPERTY INFORMATION**

PIN #023-079-31-0-20-27-015.00-0  
1019 KENTUCKY  
KENTUCKY STREET S 1/2 LT 101

CL	ASSESSMENT		TAX
	APPRAISED	ASSESSED	
RU	72,700	8,360	967.04
*RU	20,000	2,300	-46.00

Total Tax: 921.04

\*EXEMPT FROM STATE SCHOOL DISTRICT LEVY

**DISTRIBUTION OF TAX**

TAXING BODY	TAX AMOUNT
STATE OF KANSAS	12.54
DOUGLAS COUNTY	250.91
CITY OF LAWRENCE	220.35
*SCHOOL USD 497 LAWRENCE	347.06
USD 497 BOND & INTEREST	90.18

Total Tax Amount: 921.04

Half Tax Due 12/20/2006: 460.52

Tax Unit: 041

Adj Levy: 95.6750 Levy: 115.6750

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**2006 REAL ESTATE TAX STATEMENT**  
**Record Id: U01556**

**OFFICE OF DOUGLAS COUNTY TREASURER****PAULA GILCHRIST, TREASURER**

P.O. Box 884 - Lawrence, KS 66044

Phone 785-832-5178 Fax 785-832-0226

LECOMPTE ELLEN  
 2202 NEW HAMPSHIRE ST  
 LAWRENCE KS 66046-3048

**PAYMENT INSTRUCTIONS**

1st half due December 20, 2nd half due  
**May 10.** Full amount due after May 9.  
 \*\*Late fees and interest will apply.\*\*

**OFFICE LOCATIONS**

Courthouse - 1100 Massachusetts  
 6th Street Satellite (Dillons Store) - 3000 W 6th  
 South Satellite - 2108 W 27th Suite I

**PROPERTY INFORMATION**

PIN #023-079-31-0-20-27-014.00-0  
 1023 KENTUCKY  
 KENTUCKY STREET LT 103

**ASSESSMENT**

CL	APPRAISED	ASSESSED	TAX
RU	74,300	8,540	987.86
*RU	20,000	2,300	-46.00
CU	74,350	18,585	2,149.82

Total Tax: 3,091.68

\*EXEMPT FROM STATE SCHOOL DISTRICT LEVY

**DISTRIBUTION OF TAX**

TAXING BODY	TAX AMOUNT
STATE OF KANSAS	40.69
DOUGLAS COUNTY	814.10
CITY OF LAWRENCE	714.96
*SCHOOL USD 497 LAWRENCE	1,229.34
USD 497 BOND & INTEREST	292.59

Total Tax Amount: 3,091.68

Half Tax Due 12/20/2006: 1,545.84

Tax Unit: 041

Adj Levy: 95.6750 Levy: 115.6750

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