

The William S. Burroughs Trust U/A 3-4-93, dba:
WILLIAM BURROUGHS COMMUNICATIONS

James W. Grauerholz, Director/Trustee
P.O. Box 147, Lawrence KS 66044 U.S.A.
tel: 785-841-2141 / FAX: 785-841-7640
email: <Seward23@aol.com>

January 21, 2010

To the Lawrence Historic Resources Commission:
Michael Sizemore; Jay Antle; Allen Wiechart; Matt Veatch; Sean Williams
And Lawrence Historic Resources Administrator, Lynne Braddock-Zollner
City Hall, Lawrence, Kansas 66044

RE: DR-8-98-09 (1926 Learnard) and DR-8-99-09 (423 E. 19th St.)

Dear Commissioners and Lynne:

This development is like the frog that would jump out of boiling water if you dropped him in—so instead, you put him in the water at room temperature and slowly, slowly heat it and he never notices until too late.

It started as a **Replat** in May–July 2006, to create Lots 1, 2 and 3 of the Elsie Hemphill Addition. Lots 1 and 3 are “porkchop” or “flag” lots, with *de minimis* Frontage: only **20** feet on 19th Street (Lot 1) and only **10** feet on Learnard (Lot 3)—when FEMA Floodplain (as revised by the LOMR approved in August 2006) are excluded from the property’s area. Three years later, i.e. in spring 2009, the Applicant and other requested a broad **Rezoning** of these and other lots remaining from the original family homestead. This brought the four (4) duplexes—three on Learnard, one on E. 19th—into a zoning that conforms with their use as multi-family rental properties (which predated the 1966 City Zoning ordinances). The Rezoning was granted.

Then last fall, a Board of Zoning Appeals agenda item (which in fact was moot, since Staff had relied on the 2001 FEMA maps) brought forth the plan developed by Staff and Applicant: one driveway, ten feet wide, on Learnard would handle the traffic burden of Parking for two duplexes. But let’s be very clear: the Applicant clearly intends to let the frog’s water reach a boil after these two structures are built, and then come for approval of a third duplex, to be located on the unplatted lot south of Lot 3. From the “parking stub” on the Applicant’s drawings, it is quite evident that is where he plans to add to the driveway ... so that another 4 (or 5) parking spaces will be added to the 9 proposed now, with daily traffic of up to 14 vehicles through the one-lane Learnard access. That is what Staff and the boards and City Commission are effectively approving at this time.

I have searched the City archives and cannot find one single instance where an Applicant was referred by HRC to the Architectural Review Committee and then refused to change a single line of his drawings. But that is what is happening here.

Staff asks: Does the encroachment, damage and destruction to the Historic Environs of the Zinn-Burroughs House, from the objectionable parking design (basically, to Pave the eastern banks of Burroughs Creek), rise to the level of “significance” ? Only YOU, the Commission, can decide that at this point. And remember, it is **not** the “significance” of William S. Burroughs or 1927 Learnard that you are asked to evaluate; it is the *encroachment*.

Look at these images from the front porch of 1927 Learnard ... if you ask me, the parking design definitely very “significantly” encroaches upon and damages the House’s environs!

