

To City Commissioners,

First I would like to say how much I appreciated what the Planning Commission did last month in approving the SUP for my home at 603 Tennessee and endorsing the hybrid use of a historic property. A renewed SUP gives this historic site a better chance for the future. I also want to assure the City Commissioners that I intend to fulfill all stipulations set out in the renewal.

This Special Use given to a large historic home so that it can support itself monetarily is a great gift, not just to me, but to the future of the house, the Old West Lawrence neighborhood, and the town. No one ever owns anything, we all move on to other spaces. J. G. Sands who was the pioneer that established 603 Tenn. in 1853, passed on, as did those who came after. Just last week, Leslie Schwaneke, the granddaughter of the woman who owned 603 in the 1920's, stopped by on a pilgrimage to her past. She hadn't been in Lawrence for 47 years and now lives in Seattle. She came by to visit the place where she played as a child, and which she recalls got rented out when her grandmother moved into the cottage next door. The same cottage that sold last month for it's full asking price.

The fact that a former resident was able to find the house restored, vibrant, and still a contributing member to the architectural history of the neighborhood was wonderful for her as it has been for all my friends and family or guests who have stayed at the Runaway Pony. The continued financial upkeep of 603 Tennessee is crucial for its physical stability. Not everyone has the means to keep up with the high costs of utilities for such a large house, or for it's continuous maintenance needs. The renewal of this *SPECIAL USE* permit, will allow friends, family, visitors and future owners of 603 to be able to create new memories along side those from the 1800's when James Sands, B. W. Woodward, and Dr. A. Fuller, next door neighbors of 603, were saved from Quantril by Freddie, Mr. Sands' children's pony.

Some of you might remember that in 2007, the former Girl's Achievement Center at 637 Tennessee was restored by my company Rainbow Works. It is 3 doors south of 603. Prior to the economic downturn, selling a Victorian restoration would not have been difficult, but like the Titanic, the US was heading toward the iceberg that brought the economy to a catastrophic halt in 2008. 637 Tenn. was sold in 2007, at a huge loss. Eight years later 637 Tennessee, the home of Jimmy Green, the first Law Dean of KU, sits on the market again for sale. It waits, as it has for 10 months already, for someone to be able to afford to purchase it.

The examples of 637 and 603 illustrate several points:

1. A restored historic house is a treasure to a community like Lawrence which prides itself on its history.
2. In the case of 637 it's continued duplex status gives it more flexibility in being able to serve a demographic that is not as affluent. The same goes for 603 Tennessee with its hybrid status of being both an owner occupied home and a B&B; with the ability to make income to contribute to its welfare.

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JUN 17 2014

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3. If preservation of these large historic homes is to be taken seriously then these homes must be usable and financially sustainable. Incentives encouraged by the adaptive reuse preservation ordinances are meant to encourage restoration, and maintenance by those without deep pockets.

603 Tennessee restorations were completed in 2008.

It failed to sell as a single-family residence during the economic downturn.

Accepting failure plans evolved.

It successfully applied and got SUP status almost 5 years ago.

With the generous support of Landmark Bank to fund an additional \$50,000 to an already large construction loan; a fire sprinkler system, along with handicap accessible ramp, was installed to be code compliant for a highbred: B&B/owner occupant resident.

It opened it's doors January 2012.

Not once in almost 5 years has it had any complaints from neighbors for any kind of disturbance or violation.

Only when it applied for renewal did it come under speculative accusations from a few members of OWL, none of which would stand up in a court of law.

It has fulfilled it's mission to provide Lawrence with a home that welcomes friends and travellers. It fulfills the mandate of adaptive reuse:

**TO PRESERVE.** It has been said, as a culture, the past defines the present. The preservation of our architecture provides a link to the past and contributes greatly to our "sense of place".

**TO FOSTER** civic pride by honoring and caring for the efforts of those who labored before us.

**TO STABILIZE** property values by ensuring the predictability of contiguous, harmonious neighborhoods.

**TO ATTRACT** visitors interested in a place distinct from the homogeneous sprawl of developing America.

**TO STRENGTHEN** the local economy by creating a collective effect of preservation and local investment.

**TO ENHANCE** the quality of what we view by preserving the interesting elements of our architectural past and lending cohesiveness to our visual experience.

**TO EDUCATE** residents and visitors about what it is we are attempting to preserve.

The renewal of this SUP should not be about personal grudges based on speculation that some might have against me, the renewal of this SUP should be about wanting to support the continued preservation of a historic house that was brought back from disuse and decay. I hope that the City Commissioners will find in favor of it's SUP renewal and support their Planning Commissioners, who invested close to 4 hours, in two different meetings, in an effort to separate fact from speculation, and approved the renewal.

Sincerely,  
Lorina Hearn