



City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

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

[www.lawrenceplanning.org](http://www.lawrenceplanning.org)

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March 26, 2015

Robby Kilm  
Michael Poqany  
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[mike.poqany@blackhillscorp.com](mailto:mike.poqany@blackhillscorp.com)

RE: Staff Determination for the Demolition Request at 620 E. 8<sup>th</sup> Street

Dear Mr. Kilm:

Planning staff did not approve the above-referenced demolition request. Staff determined that the project, as proposed, does not meet the intent of *Design Guidelines 8<sup>th</sup> and Penn Neighborhood Redevelopment Zone*. Specifically, staff finds that the project does not meet the Principles, Standards and Criteria for Demolition:

**DEMOLITION**

Demolition should be the result of a holistic planning and development process.

Any demolition request not related to public safety shall be accompanied by additional documentation indicating the existing condition of the building and the proposed use for the site. Documentation shall include proposed elevations and an explanation of why it is not feasible to use the existing structure/building.

While photographs were submitted to document the structure and information was provided that discussed the need for environmental testing, there is no proposed use for the property. In addition, the documentation and staff research indicates that there are alternatives to accomplish the required testing without the demolition of the structure. The property is located in Zone 4 and the guidelines recommend:

**Architectural Characteristics and Materials**

1. Retaining the Quonset Huts in adaptive re-use when economically feasible.

As indicated in my meeting with Chuck Hoag, we encourage you to work with staff to revise your project so that it meets the identified standards and guidelines while achieving your desired project goals. You may appeal staff's determination per Chapter 20-308(g) of the Land Development Code. Under normal circumstances, you would have ten days in which to appeal this decision to the Historic Resources Commission. By mistake, this issue was already scheduled for hearing by the Historic Resources Commission at its regularly scheduled March 26, 2015, hearing, which is tonight. This determination also recognizes, through discussions with your attorneys, that you wish to expedite this matter, to appeal this determination without filing a written notice of appeal, and to proceed with the appeal at the hearing this evening. The City is willing to accommodate your request to expedite this matter and to conduct the appeal hearing tonight, under the condition that you waive any defect in process that may have occurred prior to the issuance of this determination.

If I can be of further assistance, please do not hesitate to contact me (832-3151).





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Sincerely,

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