



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Agenda

Historic Preservation Commission

Monday, July 25, 2022

5:30 PM

Small Conference Room, City Hall

1. **HYBRID MEETING DETAILS**

22-000313 Join Virtual Zoom Meeting

<https://us02web.zoom.us/j/88246281771?pwd=Um53NmN3TUlvOERJTEUwTjIUQXI4Zz09>

Meeting ID: 882 4628 1771 Passcode: 1923

Dial In: 1.253.215.8782 US (Tacoma)

2. **ROLL CALL**

3. **INTRODUCTION OF NEW MEMBERS**

22-000481

- Introduction of New Members - Virginia Cowden and Caitlyn Tweedy
- Acceptance of Gary Nordin's resignation from the Board
- Election of Officers

4. **APPROVAL OF MINUTES**

22-000480 Minutes of the May 23rd, 2022 Special Meeting.

Meeting on June 27, 2022 was cancelled.

5. **CONSTITUENT COMMENTS**

6. **BOARD MEMBER COMMENTS**

7. **REPORTS**

22-000479

- Reports from Staff - NACP Conference
- Subcommittee on scanning grant
- Cam Hanna Recognition
- Log Arch installed
- On-going process for review discussion

8. **UNFINISHED BUSINESS**

9. **NEW BUSINESS**

22-000482 WINDOW OPTIONS AT LONGVIEW LIBRARY

RECOMMENDED ACTION:
INFORMATIONAL ONLY OR DIRECTION TO EXPLORE AS AN OPTION

10. ADJOURNMENT



City of Longview

1525 Broadway
Longview, WA 98632
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Minutes

Agenda

Special meeting start time
4:30 P.M. Webinar Training,
Regular meeting to follow

Historic Preservation Commission

Monday, May 23, 2022

4:30 PM

Small Conference Room, City Hall

1. **HYBRID MEETING DETAILS**

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2. **ROLL CALL**

The Special Meeting was called to order at 4:35.

In attendance:

Gary Nordin, Chair; Arthur Chang, Co-Chair; Russ Strobel; Nat Light; Rick Johnson. There are 2 vacancies on this board.

Staff: Adam Trimble, Planning Manager; McAllister Kosar, Planner; Nancy Vandehey, Admin

Guest Speaker: Michelle Thompson

3. **WEBINAR TRAINING**

22-000314 Design Review Training by Michelle Thompson

Michelle Thompson provided a training.

Arthur Chang has attended Michelle Thompson's virtual trainings and found them very helpful and strongly encouraged others to attend as well.

4. **APPROVAL OF MINUTES**

22-000338 Minutes of the April 25, 2022 meeting.

A motion was made by Russ Strobel, seconded by Arthur Chang, to approve the minutes. The motion carried unanimously.

5. **CONSTITUENT COMMENTS**

6. BOARD MEMBER COMMENTS

Russ Strobel received the bylaws and asked that they be sent to the full commission. He'd like to move forward with a review of the bylaws and ordinances. A brief discussion was shared.

Gary Nordin asked if homeowners are notified when buying a home that it is on the register. Adam Trimble stated they are not currently but he has explored the option of recording them with County. There is an option of recording them all on one document.

7. REPORTS**22-000310**

- **Reports from Staff- Memo with summary of the Commission's authority after a Certificate of Appropriations is granted.**
- **Subcommittee on scanning grant**
- **Certified Local Government Grant 2022**

Adam Trimble discussed the summary of the Commission's authority. The process was discussed among the board.

Nat Light asked about follow up on the Library work. Nancy Vandehey reported that she had spoken with Morgan Palmer, project engineer, and shared the commission's concerns. He did say that they were doing their best to match the colors on the outside of the building. Nancy did pass along the photos shared by Arthur and did not receive any follow-up from Morgan.

Arthur Chang provided an update on the scanning project grant. We are in the final stages and close to submitting for reimbursement. Arthur shared some images online.

CLG Grant for 2023 - Arthur Chang stated that we have a good chance with a continuation project grant application.

8. UNFINISHED BUSINESS**22-000308 Design Review Process Discussion**

This item was discussed after the training by Michelle.

9. NEW BUSINESS**22-000309 Award Nominations 2022 Robert. A Long HPC Award**

There were two nominations. Mark McCrady and Cam Hanna.

Nat Light made a motion, seconded by Rick Johnson, to close nominations. Mark McCrady was voted unanimously for the 2022 RA Long Preservation Award.

Nat Light will work on some text.

Arthur Chang, seconded by Rick Johnson, made a motion to approve Nathanael Light to write some copy in order to honor Cam Hanna at a future Council meeting. This passed unanimously.

Nancy Vandehey will try to reach out to Cam's family.

22-000311 CA 2022-1 Special Valuation for Tyni building at 1162 Commerce Ave.

Recommended Action: Motion to accept the documentation provided and grant special valuation in the amount of \$60,579.28 for the Tyni building and direct the chair to sign the agreement.

Adam Trimble shared Larry Wilhelmsem's notations on the spending transaction details.

Russ Strobel, seconded by Rick Johnson, to approve the documentation provided and grant special valuation in the amount of \$60,579.28 for the Tyni building and direct the chair to sign the agreement.

10. ADJOURNMENT

Nat Light made a motion to adjourn. This was seconded by Arthur Chang and the meeting ended at 6:52.



City of Longview

Agenda Summary

WINDOW OPTIONS AT LONGVIEW LIBRARY

RECOMMENDED ACTION:

INFORMATIONAL ONLY OR DIRECTION TO EXPLORE AS AN OPTION

COUNCIL INITIATIVE ADDRESSED:

Address Quality of Place Issues

SUMMARY STATEMENT:

The historic windows at the library need repair. City Staff reached out to Custom Wood Windows to provide a recommendation for repair and restoration methods. They propose to restore the windows and install a SLIP covering to protect windows from further weathering. Staff aims to receive input from the HPC on if this method meets our historic preservation requirements. This is an information gathering exercise and project plans have not been developed. See attached brochures and informative details on the SLIP method.

FINANCIAL SUMMARY:

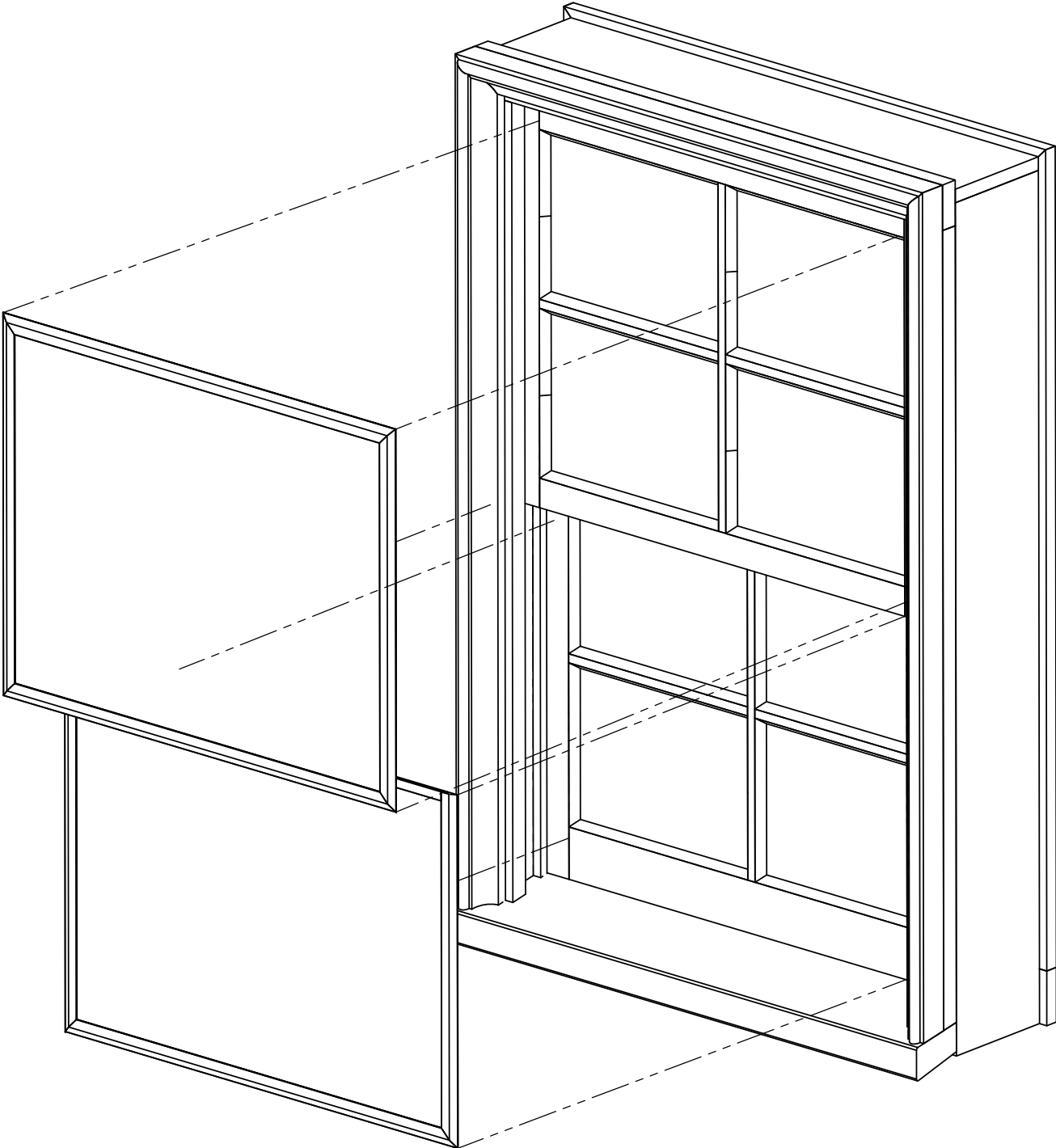
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STAFF CONTACT:

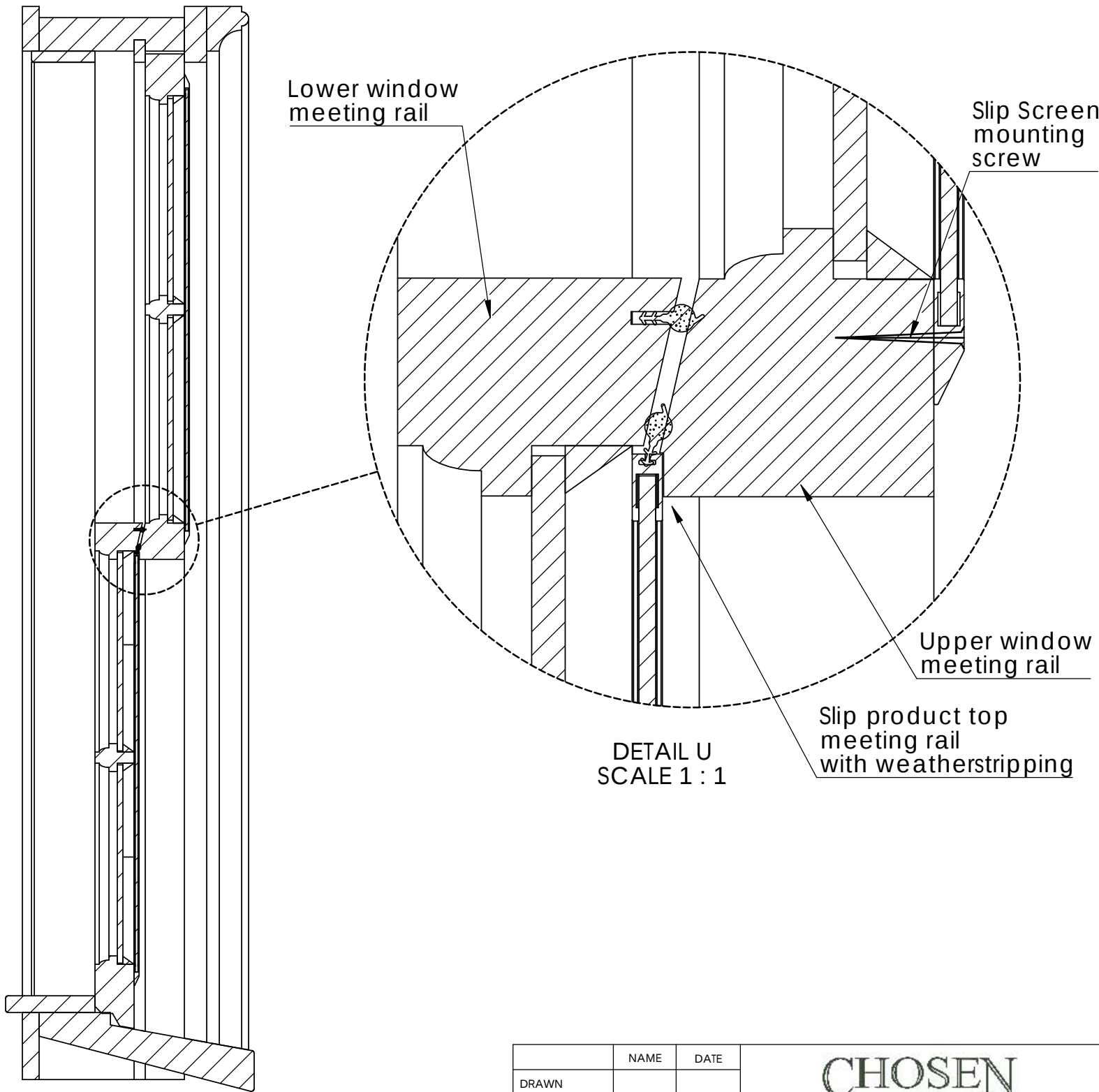
Morgan Palmer, Project Engineer

Attachments:

1. SLIP Application Drawings
2. SLIP™ Brochure
3. SLIP™ Case Study



Double Hung Window with Slip Product assembly



SECTION T-T
SCALE 1 : 6

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COMMENTS:			B Double Hung-Slip-2		
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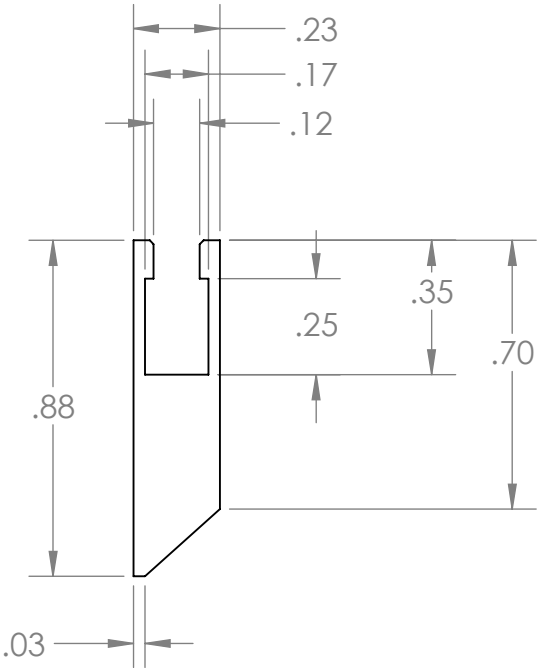
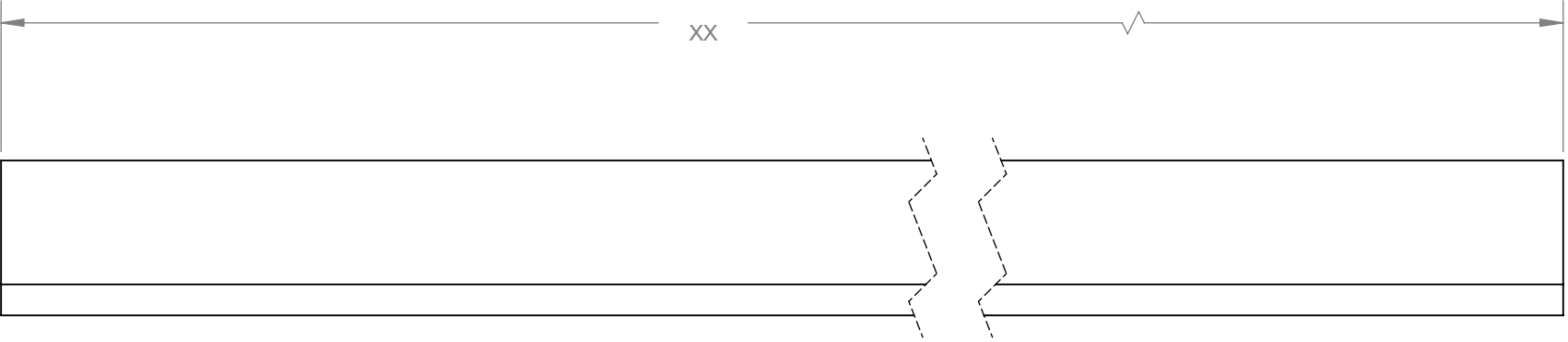
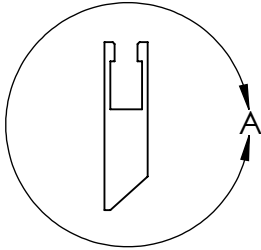
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DETAIL A
SCALE 2 : 1

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PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS
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<INSERT COMPANY NAME HERE>. ANY
REPRODUCTION IN PART OR AS A WHOLE
WITHOUT THE WRITTEN PERMISSION OF
<INSERT COMPANY NAME HERE> IS
PROHIBITED.

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**WINDOW
JAMB**

Exterior SLIP™ Install Doublehung Meeting Rail

WEATHERSTRIP

PUTTY

PUTTY

SLIP

INTERIOR

EXTERIOR

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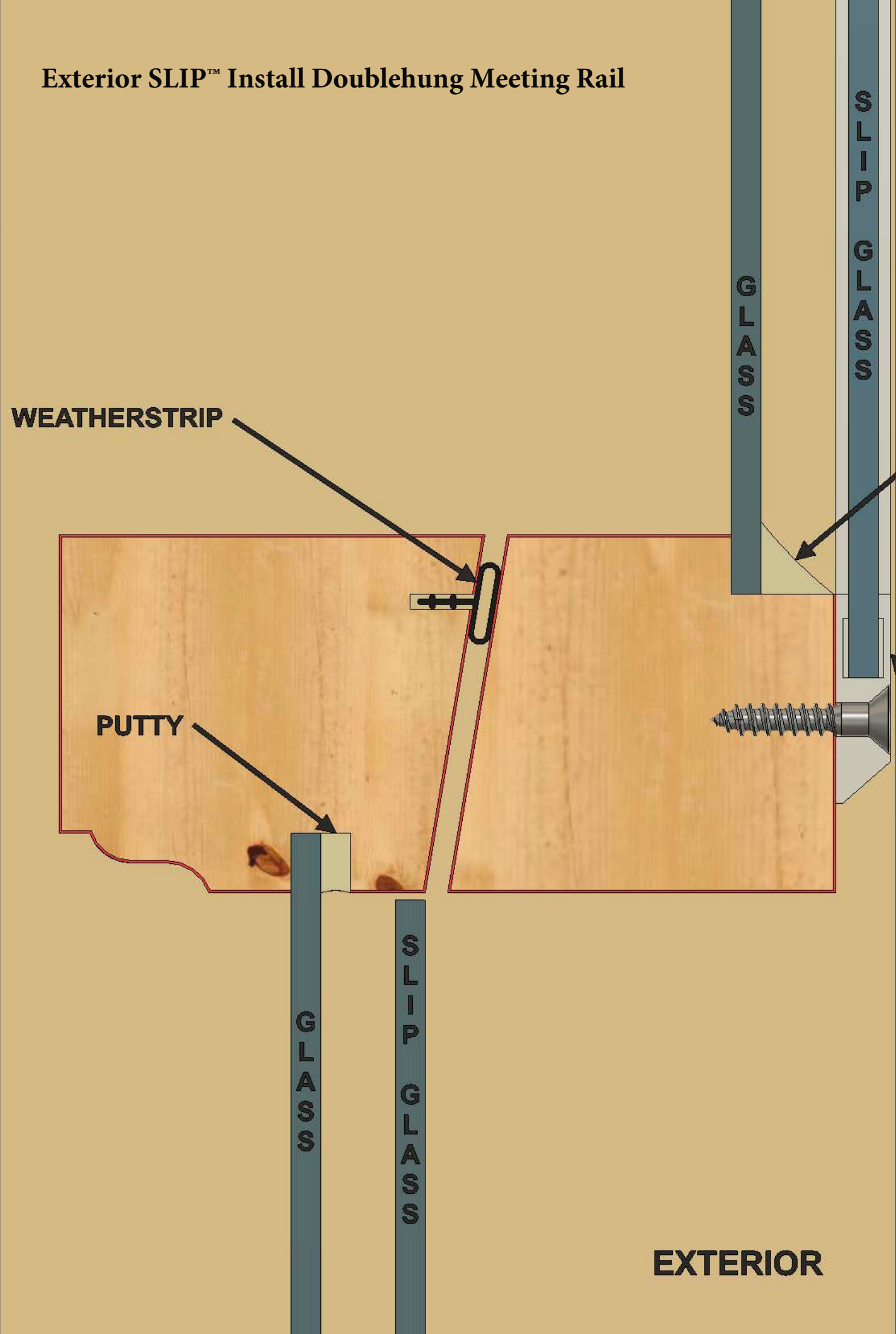
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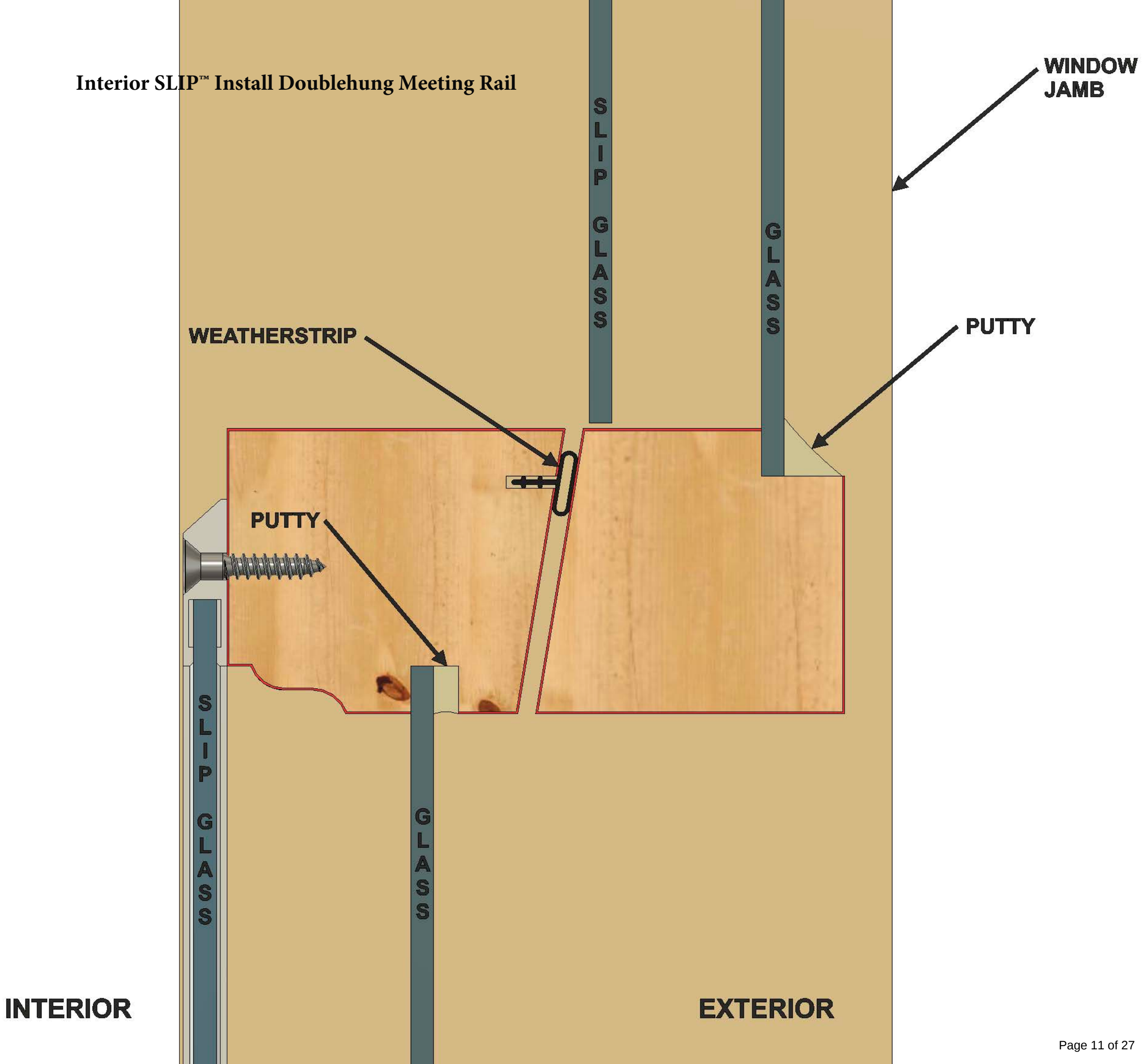
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Interior SLIP™ Install Doublehung Meeting Rail





SINGLE PANE TO DOUBLE PANE TRANSFORMATION

www.windowslip.com

Update and insulate your windows to modern standards with this reliable long term solution.

CHOSEN
WOOD WINDOW
MAINTENANCE, INC.

Introducing the Slim Line Insulating Pane | SLIP™

Over 20-years of experience restoring wood windows has made this product come to life. Modernize your single pane windows and make your building more comfortable with the SLIP™ (Slim Line Insulating Pane). This update is an innovative and cost-effective way to retain the original, and valuable, wood windows; while making them more efficient, saving money, and enhancing comfort.



How it Works

We have made it possible to add a *tempered** pane directly to each sash overlaying your current glass setup. Essentially, turning your single pane window into a simulated double-paned window. The frame of the SLIP™ is an attractive, low-profile, pressed metal extrusion. This simple solution can rejuvenate single-hung, double-hung, casements, picture windows, and more. This modernization is a long-term solution that does not need seasonal reinstallation.



Value of Original Windows

Original vintage windows fit the vintage building they are in. Care was taken to match the style of window to the building, the trim, etc. The building can seem at odds with itself and its surroundings if the original windows do not match styling features.

Chances are your windows have done their job for 50-100 or more years already. Sure, they may be a little creaky and may not be as attractive as they once were, but it's a far better investment to repair a proven performer than to sink money into a new window that only has a 20-year warranty at best. With proper maintenance, the original windows should last another 100 years.

*Tempered or toughened glass is a type of safety glass processed by controlled thermal or chemical treatments to increase its strength compared with normal glass.



Replacement windows have a rigid structure that fits within your window openings. Old houses move and shift over time, and frequently the gaps that open up around replacement windows and the window openings result in more drafts than the original windows.



When installing SLIPs on double-hung windows, the weight of the balances needed for window operation may need to be adjusted. This can be done simply by adding weights into the weight pockets when operating with ropes and pulleys. Hidden balances can be fitted to the window if a modern window operation method is requested.

- **Increased energy efficiency**
- **Sound reduction**
- **Maintains original window glass**
- **Windows can stay historically accurate and functional**
- **Interior or exterior install**
- **Options of Clear, Obscure, or Low-E**
- **Extremely low future maintenance cost**
- **No loss in outside viewing space**



Vintage wood windows are composed of old-growth timber. The wood is much denser and more weather resistant than today's tree farmed softwoods. Even with years of neglect, the reason these windows are still around is due to the very high-quality wood, requiring no cladding or additional materials to give them weather resistance.

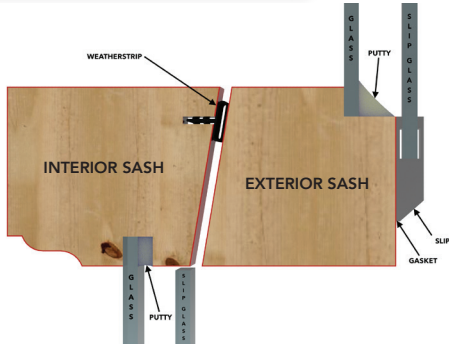
Benefits

SLIPs have been tested and are comparable with insulated glass units. However, unlike true insulated glass, SLIPs will not fog up and succumb to seal failure and require periodic glass replacement, meaning *lower* future maintenance costs.

SLIPs have a sleek look and feel with a low profile that blends into the sash; you will hardly know they are there. Another key aspect is that SLIPs will ensure your window sash remains fully operable, without the need to open two sets of windows or remove any components as you sometimes get with storm windows or inserts.

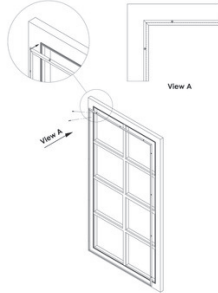
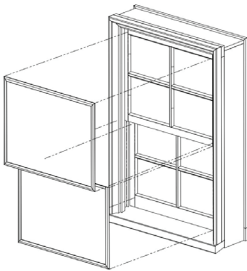


SLIPs can come in versions of 1/8" and 1/4" glass and can also provide options of clear, Low-E and obscure glass finishes



Doublehung Window Attachment

Casement Window Attachment



Noise Reduction

SLIPs have been highly effective on downtown buildings when used to fade outside noise from vehicle traffic and loud neighbors.

Value Engineered

When looking at options to update vintage windows, insulated glass conversions are a popular choice. When doing this you will need to remove the original glazing, ensure a large enough channel, and re-glaze the window; this can be very costly on multi-lite configurations. It is much more cost-effective to insulate all the original glazed windows with a single overlying layer rather than alter the original window.



Functionality

When using SLIPs, your original window will continue to function in the same manner regardless if it is a casement or a double/single hung.

Protection

A SLIP™ protects the vintage window glass and the hours of window glazing work against the elements with a tempered layer of glass.



Before

After

The Slim Line Insulating Pane is a sleek, low-profile addition to Single Pane Windows.

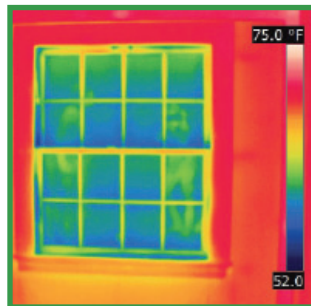
Historic Product

While coming up with the idea of the SLIP, we wanted to keep the original window characteristics. With the SLIP,™ the original sash AND glass can be preserved, maintaining the uniqueness and charm of the window. The SLIP is very sleek and low to the sash, blending right in. This product can be installed on the interior or exterior of the sash.

Although SLIPs are a long-term product with little to no maintenance, they can easily be removed.

Tested and Proven Product

SLIPs are a proven product and have been used on large projects such as Fort Vancouver, University of Oregon - Gerlinger Hall, Oregon State University - Bexel Hall, and many more. SLIPs have been used on many different types of projects, residential and commercial alike.



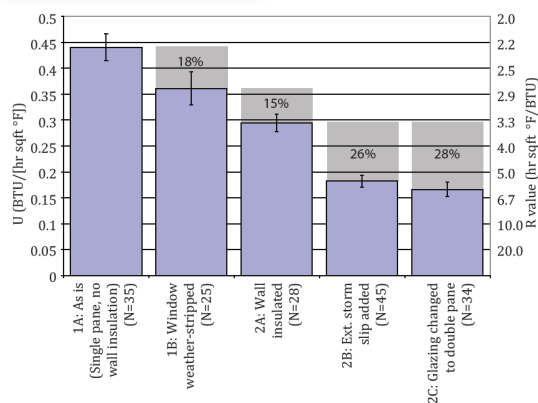
Performance

Energy testing was performed by: Energy Studies in Buildings Laboratory, Department of Architecture at the University of Oregon. The results of this study can be seen on our website. Results from this study were taken to conclude that SLIPs can yield a cost reduction of 72.9% concerning windows in an average household.

- **Single pane windows...454 therms** and 474kWh**
- **Single pane window with added SLIP™... 123 therms and 129kWh**
- **Single pane window with SLIP™ and weatherstripping...93 therms and 97kWh**

**A therm is a unit of measurement of energy (more specifically thermal energy). The therm is used to measure gas consumption as well as consumer cost.

U-value results



*Increase the Function
and Comfort of Your Building*

"Based on the energy modeling that we did for the building, including live mock ups, the study showed that the SLIPS were very close to the energy performance of the IGU option, and given the lower cost the decision was made to go with the SLIP system. We are now three years into occupancy and have had no issues with the windows. The SLIPS are very unobtrusive, and we were able to save hundreds of historic windows and still met our stringent standards of energy performance that exceeds Oregon State Code."

George Bleekman, Owner's Representative, Capital Design & Facilities Management

University of Oregon Straub Hall

Secondary Window Attachment Case Study



The project team debated over multiple approaches to the building's windows during the first year (2011-2012) of renovation planning:

Option 1: Complete Window Replacements

The proposed window replacements would be double-pane, divided light windows that would have created a similar appearance to the original windows when installed. However, university officials disregarded this option. While the new windows were similar to the original windows, they felt that the replacements were not similar *enough* to the original design.

Option 2: Adding Film to Existing Windows

As both the frames and panes were in an excellent condition, the second option was to replace the glazing on the current windows with an insulated film. However, while this would maintain the original appearance of the windows, this method was projected to be both more expensive than other options and more time-consuming.

Option 3: SLIP Window Attachments

The SLIP attachments were cheaper than replacements, maintained the look of the original windows, and allowed the windows to remain operable. However, the attachments would add weight to the windows, which could potentially interfere with the weight system that operated the windows.

The University of Oregon hired the on-campus Energy Studies in Buildings laboratory to test the effectiveness of the following scenarios: the original windows, windows with one layer of insulated film, insulated glass conversions, and Chosen Windows's SLIP attachments. Analyses from the UO energy lab confirmed the following:

1. Even one layer of insulated film provided significantly better insulation than the original windows.
2. The insulated glass conversion option and the SLIP attachments provided nearly identical levels of insulation.



UO Energy Lab testing windows in Straub Hall

The full energy report can be found at <https://windowslip.com/commercial/> by clicking on the energy testing tab. This report allowed the team to move forward with the cheaper SLIP attachment option.

How to get SLIPs on your windows

The creator and manufacturer of the product, Chosen Wood Window, has been, and still does, install SLIPs on commercial and residential buildings in the Northwest for over a decade.

For people further out who are looking to modernize their windows, we highly recommend our SLIP™ Kit. We assemble, sell, and ship custom-made DIY SLIP™ Kits. These kits contain all the custom-sized materials that are necessary for a successful install. Contractors are encouraged to install SLIPs on their projects! We have a full-length installation instruction video as well as a tutorial video on how to measure for your custom-sized SLIPs.



DIY SLIP Kit



SLIPs, Balances, Weatherstripping, Etc





Door SLIP



Interior SLIP



With and Without Comparison



Great for Leaded or Stained Glass



No loss in outside viewing space



SLIP Profile



Obscure Glass SLIP





April 9, 2020

REPORT #E20-399

Commercial Window Attachments: Secondary Window Market Characterization

Prepared For NEEA:

Lauren Bates, Sr. Project Manager
Market Research & Evaluation

Prepared by:

Ingo Bensch, Principal Consultant
Ross Donaldson, Senior Analyst
Lyndsey Shimazu, Analyst

Evergreen Economics, Inc.
1500 SW First Avenue,
Suite 1000
Portland, OR 97201

Northwest Energy Efficiency Alliance
PHONE
503-688-5400
EMAIL
info@neea.org

1 Executive Summary

The Northwest Energy Efficiency Alliance (NEEA) engaged Evergreen Economics to conduct a characterization study of the market for secondary windows. This research informs NEEA's development of a program intended to transform the market so that secondary windows become established as the standard product and practice for addressing low-performing windows in existing commercial buildings.

Commercial secondary windows are retrofit products that enhance the performance of an existing window without a full replacement or reglazing. They can be added to existing windows with poor energy performance to mitigate air infiltration, energy loss, or unwanted solar gain, while also offering non-energy benefits to building occupants, thereby offering a lower cost alternative to window replacement. Secondary windows are appropriate for windows with single panes and, in some cases, those without low-emissivity coatings that were introduced in 1979 and became commonplace after 1990.

In contrast to other window attachments like window film, coverings, and shading devices, secondary windows add additional layers of glazing (and framing) to the interior or exterior of the existing window. They are historically related to storm windows used in residential buildings, but are designed and custom-produced for commercial applications. They can be constructed to offer add-ons such as multiple panes, low-emissivity coating, or gas-filled cavities to further enhance their performance and energy savings.

Study Objectives

The study builds on prior information gathered by NEEA and was guided by the following research objectives:

- Determine whether the market differentiates between low-emissivity storm windows and secondary glazing systems;
- Understand how secondary windows are offered by market actors;
- Understand market actors' perceptions of secondary windows;
- Learn market actors' understanding of the possible installation scenarios for secondary windows;
- Understand market actors' perceptions of the best applications for secondary windows;
- Document existing supply chain(s) for secondary windows;
- Confirm barriers and opportunities for secondary windows in the Northwest commercial market;
- Describe current commercial secondary window installations in the Northwest; and

University of Oregon Straub Hall

Secondary Window Attachment Case Study



Executive Summary

The University of Oregon completed a major renovation of Straub Hall in 2014 that included modernization of the building's original single-pane windows. The university selected Chosen Windows' SLIP attachments to preserve the historical appearance and window operability while improving thermal comfort and efficiency. Chosen Windows' presence on the project team and laboratory testing by the university facilitated selection of window attachments over replacement.

Project Timeline



Quick Facts

Building Facts:

- **Location:** Eugene, OR
- **Size of Building:** 58,000 square feet
- **Age:** Built in 1928 – 91 years old
- **Occupancy:** Classrooms, lecture halls, faculty offices
- **Ownership:** University of Oregon
- **HVAC system:** Hydronic Radiant Heating and Chilled Water Cooling (updated during renovation to match the university-wide hydronic radiant heating system)

Window Facts:

- **Number of Windows Upgraded:** 250 (100% of windows)
- **Size of Windows:** 3 ft wide x 5 ft tall
- **Window Frames:** Wood
- **Previous Window Type:** Single-pane and double-hung
- **Condition of Original Windows:** Excellent
- **Cost of Window Attachment Project:** \$500,000
- **Cost of Entire Renovation Project:** \$44 million

University of Oregon Straub Hall

Secondary Window Attachment Case Study



Project Background

Originally constructed in 1928, the University of Oregon's Straub Hall building first operated as a dormitory and later as the central location for the school's Psychology and Linguistics departments. With four stories of classrooms and lecture halls, Straub Hall is a prominent historical landmark on the university's Northeast Central campus.

Project Impetus

The University of Oregon began to discuss the major renovation of Straub Hall in 2011. This renovation was necessary to meet the educational needs of students and faculty: creating modern learning spaces (including the first two-story lecture hall) and expanding the building space. The university aimed to preserve the historic appearance of Straub Hall, particularly in the case of the building exterior, which included approximately 250 windows.



Original windows

The original windows in Straub Hall were single-pane, double-hung windows. The window panes themselves were in an excellent condition and had wooden frames, which were also in a good condition. However, many of the windows in Straub Hall had become inoperable over time. As a result, many building occupants were unable to open their windows.

Additionally, the original windows were not weather-stripped, so many spaces in Straub Hall were drafty, particularly in the winter. Before the 2014 renovation, occupants stated that although sections of the building had felt warm (due to fireplaces within the building), sections of the building near the windows felt chilly.

University of Oregon Straub Hall

Secondary Window Attachment Case Study



Decision Making

While the windows themselves were only a small part of the larger project, many individuals were involved in the decision-making process, including:



- **University of Oregon** officials, who were the main financial decision makers and hired Chosen Windows for the renovation project. The university wanted to preserve the historical appearance of the building.
- **Rowell Brokaw**, the project architects.
- **Chosen Windows**, a windows restoration and repairs company, which suggested different window options based on the goals of the project.
- The University of Oregon **Energy Studies in Buildings laboratory**, which was able to empirically test multiple window scenarios to determine the most energy efficient option.

Manufacturer's Role: Chosen Windows

The University of Oregon selected Chosen Windows to lead the window installation. Because Chosen Windows had the capability of installing the windows in addition to manufacturing the windows, the University of Oregon was able to contractually hand over all of the responsibility for the windows to Chosen, rather than splitting the responsibility between a manufacturer and a glazing subcontractor.

As a result, Chosen Windows was on-site for all steps of the decision-making process: fixing the existing wooden frames, installing the new windows with SLIP attachments added to them in the building, and updating anything related to the sash weights.



Chosen Windows restoring Straub Hall window sashes in shop

University of Oregon Straub Hall

Secondary Window Attachment Case Study



The project team debated over multiple approaches to the building's windows during the first year (2011-2012) of renovation planning:

Option 1: Complete Window Replacements	Option 2: Adding Film to Existing Windows	Option 3: SLIP Window Attachments
The proposed window replacements would be double-pane, divided light windows that would have created a similar appearance to the original windows when installed. However, university officials disregarded this option. While the new windows were similar to the original windows, they felt that the replacements were not similar <i>enough</i> to the original design.	As both the frames and panes were in an excellent condition, the second option was to replace the glazing on the current windows with an insulated film. However, while this would maintain the original appearance of the windows, this method was projected to be both more expensive than other options and more time-consuming.	The SLIP attachments were cheaper than replacements, maintained the look of the original windows, and allowed the windows to remain operable. However, the attachments would add weight to the windows, which could potentially interfere with the weight system that operated the windows.

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2. The insulated glass conversion option and the SLIP attachments provided nearly identical levels of insulation.



UO Energy Lab testing windows in Straub Hall

The full energy report can be found at <https://windowslip.com/commercial/> by clicking on the energy testing tab. This report allowed the team to move forward with the cheaper SLIP attachment option.

University of Oregon Straub Hall

Secondary Window Attachment Case Study



Installation and Quality Assurance

Installation was a three-step process:

1. **Before Installation:** Chosen Windows removed the existing window sashes and took them back to their Portland shop. Because the windows renovation was part of a larger renovation, it was easier for Chosen to take the window sashes back to their shop rather than work around the other subcontractors on the renovation. At the shop, the original window sashes were stripped down, and the SLIP attachments were installed.
2. **On-Site:** Chosen Windows then transported the window sashes back to Eugene. In addition, the window frames were restored on site. However, one of the flaws of window attachments in older buildings is that they add weight to the existing windows. The original windows had operated on a weight system, which used the windows' original weights to allow occupants to open the windows. The original weight system had to be rebalanced to accommodate the additional weight of the window attachments before the new windows could be installed.
3. **Installation:** After re-balancing the weight system and coordinating with other subcontractors on the project (e.g., the insulation subcontractor), Chosen Windows installed the new windows. Each window took approximately 2 to 4 hours to install (also accounting for the time it took to rebalance the weights), and the installation generally went very smoothly. However, Chosen Windows stated that a few window attachments had to be removed and reinstalled, as other subcontractors would occasionally accidentally scratch the windows.

The architects on the project performed quality assurance checks, which included a visual inspection of the windows and a spray test, which involves spraying the glass with a controlled stream of water to make sure that there were no leaks on the inside. The re-installed windows passed both tests.



An example of a window re-installation

University of Oregon Straub Hall

Secondary Window Attachment Case Study



Outcomes

Since the completion of the building renovation in 2014, the feedback on the windows retrofit (and the larger renovation) has been universally positive. According to Chosen Windows, University of Oregon administrators have since asked Chosen Windows to come back and install SLIP window attachments in other department buildings (Gerlinger Hall and the Volcanology Building).

While the architect hadn't heard of window attachments before the University of Oregon project and hasn't worked with secondary window attachments since the project, he said that he would work with window attachments again if they were applicable to any of his new projects. He believed that secondary window attachments would work best in historical buildings (where the original windows needed to be preserved) with windows that had wooden or steel frames.



Window with SLIP attachment added

Conclusions & Implications

Interviews conducted for this case study suggest that there may be potential for secondary window attachments in the following scenarios:

- Windows with historic or sentimental value
- Windows that need to be operated
- Windows with wooden or steel frames

Thus, while window attachments may not be the appropriate solution for every building, the emphasis on the historical preservation of Straub Hall in combination with the excellent quality of the pre-existing windows and wooden frames, made Chosen Windows' SLIP attachments an effective solution for this specific project.