



# City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

6 East 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

[www.lawrenceks.org/pds/](http://www.lawrenceks.org/pds/)

Phone 785-832-3150  
Tdd 785-832-3205  
Fax 785-832-3160

October 12, 2012

Thomas Fritzel  
c/o DFC Co. of Lawrence  
643 Massachusetts, Suite 300  
Lawrence, KS 66044

Re: Varsity House

Dear Mr. Fritzel:

On October 27, 2011 the Historic Resources Commission (HRC) approved application DR-10-164-11, which permitted the construction of a new multi-dwelling unit apartment structure, as well as the relocation of an **existing** structure, known as the Varsity House, on property at 1043 Indiana Street. Approval was granted with the following conditions applicable to the relocation of the Varsity House:

1. The existing structure will be relocated but will not be placed at an angle to Indiana Street.
2. The applicant will work with the HRA to minimize the elevation of the existing structure on the new site.
3. The new placement of the existing structure will have a minimum of 10' side yard setback and 18' front yard setback, or be constructed to comply with the approved PDP.
4. The stone from the existing foundation for the existing structure will be reused as possible and will not extend above the foundation line as determined by staff in photographs to be provided to the applicant.
5. The rehabilitation of the existing structure will repair the existing materials where possible and use like in-kind materials when necessary.
6. A building permit may be obtained to initiate moving the historic structure and construction of the parking garage prior to approval of final constructions documents for the proposed new structure. Those construction documents will be submitted and approved by the HRA prior to release of the building permit.
7. The chimney and front porch will be rebuilt using existing materials.

On October 11, 2012 City inspection staff observed, during a visit to the site, that only a few elements of the original Varsity House are being placed at the permitted location. Staff understands that construction is in process; however, it was observed that a few interior studs were installed in the first floor wall assembly with most to all other building elements observed as being new construction. In staff's opinion, this is not





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compliant with the conditions related to relocating the structure on the property, as agreed to by the applicant during the review process.

Please be advised that an occupancy permit cannot be granted for the new multi-unit structure or the new relocated Varsity House until we understand how the HRC conditions of approval are being met. Please contact me at 785-832-3154 to schedule a meeting to discuss how the relocated Varsity House will comply with the HRC conditions of approval.

Sincerely,

Scott McCullough  
Director

