

Oread Neighborhood Association

NEWSLETTER

Lawrence, Kansas

Volume XXX, No. 4

Summer, 2008

Oread Neighborhood Association's Mission Statement: The mission of the Oread Neighborhood Association is to stabilize and maintain the neighborhood as a quality, mixed-density residential neighborhood by accommodating the need for student housing, preserving existing single-family housing, and revitalizing the neighborhood's unique architectural, environmental, and historical character. This mission is accomplished by encouraging the participation of residents and property owners in the maintenance, planning and development of the neighborhood.

Oread Study Session Items Included in the 2009 City Budget

In November 2007, the Oread Neighborhood Association met with the Lawrence City Commission to begin a dialogue about what can be done to address the challenges faced in the neighborhood. Structural blight, trash, and excessive partying were at the top of the list of concerns. Established home owners want to ensure that the historical character and stability of the neighborhood is preserved. To that end, neighbors asked the city to expand the rental registration program to include multi-family zoned neighborhoods and consider accelerating requirements for picking up loose trash in yards and from porches.

Oread residents appreciate the city's on-going efforts to address the neighborhood's concerns. The following items have been excerpted from the City of Lawrence 2009 budget document:

Residential Rental Inspection Program

The recommended budget includes a recommendation to expand our current successful rental registration/inspection program (currently limited to rentals in single-family zoned neighborhoods) to include inspection of rental properties in the city constructed 50 years ago or more. Staff believes that the greatest threat to tenant health and safety exists in our oldest rental structures. We do not believe that the more recently constructed rental properties and apartments have an equal threat to tenant health and safety in comparison to older structures. Our experience in responding to tenant complaints and concerns from neighbors near or adjacent to older rental buildings strongly indicates that focusing on older structures is the best next step in ensuring the safety of rental housing and the integrity of structures used for those purposes.

We are recommending this expansion only if there is not a major general fund subsidy required to fund the rental inspection program. We are recommending that all rental inspection fees be established at \$40 per year (versus the current \$25). We currently inspect approximately 2,000 structures annually and we anticipate an additional 3,000 when adding older residences. Total anticipated revenues would be approximately \$200,000 – including an estimate of \$110,000 of new revenue.

These fee resources would provide for the following: one existing inspector (\$55,580), two new inspectors (\$47,000 each – total \$94,000) and one administrative staff person (\$42,000). Expenses for this program also include: \$2,000 for computer and \$6,420 for associated supplies, materials, necessary certifications, etc.

MAJOR GOALS AND OBJECTIVES FOR 2009 – Item #4:

Implement accelerated trash/refuse code amendment and track effectiveness through code enforcement software.

According to Dave Corliss, City Manager, the City Commission will consider expanding the rental registration program in September or October 2008. The enhanced trash ordinance item is still under study and should be considered during the same timeframe.

Make Plans to Attend...

All neighborhood residents, 18-years of age or older, and property owners can attend Oread Neighborhood Association meetings... not just those that have paid neighborhood association dues.

Oread Neighborhood Association meetings are generally held on the fourth Thursday of every month.

Time: 7:00 PM

Location:

**Plymouth Congregational
Church—Room 202N**

Meeting Dates:

August 28th

September 25th

October 23rd

The date/time/location of the November and December meetings will be announced in the Fall Newsletter.

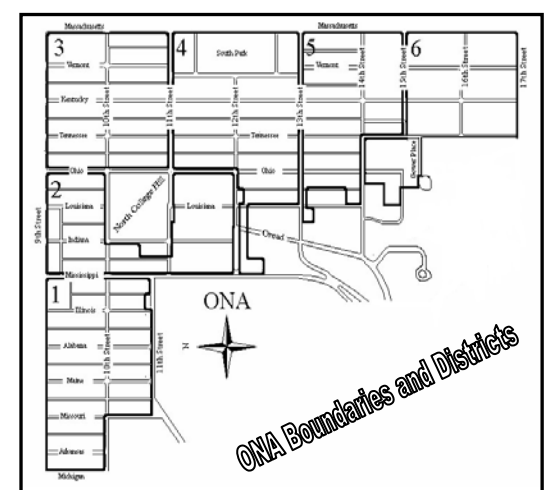


The Oread Neighborhood Association Water Station
Watkins Museum Run for History

Saturday, August 16th

Pictured from left to right: James Dunn, Joe Bickford,
Marci Francisco, and Ellie LeCompte.

The George & Annie Bell House, 1008 Ohio, can be seen in the background of the water station photo. The Bell House, built in 1863, survived Quantrill's Raid. It has been listed in the National Register since August 1983.



House Fire Caused by Smoldering Fireworks
1005 Indiana

The fire that occurred on Thursday, July 31st, caused over \$350,000 in damage and destroyed the home. A smoke alarm system had been installed and can be credited with saving the lives of four people who were sleeping in the home when the fire broke out at around 5:00 a.m.

The property owners have been in contact with Planning and Development Services concerning the future of this property. They would like to save as much as they can and build an identical house on the existing foundation. There is little hope in salvaging the charred remains.

The site plan review process for rehabbing the structure, designated as a boarding house, will include the need to identify parking for the number of residents who will be living there.

- Boarding houses are limited to no more than 12 sleeping rooms, nor sleeping space for more than 24 people.
- The minimum number of vehicle parking spaces required for a boarding house is 1.5 per two lawful occupants.

Providing parking off of the alley will be difficult because there is a significant, upward slope behind the residence. A large retaining wall would be needed to add on-site parking. The previous house had never received a parking variance from the Board of Zoning Appeals.

The property owners are interested in working with the Oread Neighborhood Association as they work through the process of defining how they will proceed from here.



BEFORE



AFTER



1004 Alabama - A demolition permit has been submitted for the property pictured above. This four-plex apartment building does not fall within the environs of an historic district or property. The 30-day public comment period will expire on August 30th. After that date, demolition work can begin.

Turn your overgrown yard into a beautiful retreat! Call "JUST PLANTS" for weeding, vine removal, shrub and tree pruning, Fall plantings and winter preparations. Going out of town? "JUST PLANTS" will water and care for your indoor and outdoor gardens.

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Grilling on Apartment Balconies
Lawrence-Douglas County Fire Medical

The following information is from a Fact Sheet published by the Fire Administration:

Beginning **January 1, 2008**, new codes were implemented prohibiting the use and storage of open-flame LP-gas (greater than 1 pound) or the use of charcoal barbecues on combustible (eg. wood products) balconies unless there is a sprinkler overhead.

Hazards

Use of a gas or charcoal grill on an apartment balcony can put an entire building and occupants life safety at risk of fire.

- Hot charcoals or open flames can start a fire if in contact with combustible materials.
- Wet charcoal can spontaneously combust.
- Burning charcoal can introduce high levels of carbon monoxide.
- Leaking gas from cylinders that are improperly maintained or not properly turned off can be ignited by an ignition source and cause an explosion and/or fire.

Safe Grilling Tips

- If grilling on a combustible apartment balcony, *use an electric grill*.
- Don't leave cooking unattended.
- Place your grill on a non-combustible tray and allow it to cool before moving .

Rental Property Fire Safety Awareness

You may be responsible for maintenance and testing of your smoke alarms and replacing batteries. Talk with your landlord about this. Check them monthly by pushing the test button and listening for the alarm.

Demolition Approved
1232 Louisiana

On Tuesday, August 12th, the Lawrence City Commission approved the demolition of 1232 Louisiana. The outcome of a safety inspection, conducted on June 27th, revealed that the existing structure is unsafe and dangerous in its current condition and a detriment to the welfare of the surrounding neighborhood.

A neighborhood representative was asked if they'd prefer to see a dilapidated structure or a vacant lot at 1232 Louisiana. The reply was in favor of keeping the structure. Similar circumstances existed prior to restoration of the Union Pacific Depot in North Lawrence; now the Lawrence Visitor Information Center. Without checks and balances, the city could one day lose many of the historic elements that remain in our community.



History

December 2005: Reported to Neighborhood Resources as a blighted property. Property owner: KU Endowment Association.

June 2006: The city issued a Notice of Violation for structural blight.

August 2006: The city conducted an interior inspection of the property. The interior of the house was found to be in relatively good condition; no cracked / falling plaster, original woodwork intact, no evidence of roof leak with the exception of the chimney, floors were level, and the stone foundation was in excellent condition.

October 2006: The KU Endowment Property Management Committee decided to market the residence.

December 2006: The KU Endowment Association received a contract of purchase.

April 2007: The property was purchased by 1240 Louisiana St Associates LLC - Represented by: Price Banks. The neighborhood contacted the city to determine how the blighted property would be addressed after the new owner had taken possession. It was learned that the Notice of Violation

for structural blight would not automatically carry forward to the new owner.

July 2007: Neighborhood Resources discussed the condition of the property with Price Banks.

January 2008: A request to demolish the property was submitted to the City of Lawrence.

April 2008: The Historic Resources Commission denied the request for demolition because there was no replacement structure identified.

Conditions of Approval to Demolish

All future plans for the property will be reviewed by the State Historic Preservation Officer or the Lawrence Historic Resources Commission. Plans will be evaluated to minimize harm to listed historic properties.

No building permit shall be issued for the property until the Oread Neighborhood Plan (originally adopted by the Lawrence / Douglas County Planning Commission on March 21, 1979) has been updated and approved by the City Commission.

The property cannot be used as a parking lot once the structure on the property has been demolished.

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Cheers and Chides from the Oread Neighborhood
by Marci Francisco

Cheers to everyone who enjoyed the Fourth of July celebrations and who lit up the night with sparklers; chides to those who wouldn't follow the rules.

Cheers to those who have invested much in renovating homes and rental property in the neighborhood; chides to those who have been setting off fireworks night after night. We were relieved to hear that the tenants escaped from the recent fire, but saddened that a house that had been given a new life lost it so quickly.

Cheers to those who have been re-routing themselves through the neighborhood and given others directions for the detours; chides to those who defaced the detour signs.

Cheers to those who have been supporting our busses and to the city and University for finally reaching some agreements to combine the two systems; chides to those who complain about empty seats rather than just thinking "oh look, there's room for me!" We hope that combining the two systems will allow for improvements in routes and schedules to encourage ridership.

Cheers to the Red Dog participants for making it up and down the hills in Oread.

A special bouquet to (and from!) our neighbors at 1109 Ohio who installed a beautiful new set of steps and managed to keep the flowers blooming in their front yard throughout the construction.

ONA Recognition Award

Submitted by: Candice Davis, ONA Vice President

Property on Kentucky Street



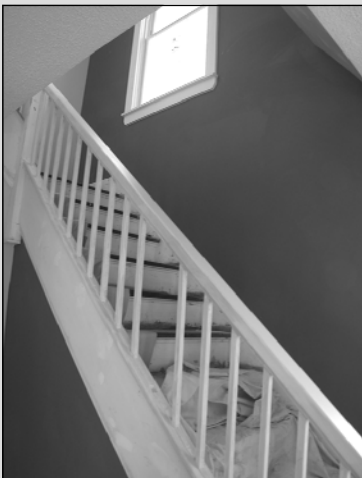
Property on Indiana Street



Congratulations to Imran Wahla for saving and remodeling another old house in the Oread Neighborhood. His latest project was at Louisiana Street. He took an old rental house that needed some work for over 20 years and turned it into a show place. Last year Imran completed a rental house at 1145 Kentucky Street. If you have driven by you probably noticed the transformation of this rundown house to a pristine, tastefully restored turn of the century house. He also restored a house on the corner of 10th and Indiana Street. Most recently he completed a house at 920 Louisiana Street. The beauty of what Imran Wahla does is that he maintains much of the original footprint of the structure. He also follows city codes for proper parking. He believes in having his property blend in with the surrounding environment. He has a deep appreciation of old architecture-the beauty and interest of the woodwork, roof lines, dormers, windows and porches. When possible he saves interior woodwork. His esthetic eye also is interested in landscaping. All of his properties are wonderfully landscaped. He believes that he is able to get more responsible renters by conscientious care and upkeep of his property.

Mr. Wahla began his career in property management and remodeling while in college. While he owns some property that is not historic, his special interest lies in houses in the old neighborhoods. He looks for character, curb appeal and investment potential. Imran is multitalented. Not only does he do much of the carpentry but he also makes the terrazzo counter and sink tops for his houses. The key word to describe his work is quality combined with a hard work ethic. Oread appreciates his approach to rehabilitating older homes. He proves that you can have a profitable rental business and still save an old historic structure. Perhaps we can persuade him to consider rehabing older houses with the intent to sell as single family homes. Who knows! Our hats are off to Mr. Imran Wahla.

Property on Louisiana Street



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1043 Indiana Approved for Sale

This property, owned by the University of Kansas, was reported to Neighborhood Resources in December 2005 because the property is in a blighted condition. Paint is peeling from the shingle siding and trim. Ultimately, the University has decided to sell this property rather than identify the funding needed for exterior improvements. The sale of 1043 Indiana was approved by the Kansas Legislature earlier this year.



Jeff Weinberg, Assistant to the Chancellor, has provided the following information about the pending sale of 1043 Indiana:


- The process for hiring a firm to provide an appraisal of the property is proceeding (as per State law). Following appraisal and advertising, there will be a period for questions and the property will be shown. The timeline for sale is fall 2008.
- The University will contact the neighborhood association if a decision is made to re-plat the back half of lots adjacent to 1043 Indiana. This would allow for parking that may be needed if the residence is renovated into a boarding house (i.e.: high density).

Neighborhood Comment

- 1043 Indiana sits on two lots (i.e.: Blk 13, lots 11 & 12). Will a developer be able to provide adequate parking using only these lots? The neighborhood would not want for the existing structure to be torn down because a developer cannot provide adequate parking on the site. This could be an outcome if there is no way to meet development code requirements on lots 11 and 12 only.
- The Legislative Committee specifically included and approved the addition of lots 7, 8, 9, and 10 in the proposed sale of 1043 Indiana so that allowances for parking could be considered as part of the sale.
- Planning and Development Services will be asked to evaluate 1043 Indiana to determine how much parking would be required based on the existing number of rooms. The neighborhood is willing to contact the University if additional information is needed in order for the city to make this determination.



Excavation of the Oread Inn site - Underground Parking
There will be four levels below grade that will accommodate; 200 off-street parking spaces and a “basement” space that will provide access to commercial space from Indiana and other spaces associated with the hotel such as the theater.



Scholarship Hall Dedication

The Floyd H. and Kathryn Krehbiel Scholarship Hall dedication will take place from 2:30 to 3:30 p.m. on Saturday, September 20th, at 1301 Ohio Street. The formal dedication will be followed by tours and an open house.

Construction of KU’s 12th scholarship hall was funded by donor Carl Krehbiel, a former state representative and 1970 KU alumnus. The gift to KU Endowment honors Krehbiel’s parents, Kathryn Krehbiel, who graduated with a liberal arts degree in 1945, and the late Floyd H. Krehbiel, who graduated with a liberal arts degree in 1947.

WELCOME BACK STUDENTS!

A large number of Oread’s residents are students at the University of Kansas. Each new academic year brings lots of new faces to the neighborhood. ONA sincerely welcomes all of its new residents. Students provide a special energy that gives Oread a uniquely vital atmosphere.

ONA’s dedicated, long-term residents have been working hard to improve the local community for many years. ONA hopes the new and the old will join together once again this year to help preserve those vibrant qualities that make Oread such a nice place to live.

Good Neighbor Tips

Noise - Music should not be heard outside of your house. It is illegal to play music from a vehicle that can be heard from 50 feet away.

Parking - Do not park on lawns or sidewalks. Vehicles parked on streets must be moved every 48 hours.

Bicycles - Obey all traffic laws; don’t run red lights or stop signs, don’t ride at night without lights, don’t ride on the sidewalk, and don’t ride with headphones.

Trash - The Oread Neighborhood is host to many college parties throughout the year. Please be courteous and clean up after the festivities have ended. Don’t forget to check your neighbor’s yard for overflow debris too.

Residential Trash Collection in Oread

The City of Lawrence does a fantastic job when servicing the neighborhood. They routinely pick up loose trash while emptying dumpsters. Trash is picked up in the neighborhood on the following days:

- Tuesday: Mississippi (east side) to Massachusetts / 9th to 17th Street
- Wednesday: Michigan to Mississippi (west side) / 9th to 15th Street

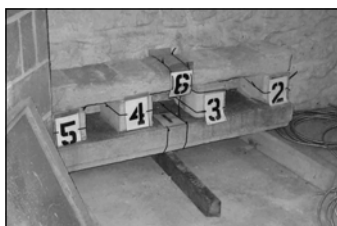
Please refrain from setting out your trash more than 24 hours in advance of your collection day. This will help to minimize scavenging which exacerbates the presence of loose trash in the neighborhood.

Several of the Good Neighbor tips are from the City of Lawrence, [The Flame](#) newsletter reprinted with permission from City Manager, David Corliss.

...and Around the Town



Jerry Sylvester, property manager, explained that up to eight layers of paint had to be stripped from some of the original interior woodwork.



Numbered Railing and Stones Removed from the North Entrance of the Castle

Castle Tea Room Update

Submitted by: Jerry Stubbs, ONA President

After a productive summer with lots of good weather, restoration of the Castle Tea Room is on schedule to be completed before the end of this year, according to Jerry Sylvester, property manager for the Libuse Kriz-Fiorito Historical Foundation.

The Castle Tea Room, designed by the noted architect John Haskell, was built in 1894 by General John Roberts as a private residence, but was also used for many years as an owner-occupied local gathering and eating establishment. Before Libby Kriz-Fiorito, the last owner, passed away in 2004, she established the Libuse Kriz-Fiorito Historical Foundation for the preservation of the castle for public use. The castle will be used for weddings, dinners, parties and celebrations, and is being outfitted with a new elevator, numerous restrooms, new mechanical systems and redesigned landscaping.

A completely new elevator has been installed in the old kitchen area, serving the basement and the first two floors. The elevator, several restrooms and the North entrance are designed with making the Castle handicapped accessible. A handicapped parking area on the North side of the building will be close to the handicapped entrance nearby. The stairs and landing on that previously seldom used entrance has been modified and the railing and stones that were removed have been carefully numbered and stored in the basement for future reference (pictured on the left). Any significant pieces that have been removed have to be carefully logged and stored on site to comply with Historical Resources Commis-

sion rules. The third floor also houses mechanical equipment and storage but will be inaccessible to the public.

Some of the improvements are obvious and can be seen just driving around the building. Much of the concrete work, pouring new sidewalks around the building, has been completed or will be finished within a few weeks. The exterior was recently cleaned with a special process that removed the dingy black growth that had accumulated for years on the stones of both the Castle and the detached three-car garage. Another less obvious yet visible improvement are the metal chimney caps that will protect the three chimneys, no longer used for their original function, from the weather.

The area to the south of the building was a driveway but will become a brick patio area, complete with plantings and a fountain. Outdoor functions will use the three-car detached garage that may house more restrooms and food preparation equipment for caterers.

Two interior specialists have been hired to pick interior colors and materials that were typical of the 1890's. The bathroom floor tiles have been laid and the original interior woodwork has been refinished.

New drywall has been installed to cover new wiring, pipes, and a sprinkler system. The heating and cooling system, assisted by the ground source heat exchanger buried beneath the yard, uses hot water, heated by natural gas, radiant heating beneath the floor.



LAWRENCE POLICE DEPARTMENT CRIME PREVENTION BULLETIN SUMMER 2008

During the warm weather we see an increase in pedestrian traffic and outside activities. Unfortunately, that can also come with unwanted thefts and damage to property by people walking through residential areas. The Lawrence Police Department would like to remind citizens to report any suspicious activity in their neighborhood. Residents are the best source of information for law enforcement officers, as they are more familiar with what activity in their neighborhood is normal and what activity is suspicious. Get to know your neighbors on each side of your home, across the street and behind you. Be familiar with each other and your activities to help report suspicious behavior to the police.

Theft Prevention Tips

- Use timers inside your home to give the appearance someone is up during the night.
- Move valuables, such as bikes, inside or to the backyard at night.
- Have adequate exterior lighting which will allow you to see someone from 100 feet away. Leave exterior lights on overnight and consider utilizing motion sensors and timers.
- Prune tree branches that hang below 6 feet and keep shrubs around your home no taller than 3 feet.
- Keep your exterior doors, including garage doors, closed and locked even when you are home.
- Remove all valuables from your parked vehicle and lock it. Do not leave spare keys or garage door openers inside the vehicle which could potentially give a thief access to the inside of your home.
- Immediately report any suspicious activity to police.

Anyone with information about a crime is asked to call the Lawrence Police Department at 832-7509 or the CrimeStoppers Tip line at 843-TIPS. Calls to the CrimeStoppers Tip line may be made anonymously and callers who provide information leading to the arrest of an offender may be eligible for a cash reward.

For additional crime prevention information please call the Community Services Division, Neighborhood Resource Officers at 830-7410.

www.lawrencepolice.org



New sidewalks have been poured around the Castle Tea Room

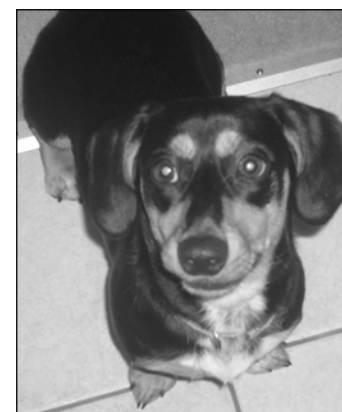
Summer is quickly drawing to a close... KU students have returned, the public schools opened their doors last week, and before you know it, the outdoor public swimming pool will close for another season. During the hustle and bustle of this busy time of year, don't forget about that special someone who waits patiently for your return home. Make plans to take your dog to the annual **POOCH PLUNGE**. When dogs rule the pool!

When

Tuesday, September 4th, 4:00 - 7:00 PM

Where

Outdoor Aquatic Center - 727 Kentucky St.



Performance Measures

May thru July 2008		
Date	Activity Description	Number of Attendees
05/07/08	Oread representation at LAN meeting	1
First Week of May	Distribution of the Quarterly Neighborhood Newsletter	Sent to +2,000 Residents
05/22/08	Monthly Neighborhood Meeting	8
06/10/08	City Commission Meeting – Consider Proposed Demolition of 1232 Louisiana	6
06/19/08	HRC Meeting – 925 Maine and 930 Ohio Rehab Proposals	4
06/26/08	Monthly Neighborhood Meeting	6
	Oread representation on the Voter Education Coalition –Meet and greet event for county commission candidates	2
07/11/08	Neighbor contacted Public Works about bicycle path markings on Louisiana Street (i.e.: Currently decals are in painted going in the wrong direction).	1
07/15/08	City Commission Meeting – Consider Proposed Demolition of 1232 Louisiana and possible rezoning	2
07/24/08	Monthly Neighborhood Meeting	8
07/29/08	Oread representation at Voter Education Coalition event at the University of Kansas Dole Center.	3
May thru July 2008	Neighborhood Blight Survey – ONA board members are gathering structural blight information throughout the neighborhood. It is important to note that this is a very time consuming project that is not well-represented by the number of attendees.	13

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ONA Welcomes Kyle Thompson!

Kyle was elected as the new District 3 representative at the July 24th neighborhood meeting. ONA sincerely appreciates his willingness to represent the residents who live in this area (9th to 11th / Ohio to Mass).

Poison Ivy in the 1000 Block of Mississippi



Where Did the Money Go?

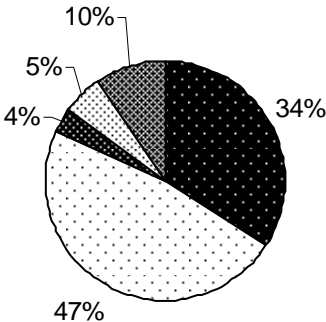
Program Year 2007
August 01, 2007 through July 31, 2008

Each year the Oread Neighborhood Association receives federal funding from a Community Development Block Grant to finance the operations of the organization. The allocation for Program Year 2007 totaled \$12,231. Of that amount, \$4,431 was used to pay for operating expenses. Provided below is a chart illustrating how these funds were used.

Program Year 2008

ONA’s budget will be reduced by over \$2, 000 in program year 2008. It is not known at this time how this will impact the operations of the neighborhood association.

CDBG Operating Expenses
Program Year 2007



- Newsletter Printing
- Newsletter Mailing
- Copying / Postage
- Misc Office
- Telephone

Water Meter and Faucet for the Lawrence Community Garden

The Lawrence Community Garden (LCG) was established in 1994 and is located in the Oread neighborhood. Due to the loss of a reliable water source from an adjacent residence, the LCG is hauling in water for the gardens and storing it in 50-gallon barrels (pictured above).

The neighborhood association plans to submit a proposal for a water meter / faucet for the garden in their CDBG Budget Year 2009 grant application (i.e.: August 2009 to July 2010).

Already done ...

- The property owners and address of the vacant lot have been identified,
- The City of Lawrence Utilities Department checked the property to see if there was still a “meter pit” but they could not find one. This is needed to connect the meter to the city water main. The last meter pit was removed in 1988 after the former residence at 921 Mississippi was demolished.
- Communications needed from the city for the project have been secured. The cost for the pit and meter will be \$435.

Needs to be done...

- Obtain a written estimate for installation of a frost-free hydrant, pump handle w/ lock. Neighbors had several suggestions for good plumbers that could be contacted about this,
- A letter of endorsement from the property owners approving the proposed installation,
- An explanation of who will be paying the water bill after the meter and hydrant are in place, and
- A description of those who will benefit from this project; who uses the community garden, what happens to the produce, how many garden plots are available at the site, how many people are currently using a plot, etc. David Lowenstein will be contacted about this.

Highlights from ONA Meetings

Neighborhood meeting minutes can be viewed in their entirety at: <http://oreadneighborhood.org/ONAmeeetingMinutes.shtml>

Editorial Correction

The following is an excerpt from the ONA spring 2008 newsletter:

Blight – 1232 Louisiana (February 2008 minutes)

- “...If the house stays, the neighborhood would be open to the idea of waiving parking requirements. If the house is demolished without a plan, parking would have to be identified for a replacement structure. There may not be another way to rebuild at this point.”

The neighborhood association acknowledges that it does not have the authority to waive parking requirements. Rather, this group can submit comments to the Board of Zoning Appeals expressing the collective opinion conveyed at neighborhood meetings. Neighborhood input is important to city processes but it does not control them. Although not intentional, the phrasing of the bulleted item above did not accurately reflect the neighborhood’s intention.

May 2008

Renovation of GSP Residence Hall

The Gertrude Sellards Pearson residence hall is scheduled for renovation in 2010-2011. Replacement of the chiller system will be part of this project.

The existing chiller, installed in spring 2001, has consistently given off a high-pitched, mechanical whine that emanates into the neighborhood.

- 2003: An acoustical wall was built and later found to be increasing the noise problem rather than reducing it.
- August 2006: Acoustical blankets were installed. Feedback from those living in close proximity to the dormitory was not overwhelmingly positive but some improvement was noted.

Vermont Towers

Charity Grace, ONA at large member, has been promoting recycling. They’ve finally worked out all of the bugs and had their first recycling pick-up this morning. It is hoped that participation in the program will increase as more residents learn about it. This is an admirable effort on Charity’s part. Great job!

June 2008

Historic Resources Commission

Oread items approved at the June 15th meeting:

925 Maine: Rehabilitation and new addition

- Remodel existing private residence into a duplex. A significant addition will be added to the back of the structure.

ONA Thanks YOU for Your Donation!*	
Anonymous	Kyle and Janet Gerstner
Ann and Phillip Blackhurst	Linda Haskins
Nancy D. Boswell	Phil and Carla Hemphill
Dennis Brown	Loring Henderson
Phil Collison	Laura and Peter Hurlihy
Candy Davis	Boog Highberger
Paul Davis	Leonard H. Hollmann
Virgil & Jan Dean	Chris Jones
Eugene Dickens	Devon and Tony Kim
Rob Farha	Ellie Lecompte
Carol Francis	Samuel Stepp
Jean K. Francisco	Jerry Stubbs
Marci Francisco and Joe Bickford	Carol von Tersch



An Oread Oasis

1138 Mississippi: Porch Addition and Dormer Expansion

- Neighbors hope that these renovations will not result in an increase in the number of occupants who can legally live at this address.

Wrought Iron Fencing

The neighborhood association was contacted about the availability of five, 8-foot pieces of ornate wrought iron fencing that someone would like to sell. This used to belong to Mildred Clock who lived at 9th & Tennessee where the Douglas County Bank is now located.

The availability of the fencing will be announced in the summer newsletter. Recycling / reusing is always a great thing.

Note: If anyone is interested in learning more about the fencing, please contact the ONA Coordinator at jodi@sunflower.com.

July 2008

930 Ohio: Renovation to Boarding House

Renovations to this property were approved by the Historic Resources Commission, with conditions, at their June 19th meeting. Scott McCullough, Director of Planning and Development Services, provided the following information:

- The property owner is aware of the site plan review process (pending), parking requirements and the conditions set forth by the HRC. Tax credits will be used to rehab the structure and it is assumed that an application will be submitted to designate the property as a boarding house; a permitted use in the RM-32 district. The occupancy of the house has been designed to meet the availability of parking already on site.

Neighborhood Blight Survey - CDBG Project

Neighbors participating in the survey are encouraged to keep the process as simple as possible. The important thing is to note what appears to be blighted, and where that is located on a structure. If a structural blight issue is identified, the property will be reported to the Environmental Inspector at Planning and Development Services.

The county appraiser’s assessment of properties can also be used as a tool to identify potentially blighted properties in the neighborhood. This information is tied to the value of a structure based on the condition, square footage, and potential occupancy. This determines the property owner’s tax obligation.

Over Occupancy Violation - 1045 Tennessee

Occupancy and parking requirements need to be enforced in Oread in order to sustain it as a livable neighborhood.

In April 2007, 1045 Tennessee was reported to the City because of an over-occupancy concern; six residents living where there should only be four.

April 2007: David Bennett, Lawrence Realty Agent, was contacted by the city and asked to inform his buyer

about the over occupancy violation. The buyer is from California.

August 2007: No response from the buyer. City still working to address the complaint. There is no effective means to eradicate the problem of over occupancy at this time. Several city departments working together to determine how to proceed. A certified letter was mailed to the property owner in CA on 08/28; needs to comply with occupancy regulations.

October 2007: Unclaimed certified letter returned 10/18. Six people still living at 1045 Tennessee.

December 2007: The neighborhood was told that the city was hesitant to prosecute because text amendments were needed in the development code (i.e.: add language about family).

March 2008: Text amendment approved by Planning Commission for single-dwelling residential (RS district). 1045 Tennessee is in an RM district; multi-dwelling residential.

April 2008: Per discussion with John Miller, city staff attorney, plans were to submit code changes for RM districts to the Planning Commission for consideration at their May or June meeting.

May 2008: Neighborhood Resources identified a local property manager; Cimarron Property Management. They are aware of the occupancy limitations and at this time there were only four occupants living at 1045 Tennessee. The city plans to check occupancy after the fall semester begins.

July 2008: The neighborhood was told that city staff is exploring the proposal to modify the rental registration program to include rental properties that are 50+ years old. They may revisit extending occupancy limits to all residential districts, not just single family, at some point in the future.

- To date, there have been no changes proposed for RM districts to add language about family/occupancy limits; 1045 Tennessee is located in an RM district.
- The owner of 1045 Tennessee will have to apply for boarding house status, with parking identified, to legally allow more than four occupants to live at 1045 Tennessee.
- It is not clear how the neighborhood should proceed if another over occupancy issue should arise.

ONA Board of Directors

The Oread Neighborhood Association Newsletter is published quarterly by the Oread Neighborhood Association, through funding provided by a Community Development Block Grant, membership dues, and advertising revenues. The views expressed in the newsletter do not necessarily reflect the opinions of all the residents and landlords in the Oread neighborhood, the administrators of CDBG funds, or the business owners that advertise in the newsletter. Letters to the editor may be sent to the Oread office and may be published in part or in their entirety.

Below is the roster of the ONA Board of Directors.. Elections for the 2007 program year were held at the November15, 2007, neighborhood meeting.

President: Jerry Stubbs	Representatives at Large: Charity Grace Ellie LeCompte
Vice- President: Candy Davis	
Secretary: Beth Reiber	Coordinator/Editor: Jodi P. Went
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ONA Address: P.O. Box 442065 Lawrence, KS, 66044 Phone: 785-842-5440	

*Donations received since August 01, 2007

Help The Oread Neighborhood Association Continue to Serve You

If you would like to verify the date of your last donation, please call the ONA Office at 842-5440.

Make a Donation Today!
ONA Makes a Difference

The Oread Neighborhood Association has been serving the folks who live and/or own property between Kansas University and Downtown Lawrence for **30 years!**

During the last few years, ONA has been actively involved in reducing neighborhood blight, protecting the neighborhood's limited parking space, seeking options for homeless services that do not infringe upon residents and property owners, finding effective methods of deterring criminal and disorderly behavior, protecting the neighborhood from encroachment by The University of Kansas, preserving Oread's historic structures, and much more.

If you are one of those folks who wants to be actively involved in shaping Oread's future, how about joining the Board of Directors or make a donation to ONA? If it has been over one year since your last donation, how about renewing it today?

Residents and property owners in the Oread neighborhood are encouraged to donate \$1.00 to the neighborhood association each year. Oread's friends who don't live in the neighborhood can help too for only \$5.00. All donations help finance ONA's various efforts to improve the neighborhood, *and those donations are tax deductible.*

Thanks to all those who have helped make Oread the great neighborhood it is today!

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GENERAL MEMBERS: Any person eighteen years of age or older living or owning property within the Oread Neighborhood. A general member is entitled to vote at Oread Neighborhood Association meetings. Dues are encouraged, but not required, for General Members.	
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ASSOCIATE MEMBERS: Any interested person eighteen years of age or older who neither lives in nor owns property within the Oread Neighborhood. An associate member is not entitled to vote at Oread Neighborhood Association meetings.	
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