

Attachment A

Project Description
70-72 Emery St.
Portland, Maine 04101

In the true spirit of Historical preservation Port Resources (Port), a non-profit organization, is submitting this project description clearly demonstrating Port's desire to maintain the visual integrity of its' building at 70/72 Emery St. Portland, Maine. The proposal for renewal windows has been developed by James Berry a representative of Renewal by Andersen of Maine. Mr. Berry evaluated the project and understanding the severity of providing a recommendation that would maintain the integrity of the current features of Port's building that exist within the historical zone was of the utmost importance.

Under Port's financial restraints but Port's willingness to work to satisfy the Historical standards we work many hours with Andersen Glass and with Robert Wiener to put together a sound proposal for your approval.

Mr. Berry from Andersen Glass was able to demonstrate that the glass area of the replacement sashes would a close match to the existing window, with minimal difference, not traceable by eye sight. He also clearly provided the added features of going with the cost effective approach to replacing the deteriorating sashes. The new sills would be manufactured to match the existing sills in size and color. Filling the entire sill would eliminate any gaps and the need for fill. Important feature was the new renewal sashes would be installed without affecting the outside and inside trim, giving a true appearance of no change to the windows.

The renewal windows would maintain the current historical appearances. The financial alternative is to place metal storm windows, which Port believes would change the current historical appearance. Port is not in a financial position to replace the deteriorating sashes with wooden sashes, it is cost preventive.

Port does realize that Port must replace the deteriorating sashes and that metal storm windows may protect the internal windows from the harsh weather and add warmth, but it does not remove the risk or liability that still exist with those windows. The possible injuries to our residents if they should touch the window and the glass could shatter; this situation has not been eliminated with the installation of metal storm windows. A win/win situation can only be obtained if we are able to maintain the current historical features and safe guard our residents from injuries.

Lengthy discussions have taken place between Mr. Wiener, who based on his correspondence with Port, held discussions with Director Andrews. I respect Director Andrews' concerns with the "loss of daylight opening", which not visually be noticed. If we went with option (2) Port would change the current historical features by adding metal storm windows. With the storm windows the daylight would definitely decrease but the changing of the features would be very noticeable.

Even Mr. Weiner indicated; "the renewal looks like a good product, but because this is not the type of replacement normally approved in these situations it may not get approved". I respect where Mr. Weiner is coming from, Port definitely understand the complexity of the approval for a home in the historical zone. With the newly developed products geared to keeping the historical features of homes, this is an opportunity to consider a new type of glass replacement that could satisfy you standards and maintain those unique historical features and avoid covering them up with metal storm windows.

Port's proposal is to take care of a serious risk of possible injuries in the future as the sashes continue to deteriorate but also with an eye to maintaining the integrity of the historical features of the home.

In reviewing the ten (10) "Standards for Review of Alterations to Historic Buildings", I feel we have satisfied those standards, even though we are not an historical building but a home in the historical zone. A key note is number (9), with the Andersen renewal proposal I believe we satisfy the need to be "compatible with the size, scale, color and character of the property, neighborhood or environment". The change in the material of the sashes is covered up by the color it will be manufactured in and it would fit appropriately with the historical features of the home.

In conclusion the metal storm windows will cover the problem but not resolve it. A risk will continue to exist until the sashes are replaced. Port is not in a financial position to replace them with wooden sashes and feel the Andersen Renewal proposal will maintain the integrity of the historical features of Port's home at 70-72 Emery St. Portland, Maine.