

September 14, 2006

Feasibility of Rehabilitation or Restoration
1232 Louisiana
Lawrence, Kansas

The structure at 1232 Louisiana was inspected on August 21, 2006. Access to the complete building was available.

The structure is in the environs of the Hancock Historic District and will be in the environs of the proposed second Oread Neighborhood Historic District.

The structure appears to have been built in the 1895 to 1910 time frame as a single-family home. The house is frame construction with clapboard siding on a stone foundation. The observed construction techniques employed are those found in moderate to high quality homes of the era.

The footprint of the structure appears to be the original. The back (east) porch appears to have been framed in on the lower elevation and maybe the first floor elevation, the second floor was most likely a sleeping porch with three-season protection. The parapet on the second floor seems to be original to accommodate the third floor sun deck adjacent to the third floor ballroom.

The foundation appears to be in sound condition but in need of tuck-pointing in the southwest corner. There have been foundation repairs in the northwest corner. The first floor joists have been shored using steel I-beams, reducing the original joist spans significantly. There is some structural damage in the northeast corner of the back porch enclosure where some repairs need to be evaluated and updated. The roof and gutters need replaced. The clapboard siding is in reasonable repair except the enclosed back porch area. The chimney needs tuck-pointed. The fenestration, although in need of repair, is largely intact and appears to be original and restorable. Some sashes and leaded panes would need to be repaired or replaced.

The house has been used as apartments. The conversion of the house to apartments was done in such a manner that the original floor plan has not had major modification. Kitchen and bath areas are in poor repair and require plumbing and wiring work.

The interior of the house is of the craftsman/prairie style common in Lawrence at the turn of the twentieth century. The entry hall appears to be entirely original with a temporary wall added between the entry hall and main parlor. The entry hall and front stairway trim is complete has not been painted; it is still stained with a shellac or varnish finish. A majority of the original trim and hardware is in place. The sliding pocket doors between the front parlor and the dining room are in place including all hardware. The dining room ceiling is beamed in the craftsman style. Most of the walls in the house are wood lath and plaster and are in good repair.

The structure has good bones.

Required parking spaces for any use of the structure will be difficult to provide. Parking requirements vary with intended use and number of occupants.

Rehabilitation of the structure as a multifamily residence is feasible. The cost estimate prepared by Neighborhood Resources Department to bring the structure into minimum conformance with occupancy requirements was reviewed and appears to be reasonable.

Rehabilitation of the structure for use as a bed and breakfast type use is feasible. The cost of the rehabilitation could vary according to the quality of the rehabilitation. The cost estimate prepared by Neighborhood Resources Department should be a good starting place.

Restoration---as opposed to rehabilitation---of the structure is feasible and could result in a single-family home representative of the quality and grandeur associated with the era of its construction. This option is the highest historical use of the house. The house could retain much of its original materials including, fenestration, trim, walls and flooring. The kitchen and bathrooms would require updating with little regard for the obsolete originals. The cost of such restoration would depend on the quality and faithfulness of the restoration.

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