

Claude Pigeon <claudep.arccc@ne.rr.com>  
To: 'Frank H Benesh' <frank\_benesh@alum.mit.edu>  
Cc: 'Fritz Koepfel' <fritz@thewentworth.com>  
RE: Wentworth Variance Application

August 12, 2013 9:19 AM

Good morning Frank,

I am responding to your questions. Item number three could easily become a three or four page narrative. I have tried to be succinct in my response but will gladly expound upon any of these points if you think it would be useful or helpful.

1. I can certainly draw a dotted line through the elevations to indicate the 35 ft. height
2. The space above below, at, and above the 35 ft. level is attic space. It will be primarily taken up by the roof trusses, but I would ask the truss manufacturer to leave a usable space within the truss webbing. I would use this space for ductwork and air handlers and possibly some of the pumps and filtration units for the hot tubs. The windows would provide natural light and ventilation. Even more importantly, the attic dormers and fenestration are a significant design component (historically) and I would probably put in pseudo-windows if the truss design doesn't allow an attic space.
3. Any old hotel has issues. The needs and expectations of the modern hotel guest have changed dramatically over the last hundred years. Adaptation to the changing world is necessary for the health and viability of an old hotel. Because the Wentworth is so historically significant, adapting it to the standards of modern hospitality is nearly impossible. In the case of the Wentworth, historical preservation and adaptation to change are opposing forces. To remain viable, the Wentworth must increase its stock of modern, comfortable units. The Wentworth's niche is in the higher end market. The small rooms of the original hotel and the structural limitations of early 20<sup>th</sup> century construction do not lend themselves to the remodeling of larger suites with luxurious bathrooms and hot tubs. Given the need to construct more units to remain competitive and profitable while protecting the historicism of the hotel, adding new units within a new wing is the best solution. In order to seamlessly blend the new wing with the old, matching of window lines, roof lines, eave heights etc. will assure that the addition is compatible and sympathetic to the original design. Using a different building type with a flat roof would certainly not respect the historicism of the existing hotel. Sprawling the footprint to meet the spatial demand would have a far greater detriment, visually, to the Village than would the roof height. The solution as proposed will allow the Wentworth to maintain its reputation, improve its stock, correct chronic problems and conflicts and respect the historical demands of the Village. In summary, the special conditions are:

Old and historical old building vs. the needs of modern hospitality  
Impracticality of adaptation by remodeling  
Need to resolve old conflicts of circulation and other chronic problems inherent in an old hotel  
Desire to avoid sprawl and other land use conflicts as a solution  
Desire to protect and harmonize with the historical nature of the Village

**From:** frank\_benesh@roadrunner.com [[mailto:frank\\_benesh@roadrunner.co](mailto:frank_benesh@roadrunner.co)]  
**Sent:** Sunday, August 11, 2013 3:57 PM  
**To:** Fritz Kopel  
**Cc:** Joan Aubrey; Claude Pigeon  
**Subject:** Wentworth Variance Application

Fritz, if you can provide, prior to the hearing, written responses to the following questions, the hearing should go more quickly.

1. Can you provide an revised version of the elevation drawings noting where the 35 foot height limit would be located.
2. What is the nature of the space located above 35 feet. What living space is located above 35ft elevation. It has been noted that there are windows in the elevation suggesting a third floor or attic (most notably on the "right elevation"), but no 3rd floor plans are included.
3. One of the tests the Board of Adjustment will consider is whether "owing to the special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship." Your application appears to be silent on what special conditions exist that distinguish this property from others in the area. It would be very helpful to your application if you could provide additional arguments on what special conditions exist.

It would be most helpful to have your response within 7 days so that the Board has time to consider before the hearing. I'm glad to provide more information on this request or any other aspect of this process if you wish to contact me.

Regards,

Frank Benesh  
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