

November 15, 2014

To: City of Portland - Historical Preservation Board

Subject: Request for alterations to The Danforth Inn, 163 Danforth Street

Dear Sir or Madam,

As part of our due diligence earlier this year before purchasing The Danforth, we had a meeting with Deb Andrews and officer Perone in regards to the hood at The Danforth. The hood was not up to code and we discussed different options to minimize impact on the building, while complying with the regulations. As a vent pipe going all the way on the side of the building to the roof was highly unattractive, the solution was formed that the exhaust could stay in the current location as it was sufficient far from a neighboring property. The exhaust had to be painted brick red and a tree had to be planted in the garden to minimize the visual impact. The window above the exhaust had to be closed off. Inside the kitchen, the hood had to be lowered and ductwork had to be made of thicker metal to comply with regulations.

An important reason for us to purchase the Danforth, was the fact that it still has a lot of historic details. As we would like to keep / bring back The Danforth to its’ old grandeur, we came up with a different scenario for the hood exhaust, which we think is better looking, but also much more costly. In this scenario the exhaust pipe would go through the guest room above the kitchen and exit the building on the roof. As a result, the room above the kitchen will have to be redone, besides the additional expenses of creating a whole new exhaust. In order to pay for the additional expenses, we will need to find additional income. We think that the creation of a balcony to the Eastern Promenade room has very limited impact on the looks of the building, while allowing us to charge more for that room in the summer, thus generating the additional funding to pay for the hood exhaust to go through the roof. During a visit of Deb Andrews on site, we showed a mockup of Plexiglas to visualize a complete glass railing, which would be situated behind the current lower balustrade. Another option would be to create a railing which is similar to the one that already exists on the deck above the Winter street entrance and is made of metal. Because of the dark color and shape, it blends in perfectly with the building.

We would be fine with either option for a railing and would guarantee that the exhaust would be relocated to the roof within two and a half years after receiving permission to build the balcony (and of course to relocate the exhaust to the roof). This would avoid that we would create the balcony and not invest in moving the exhaust to the roof. We have shown with Camden Harbour Inn that we are willing to invest in our properties and preserve the old characteristics of the building, while improving and updating it to current times. However, without additional income (from the balcony), it won’t be a feasonable alternative.

If any members of the board would like to see the mock up of the plexiglass railing and the current railing on the deck above the Winter street entrance prior to the meeting on December 3rd, we would welcome you to visit the Danforth Inn. We would highly appreciate if the visits can be done after 10am, allowing our innkeepers to deliver breakfast service to our inn guests.

During the workshop held in October the patio and ac units were already discussed.

We hope that this letters explains our desire for the requested changes to building of The Danforth and are happy to give more explanation either during the meeting on December 3rd or on site.

Thanking you in advance for considering our request,

Kind regards,

Oscar Verest & Raymond Brunyanszki