

Kenneth Riedemann
12414 Linden Lane
Leawood, KS 66209

May 31, 2005

Linda Finger
City of Lawrence
P.O. Box 708
Lawrence, Ks, 66044

Re: 805 Ohio Annual Progress Report
UPR-5-9-94

Dear Ms. Finger:

Enclosed is an updated "Milestone of Renovation dated May 16, 2005. We are up to date with all of the milestone items with the exception of the tuck-pointing of the chimneys. The process has begun, but there are several chimneys and some remain to be completed. Since the final four milestones were extended by the City Commission on May 25, 2004, we have not moved forward with the only one which has been started but not completed, which is the garage construction. The current completion date is September 1, 2005. As you know, we have requested an additional extension of the remaining milestone items in a letter to you dated May 18, 2005.

Much of the work this past year has been in the "Owners" apartment, finishing the work on the two north parlors which was approved and done in the past two years, as well as some redecorating of the downstairs bedroom and bathrooms.

We currently have one apartment rented through June 30, 2005 and the tenant would like to renew for another year. We also have one other apartment being utilized by a family friend on a very short term, non-rental basis. We expect to rent another apartment or two once the current extension request is approved.

While the Staff Inspection is normally in January, we can arrange it anytime if you will contact me and give me some dates which would work for you.

Please let me know if there is any additional information you need at this time. I look forward to hearing from you.

Sincerely,

/s/ Kenneth Riedemann

Kenneth Riedemann
12414 Linden Lane
Leawood, KS 66209

May 18, 2005

Linda Finger
City of Lawrence
P.O. Box 708
Lawrence, Ks 66044

Re: 805 Ohio Street – UPR-5-9-94

Dear Ms. Finger:

On May 25, 2004 the City Commission of Lawrence approved the Staff Recommendation that the remaining final four Milestones be extended for one year from the Last Permitted Date to complete those items. The extension was given in order to allow us a one year period to request approval of the adaptive reuse of 805 Ohio under the proposed new zoning codes. In that the City Commission has not as yet adopted the new development and zoning codes, I hereby respectfully request that the City Commission grant another extension of the time to complete the four remaining Milestones. Please see Exhibit A, dated May 16, 2005, for the four remaining Milestones to be completed.

I hereby request that a two year extension be granted for the following Milestone items:

96-108.1	Garage construction complete	to 9.01.07
96-108.2	Phase out third apartment	to 9.01.07
108-120.1	Phase out apartments completely	to 9.01.08
108-120.1	Restore ballroom attic, remove parking	to 9.01.08

In addition, I would like to request that one already phased out apartment be allowed to be rented again, until 9.01.08, which will be the final phase out of the apartments.

Enclosed you will find Exhibit A, as well as the full submission that I made to you on May 17, 2004, which has some additional historical information and justification for this request for an extension.

Please let me know what additional information you need at this time, and when we might be able to have this request presented to the City Commission.

Sincerely,



Kenneth Riedemann

KENNETH RIEDEMANN
12414 LINDEN LANE
LEAWOOD, KS 66209

May 17, 2004

Linda Finger
City of Lawrence
P.O. Box 708
Lawrence, KS 66044

Re: 805 Ohio Street – UPR-5-9-94

Dear Ms. Finger:

Please consider this presentation as our formal request to modify and to extend certain Milestone Requirements of UPR-5-9-94, which were revised pursuant to the letter dated April 6, 1999, which was signed by you. The summary of the current 'Milestones of Renovation' is included as Exhibit A.

We hereby request approval of the modifications and extensions that are set forth on the 'Requested Changes to Revised Milestones of Renovation – UPR-5-9-94', which is attached hereto as Exhibit B and made a part hereof. Each of the seven modifications and extensions are identified with a 'Discussion Point Number' from 1 through 7. The following is a discussion of the reasons for this request for each of the seven requests.

Discussion Points 1,2,4 and 5 are requests to extend the dates by which apartments are to be taken out of service. This is, of course, the essence of this request for an extension of the timeline of the UPR. Some of the reasons for the requests are outlined below.

1. We are now convinced now that the income earned from the rental of the four apartments is probably the best, if not the only way to help the ownership of 805 to continue to maintain this significant historical property in the manner in which everyone involved wants it to be maintained. 805 is a very expensive property to operate, especially in the area of utility costs, and the fact that it is on the outer edge of that part of Old West Lawrence area that contains the best of the old mansions, and 805

is surrounded by smaller multi-family properties, limits its desirability as a single-family residence.

2. During the late 1998 and early 1999 period we were required to make substantial and very costly modifications to the property in order to meet City standards to operate the property as a five dwelling unit property. As your files will show, we had to put in two new heating systems with smoke detectors and dampers in the systems, completely rewired the building, installed an alarm system with a pull station, installed a dropped ceiling throughout the basement, as well as many other very costly improvements. It has been five years since those improvements were completed, but we have not even come close to recovering the cost of making the improvements that were necessary to have the five dwelling units.

3. The property continues to work very well as an apartment property. Because of the nature of the property and the amount of rent that we have to charge, we have attracted very serious students and non-students as well. There is very adequate parking and to my knowledge there has never been an incident which has been disruptive to the neighborhood.

4. The Kansas State Historical Society has been very supportive concerning the current use of 805 and in a letter dated February 14, 2003, stated "Adaptive reuse and rehabilitation are valuable tools used to preserve historic buildings that might otherwise be lost to deterioration or inappropriate development." The letter is included herewith as Exhibit C.

Discussion Point 3 is about the completion date for the garage construction. The objective here is to make the garage more compatible with the design of 805. We need some additional time to think through the changes and have them put into a format that someone at the City can review and approve.

Discussion Point 6 is the restoration of the attic. The fire marshal has expressed concern on a couple of occasions that we would make use of the attic without proper fire and safety considerations being addressed. For that reason, when we reconfigured the layout of the single-family portion of the property and used the western portion of the second floor, we made the attic accessible only from within the single-family portion, and it is accessible only for maintenance purposes. The third floor cannot be used unless we sprinkle the entire building, and we do not intend to do so, therefore we will not be using the attic space for any purpose other than maintenance of the property. For those reasons, the Milestone of restoring the attic is no longer practical, and therefore, we are requesting that it be eliminated.

Discussion Point 7 is the tearing out of the resident parking spaces. We are requesting that this the City extend this Milestone in order to conform to the extension of the phasing out of the last apartment, which would be 9.01.11.

I am taking the liberty of including with this request two photographic examples of how historic properties in Des Moines, Iowa are being used commercially as office buildings in order to help the owners maintain them in the manner demanded by their architectural and historical significance. The Finkbine Mansion in particular resembles 805 Ohio, and is being used as a general office building for lawyers and other similar uses. I include this information to support my position that I feel that the best opportunity that we have to continue to maintain 805 Ohio in the manner that its architectural and historic significance demands, is to continue to allow the four apartments in addition to the "owner's residence", and to try to show that it is being done successfully in another community. The photos are included as Exhibits D and E.

I invite any one who is interested to contact me for a tour of 805 Ohio, and I thank you for your consideration of this request to extend UPR-5-9-94 as outlined herein.

Sincerely,

Kenneth Riedemann

[illegible]



KANSAS

STATE

HISTORICAL

SOCIETY



Cultural Resources
Division



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Topeka, Kansas

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KANSAS HISTORY
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Historic Sites
Kansas Museum of History
Library & Archives

HISTORIC SITES

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Constitution Hall
Cottonwood Ranch
First Territorial Capitol
Fort Hays
Goodnow House
Grinter Place
Hollenberg Station
Kaw Mission
Marais des Cygnes Massacre
Mine Creek Battlefield
Native American Heritage
Museum
Pawnee Indian Village
Pawnee Rock
Shawnee Indian Mission

February 14, 2003

KENNETH RIEDEMANN
12414 LINDEN LANE
LEAWOOD KS 66209

RE: Rehabilitation and Adaptive Reuse of the Jacob House Residence at 805 Ohio
in Lawrence, KS

Dear Mr. Riedemann:

The Kansas State Historic Preservation Office has determined that the building referenced above is a contributing element of the Old West Lawrence Historic District as listed on the National Register of Historic Places. As such, the building is eligible for the State Historic Rehabilitation Tax Credit program. This program was introduced in 2001 to help fund the rehabilitations and general maintenance of historic properties across Kansas.

You were one of the first applicants of the program. You proposed several items of work in December 2001 involving the property at 805 Ohio. The completed project was approved for purposes of the tax credit program in January 2002 because all work appeared to meet the Secretary of the Interior's *Standards for Rehabilitation*.

This project was known to be part of a general rehabilitation of the building involving a new use of the property for a purpose compatible with its historic use as a home. The overall historic character of the building has been retained and even enhanced by the removal of non-historic materials that had previously been applied inappropriately. The repair of historic elements such as wood floors, wood trim, and original plaster, according to appropriate guidelines, further enhances this rehabilitation project.

Adaptive reuse and rehabilitation are valuable tools used to preserve historic buildings that might otherwise be lost to deterioration or inappropriate development. Projects that follow the *Standards* in this way should be encouraged.

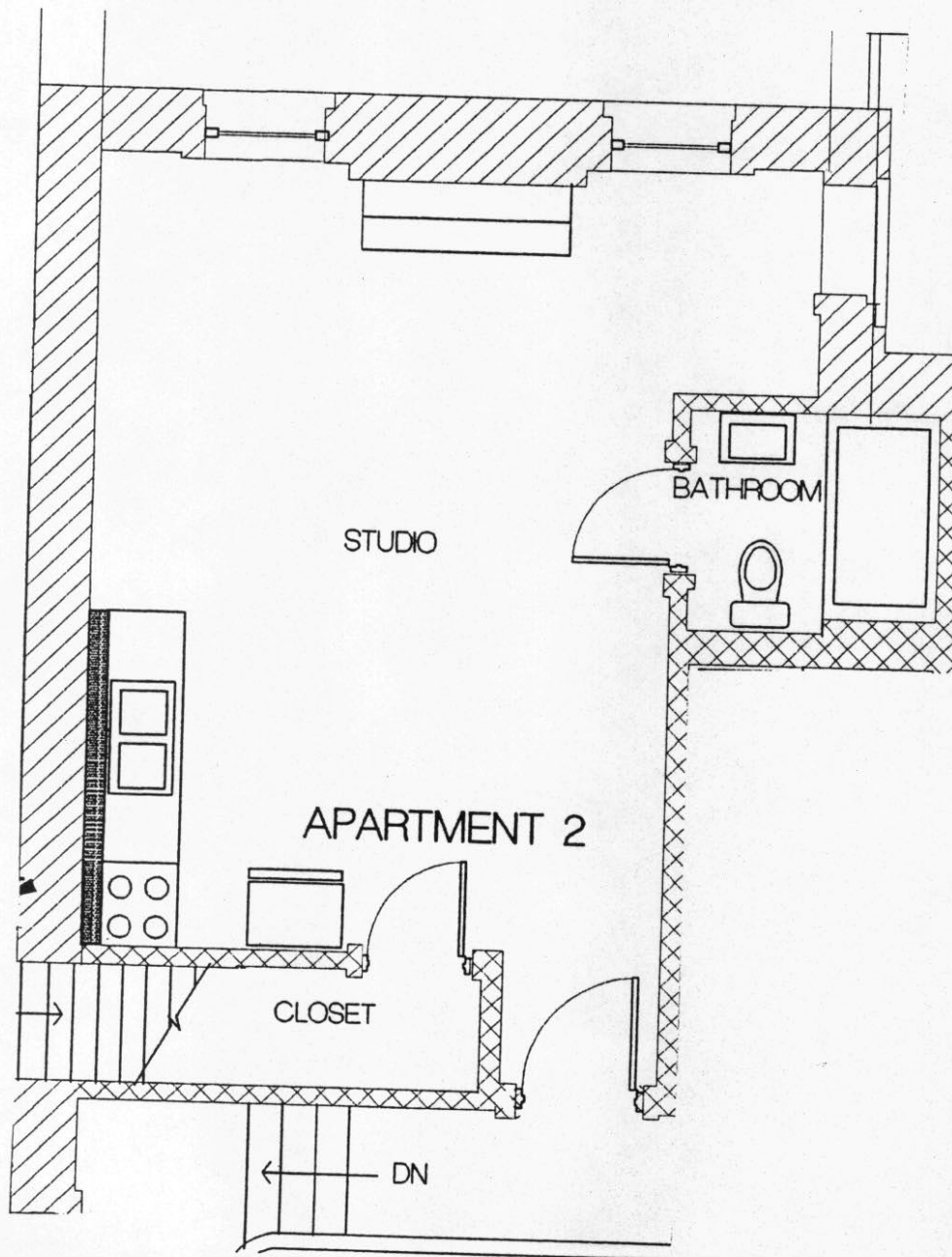
If you have any questions about this project, please contact Katrina Klingaman at 785-272-8681 ext. 226 or kklingaman@kshs.org.

Sincerely,

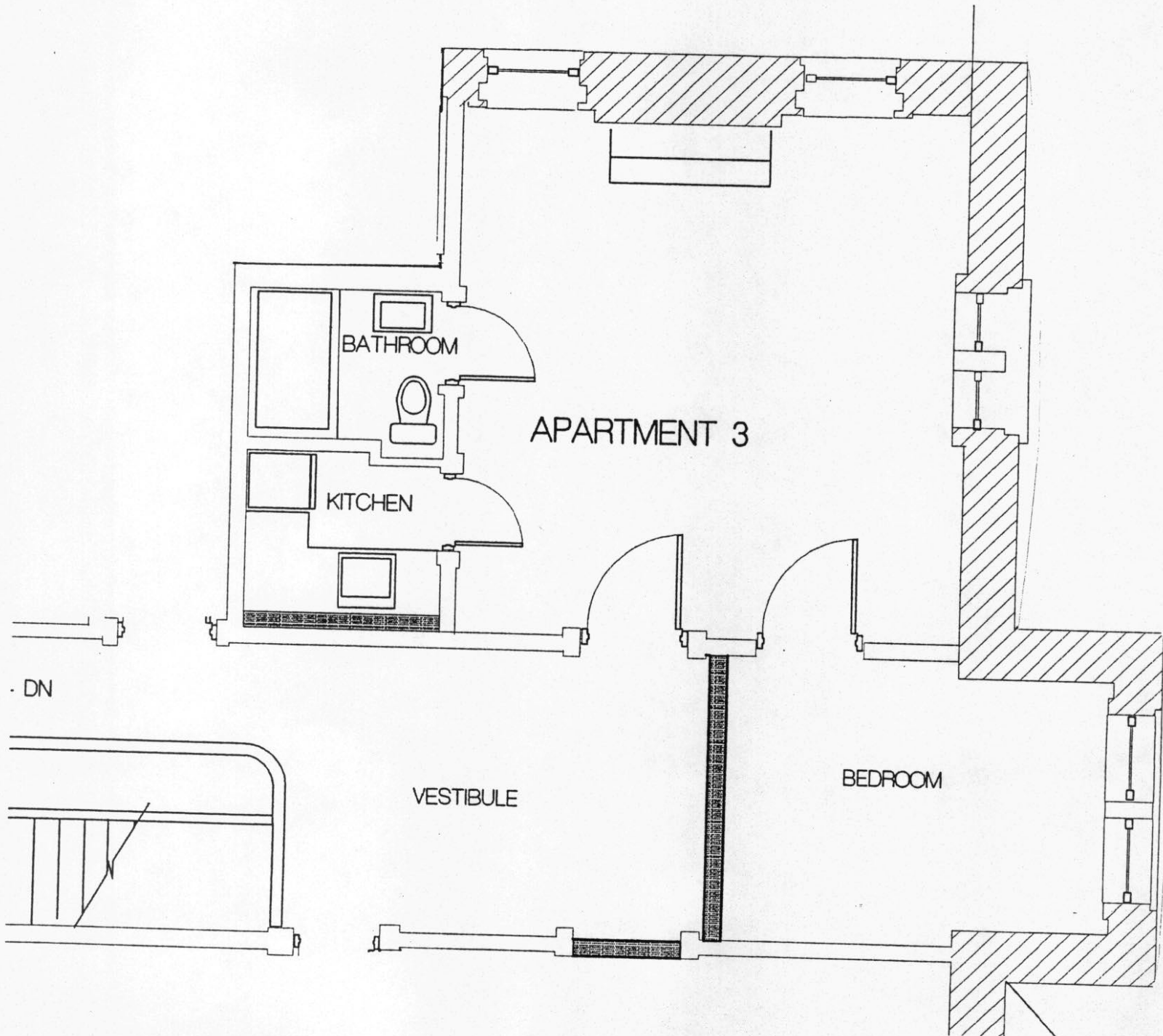
Richard Pankratz, Director
Cultural Resources Division

EXHIBIT C

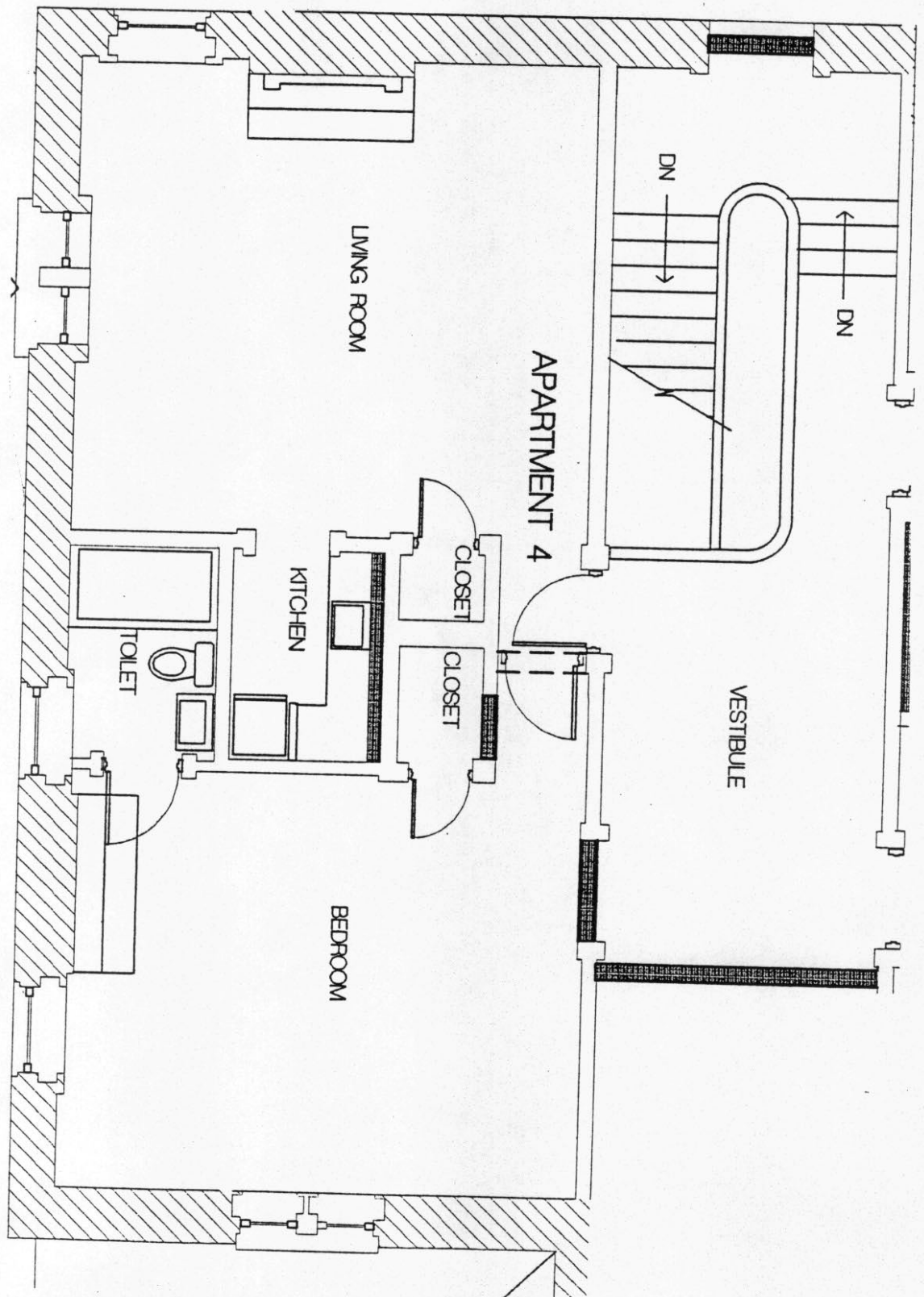
805 OHIO
Apartment 2 – Studio
Second Floor North



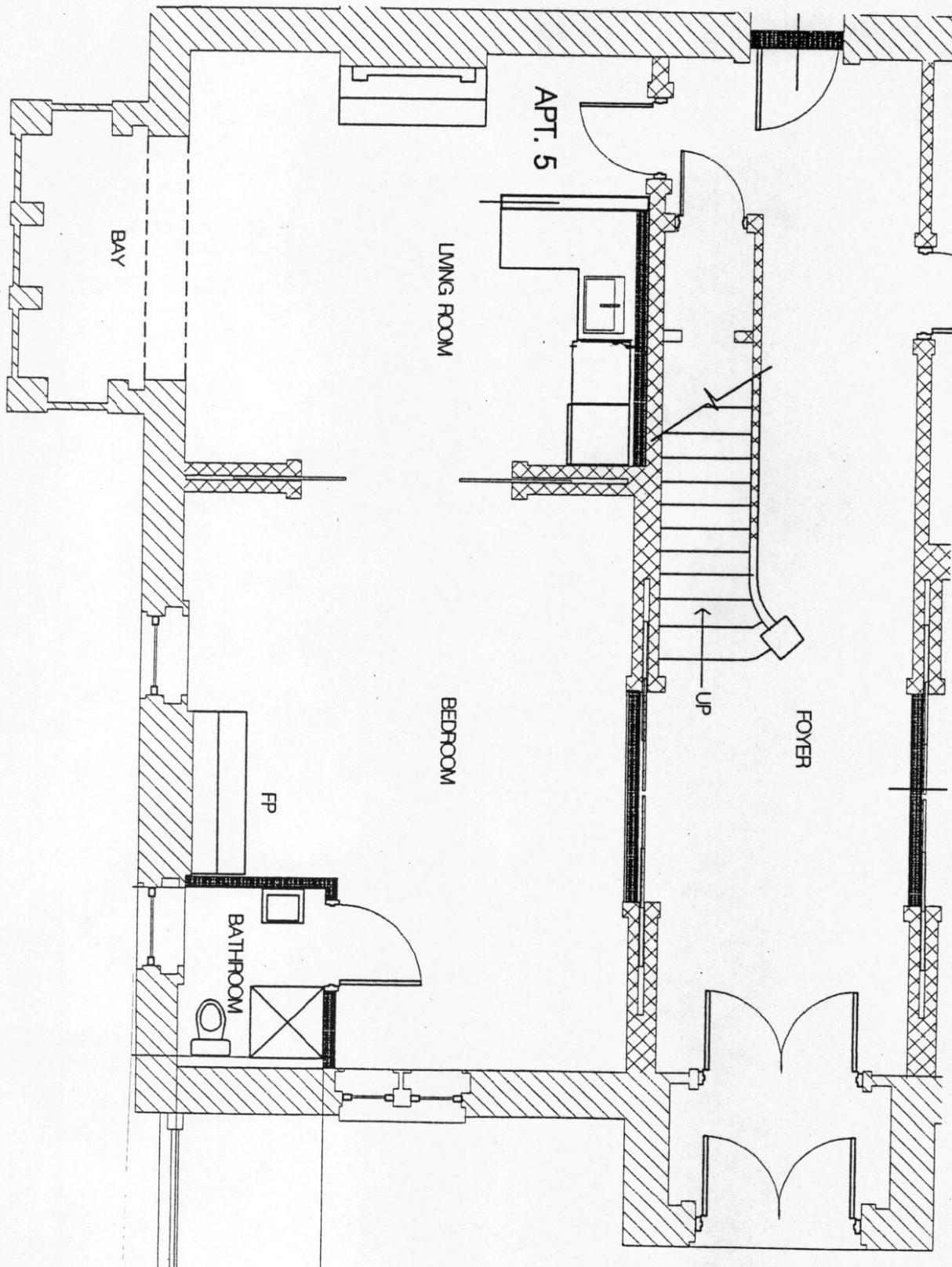
805 OHIO
Apartment 3 – One Bedroom
Second Floor North



805 OHIO
Apartment 4 – One Bedroom
Second Floor South



805 OHIO
Apartment 5
One Bedroom
First Floor South





THE FINKBINE MANSION OFFICE BUILDING
1915 Grand Avenue
Des Moines, Iowa



INVESTORS MANAGEMENT GROUP OFFICE BUILDING
20th and Grand Avenue
Des Moines, Iowa