

November 13, 2012

Dear Mayor Schumm,

The recent City actions related to the Varsity House project at 1043 Indiana Street require a response. As you know, the project is an infill project that removes a surface parking lot and rehabilitates a dilapidated structure within the environs of the Oread Historic District. The project will yield 52 new apartment/condo units and one congregate living unit on the periphery of campus and will infuse millions of dollars into the local economy through construction dollars and future ad valorem taxes.

One of the many elements associated with constructing this project was a commitment to relocate the Varsity House to a different location on the property to uphold the historic values associated with the structure itself and to address the environs of the Oread Historic District. At the time of making this commitment, the challenges associated with moving the house off site to accommodate the construction of the underground parking garage, which also serves as the structure's foundation, were underestimated. As you know, moving the structure offsite and relocating the structure to a different location on the property, were approved by the City. However, due to the extensive pre-existing deterioration of the substructure, which in turn created several challenges related to moving and relocating the original structure, the outcome is that the Varsity House was unable to be put back in its original form as anticipated at the time of land use approval.

This outcome was not done with a desire to ignore the intent of the site requirements. To the contrary, it was the only way to ensure the structural integrity and longevity of the Varsity House, all at considerable additional expense. Furthermore, the major exterior components that have recently been attached to the structure – porch, dormers, stone, and brick, speak to the major effort by us to save and use as much of the original house as possible. The irony of this outcome is that we spent more money and did more extensive renovation work than otherwise required, all in an effort to preserve the Varsity House in such a way that our renovation efforts will be long-term, rather than temporary.

Even so, using a combination of new and old components to relocate the Varsity House I can understand, although not agree with, the view of some that the site may not be compliant with the conditions of approval that the original structure be relocated and renovated. In an effort to both compromise and resolve our differences of opinion, we will agree to seek a revised site plan for the City Commission to approve, based on the structure as it is being reconstructed. Additionally, we will agree to raise and/or guarantee pledges for donations, in an amount of not less than \$50,000, to be made in 2013 to the Douglas County Community Foundation, with the understanding that the proceeds be used to further historic preservation in the community, as determined jointly by Carol von Tersch and us.

It is my sincere hope that the community will be able to appreciate the lasting renovation work that has been and will be accomplished at this location, and that the City will accept the proposed offer outlined in this letter to resolve our differences of opinion.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Fritzel', written over a circular stamp or seal.

Thomas Fritzel