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Commission members:

Thank you for the opportunity to present additional information relevant to the proposed porch cover and wall screen at the Commodore Perry Estate. Our design team has met twice with Mr. Sadowsky since we presented at your last meeting, and we think we've made substantial progress in both adapting the design to address concerns of the commission and in providing additional details and renderings that make our proposal both more clear and less objectionable based on the issues identified by the commission.

The proposed cover over the porch and the screen on top of the perimeter wall are essential to facilitate our proposed use of the property and thereby create an economically sustainable function for the Perry Estate that will ensure its long-term preservation. We are investing over \$60mm in the first phase of restoration and redevelopment of the Estate into a 55-key small luxury hotel, restaurant, and club. Screening some of the view of Hancock Center, and providing cover to allow full-year use of the porch for dining and events, are both crucial to the success of this project.

We have reduced the pitch of the porch cover, flattened it, and raised it so that the view of all the important architectural features of the south elevation is preserved both on-site and from the various public vantage points along 41st Street and Red River, as demonstrated by our photos of existing conditions and our CAD renderings of the south elevation with the porch cover in place. Further, the cover is designed to remain in place year round, but it is entirely reversible and removable without damage to the historic structure.

The screen along the top of the wall along a Red River is designed to provide visual distraction for someone on the Estate looking towards Hancock Center, but as is clear from the CAD rendering, the screen is very permeable and the view of the Estate from the street and sidewalk is preserved.

We hope that these changes and additional information address the concerns previously expressed by the Commission, but please let us know if you have additional questions or requests. The Estate is a precious historical asset that belongs to the community and we are honored to be entrusted with its preservation and adaptation to this new chapter in its life.

Sincerely,

Holly Arthur

