



Agenda

Historic Preservation Commission

Monday, August 26, 2024

5:30 PM

Small Conference Room, City Hall

1. HYBRID MEETING DETAILS

24-00581 Please click the link to join the webinar: <https://us02web.zoom.us/j/88111913944>
Webinar ID: 881 1191 3944
Or Telephone: (253) 205 0468; or (253) 215 8782; or (346) 248 7799

2. ROLL CALL

3. INTRODUCTION OF NEW MEMBER

4. APPROVAL OF MINUTES

24-00580 MINUTES FROM MAY 29, 2024

5. CONSTITUENT COMMENTS

6. CHANGES TO THE AGENDA

7. WORKSHOP

24-00792 CERTIFICATE OF APPROPRIATENESS CA 2024-3 – 1300 BROADWAY - PAINTING
RECOMMENDED ACTION: RECEIVE PRESENTATION & CONSIDER IN NEW BUSINESS

24-00793 CERTIFICATE OF APPROPRIATENESS CA 2024-4 – 1166 COMMERCE AVE – HVAC
INSTALLATION
RECOMMENDED ACTION: RECEIVE PRESENTATION & CONSIDER IN NEW BUSINESS

24-00794 CERTIFICATE OF APPROPRIATENESS CA 2024-5 – WOMEN'S CLUB – HVAC
INSTALLATION
RECOMMENDED ACTION: RECEIVE PRESENTATION & CONSIDER IN NEW BUSINESS

24-00795 CERTIFICATE OF APPROPRIATENESS CA 2024-6 - LIBRARY WINDOW INSTALLATION
RECOMMENDED ACTION: RECEIVE PRESENTATION & CONSIDER IN NEW BUSINESS

8. OLD BUSINESS

9. NEW BUSINESS

24-00796 CERTIFICATE OF APPROPRIATENESS CA 2024-3 – 1300 BROADWAY - PAINTING
(ATTACHMENTS IN WORKSHOP)
RECOMMENDED ACTION: APPROVAL OF CA 2024-3 – 1300 BROADWAY - PAINTING

24-00797 CERTIFICATE OF APPROPRIATENESS CA 2024-4 – 1166 COMMERCE AVE – HVAC
INSTALLATION
(ATTACHMENTS IN WORKSHOP)
RECOMMENDED ACTION: APPROVAL OF CA 2024-4 – 1166 COMMERCE AVE – HVAC
INSTALLATION

24-00798 CERTIFICATE OF APPROPRIATENESS CA 2024-5 – WOMEN’S CLUB – HVAC
INSTALLATION (ATTACHMENTS IN WORKSHOP)
RECOMMENDED ACTION: APPROVAL OF CA 2024-5 – WOMEN’S CLUB – HVAC
INSTALLATION

24-00799 CERTIFICATE OF APPROPRIATENESS CA 2024-6 - LIBRARY WINDOW INSTALLATION
(ATTACHMENTS IN WORKSHOP)
RECOMMENDED ACTION: APPROVAL OF CA 2024-6 - LIBRARY WINDOW
INSTALLATION

10. REPORTS

11. BOARD MEMBER COMMENTS

12. ADJOURNMENT



Minutes

Historic Preservation Commission

Wednesday, May 29, 2024

5:30 PM

Small Conference Room, City Hall

1. **HYBRID MEETING DETAILS**

24-00394 Please click the link to join the webinar: <https://us02web.zoom.us/j/88111913944>
Webinar ID: 881 1191 3944
Or Telephone: (253) 205 0468; or (253) 215 8782; or (346) 248 7799

2. **ROLL CALL**

The meeting was called to order at 5:37.

Nancy Vandehey shared Darin Molnar had provided his resignation to the board effective immediately.

In attendance: Mike Chapman, Chair; Summer O'Neill, CoChair; Rick Johnson; Angela Stephenson

Excused: Gena Graham;

There is two vacancies on the board.

Staff: Ken Hash, Interim Community Development Director; Nancy Vandehey, Admin

3. **APPROVAL OF MINUTES**

24-00395 **MINUTES FROM APRIL 22, 2024**

The minutes were approved as presented.

4. **CONSTITUENT COMMENTS**

None.

5. **CHANGES TO THE AGENDA**

Reports was moved up to allow mural applicant time to arrive.

9. **REPORTS**

24-00396 **FOLLOW UP ON LIBRARY HVAC & WIRING**

Ken Hash provided an update on these items. Nancy read into record the email response from Keith Walling.

6. **WORKSHOP**

24-00506 CERTIFICATE OF APPROPRIATENESS CA 2024-2 - RICKLES BUILDING PROPOSED MURAL SITE
RECOMMENDED ACTION: RECEIVE PRESENTATION & CONSIDER IN NEW BUSINESS

Liz Borders spoke on the item. This side of the building has no historical significance. They will not be impacting the facade. Liz was able to share the names of the people in the image for the board. The Broad Stokes project is the sponsoring organization. The board agreed to move this onto New Business.

7. OLD BUSINESS

8. NEW BUSINESS

24-00507 CERTIFICATE OF APPROPRIATENESS CA 2024-2 RICKLES BUILDING PROPOSED MURAL SITE
RECOMMENDED ACTION: APPROVAL OF CA 2024-2 RICKLES BUILDING PROPOSED MURAL SITE

Rick Johnson, seconded by Angela Stephenson, made a motion to approve CA 2024-2 Rickles Building proposed mural site.

The owner of the building is paying the majority of the artist fees. Broader Strokes is picking up the remaining balance and the paint supplies.

The motion passed unanimously.

10. BOARD MEMBER COMMENTS

Angela Stephenson introduced herself.

11. ADJOURNMENT

The meeting was adjourned at 6:07 pm.



City of Longview

Agenda Summary

CERTIFICATE OF APPROPRIATENESS CA 2024-3 – 1300 BROADWAY - PAINTING

RECOMMENDED ACTION: RECEIVE PRESENTATION & CONSIDER IN NEW BUSINESS

Attachments:

1. CA-2024-3 2024-3 1300 Broadway - painting

Application For A
CERTIFICATE OF APPROPRIATENESS
Longview Historic Preservation Commission
Longview, Washington

Application No. CA 2024-3 Date _____

Instructions: Print neatly or type. Submit by the 3rd Thursday of the month in order to be considered at the regular meeting on the 4th Thursday of that month. Insufficient documentation and incomplete applications will be returned or placed on hold. **Please be aware that the issuance of Building Permits is dependant on obtaining a Certificate of Appropriateness.**

Application is hereby made for issuance of a Certificate of Appropriateness (under Longview Ordinance 16.12.060 (1) & (3) for work as described below, and on plans, drawings, photographs, and descriptive material (attached) :

Address of Proposed Work 1300 Broadway st

Name of Building or Site Broadway Antiques and collectibles

Owner of Building or Site Kim Severson Phone 3605600124

Home Address 1407 Commerce Ave

Name(s) & Address of Agent _____

_____ Phone _____

Name & Address of Architect or Designer _____

_____ Phone _____

Name & Address of Builder or Contractor _____

_____ Phone _____

Approximate date of Starting Work ASAP in Aug Completion 08/2024

Information required for processing of application:

- _____ 1. Plot Plan and /or floor plan
 - _____ 2. Two sets of plans and or drawings to scale, of all elevations on all sides affected. Drawings submitted must look professional or be of high quality and detail if applicable to the project, or for structural or substantial alterations.
 - X** _____ 3. Clear photographs of existing structure or property and listed features.
 - _____ 4. Samples of material and color (roofing, siding, windows, etc...)
 - _____ 5. Required permits from Community Development and/or Public Works Departments:
- Circle (Building) (Plumbing) (Electrical) (Mechanical) (Demolition) (Windows, Siding) (R-O-W)

DESCRIPTION OF WORK (check appropriate categories):

☐ Historic Restoration	☐ Dwelling	☐ Siding	☐ Fence
☐ Renovation	☐ Commercial	☐ Porch	☐ Wall
☐ New Construction	☐ Garage	☐ Parking	☐ Steps
☐ Demolition	☐ Addition	☐ Walks	☐ Signs
☐ Foundation	☐ Awnings	☐ Windows	☐ Roof
☐ Chimney	☐ Skylights	☐ Color Change	☒ Painting

Itemize and describe all categories of proposed work. Include size, style, material and color: Provide information on the exact products that will be used: (product brochures, specifications, etc.) to assist the Commission in their review. Approved product choices will be stamped, and verified on final inspection.

*****Please attach or submit additional pages as necessary*****

We want to paint our building, we will be doing the painting ourselves with the help of a few friends. we want to paint the the building in an off white color and a dark gray for the trim and windows

IMPORTANT:

No work may differ from approved Certificate of Appropriateness.

Any proposed Changes must be Reviewed and Approved by the Commission as an addendum to the Certificate of Appropriateness.

Certificate of Appropriateness is valid for 12 months from date of issuance.

Certificate may be renewed at discretion of the Historic District Commission.

Do you intend to apply for Special Property Tax Valuation for Historic Property Renovation? ☐

Signature of Owner(s) of Record

x _____

x

☒

Signature of Applicant(s)

x _____

x _____

Signature of Agent (s)

x _____

x _____

Department Use Only

The following information to be completed by the Historic Preservation Commission:

Date application received _____

Date of Public Meeting _____

Inspected prior to hearing _____

Commissioners _____

Inspection upon Completion _____

Commissioners: _____

Planning & Building Dept. _____

The Historic Preservation Commission has made the following determination:

☐ Approved (Conditions) _____

☐ Denied (Findings) _____

Chair, Historic Preservation Commission:

Date:

X _____

Crack

COTY-24

DYNASTY®
MARQUEE®
ONE-COAT

Frost
57^u

W1-2

DYNASTY®













City of Longview

Agenda Summary

**CERTIFICATE OF APPROPRIATENESS CA 2024-4 – 1166 COMMERCE AVE – HVAC INSTALLATION
RECOMMENDED ACTION: RECEIVE PRESENTATION & CONSIDER IN NEW BUSINESS**

Attachments:

1. CA 2024-4 1166 Commerce HVAC

Application For A
CERTIFICATE OF APPROPRIATENESS
Longview Historic Preservation Commission
Longview, Washington

Application No. CA 2024-4

Date 6-11-2024

Instructions: Print neatly or type. Submit by the 3rd Thursday of the month in order to be considered at the regular meeting on the 4th Thursday of that month. Insufficient documentation and incomplete applications will be returned or placed on hold. **Please be aware that the issuance of Building Permits is dependant on obtaining a Certificate of Appropriateness.**

Application is hereby made for issuance of a Certificate of Appropriateness (under Longview Ordinance 16.12.060 (1) & (3) for work as described below, and on plans, drawings, photographs, and descriptive material (attached) :

Address of Proposed Work 1166 COMMENCE AVE

Name of Building or Site TYH1 - HISTORIC

Owner of Building or Site WILHELTSEN FAMILY TRUST Phone 360-423-8568

Home Address 2251 CASLADE WAY

Name(s) & Address of Agent _____

_____ Phone _____

Name & Address of Architect or Designer _____

_____ Phone _____

Name & Address of Builder or Contractor _____

_____ Phone _____

Approximate date of Starting Work _____ Completion _____

Information required for processing of application:

- _____ 1. Plot Plan and /or floor plan
- _____ 2. Two sets of plans and or drawings to scale, of all elevations on all sides affected. Drawings submitted must look professional or be of high quality and detail if applicable to the project, or for structural or substantial alterations.
- _____ 3. Clear photographs of existing structure or property and listed features.
- _____ 4. Samples of material and color (roofing, siding, windows, etc...)
- _____ 5. Required permits from Community Development and/or Public Works Departments:
Circle (Building) (Plumbing) (Electrical) (Mechanical) (Demolition) (Windows, Siding) (R-O-W)

DESCRIPTION OF WORK (check appropriate categories):

☐ Historic Restoration	☐ Dwelling	☐ Siding	☐ Fence
☐ Renovation	☐ Commercial	☐ Porch	☐ Wall
☒ New Construction	☐ Garage	☐ Parking	☐ Steps
☐ Demolition	☐ Addition	☐ Walks	☐ Signs
☐ Foundation	☐ Awnings	☐ Windows	☐ Roof
☐ Chimney	☐ Skylights	☐ Color Change	☐ Painting

Itemize and describe all categories of proposed work. Include size, style, material and color: Provide information on the exact products that will be used: (product brochures, specifications, etc.) to assist the Commission in their review. Approved product choices will be stamped, and verified on final inspection.

*****Please attach or submit additional pages as necessary*****

ADD HEAT PUMP FOR 1166 CLOSELY MATCHING
THE UNIT EXISTING FOR 1162 UNIT. 1166
HAS ELECTRIC PANEL NOT UP TO CODE AND
WILL BE REPLACED WITH HEAT PUMP INSTALL.
PART OF PWD ENERGY EFFICIENCY PROGRAM.

8-6-2024 - NEW PANEL INSTALLED BY
RAWHIDE

IMPORTANT:

No work may differ from approved Certificate of Appropriateness.

**Any proposed Changes must be Reviewed and Approved by the
Commission as an addendum to the Certificate of Appropriateness.**

Certificate of Appropriateness is valid for 12 months from date of issuance.

Certificate may be renewed at discretion of the Historic District Commission.

Do you intend to apply for Special Property Tax Valuation for Historic Property Renovation? ☐

Signature of Owner(s) of Record

x

x

Signature of Applicant(s)

x

x

Signature of Agent (s)

x

x

Department Use Only

The following information to be completed by the Historic Preservation Commission:

Date application received _____

Date of Public Meeting _____

Inspected prior to hearing _____

Commissioners _____

Inspection upon Completion _____

Commissioners: _____

Planning & Building Dept. _____

The Historic Preservation Commission has made the following determination:

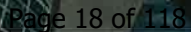
☐ Approved (Conditions) _____

☐ Denied (Findings) _____

Chair, Historic Preservation Commission:

Date:

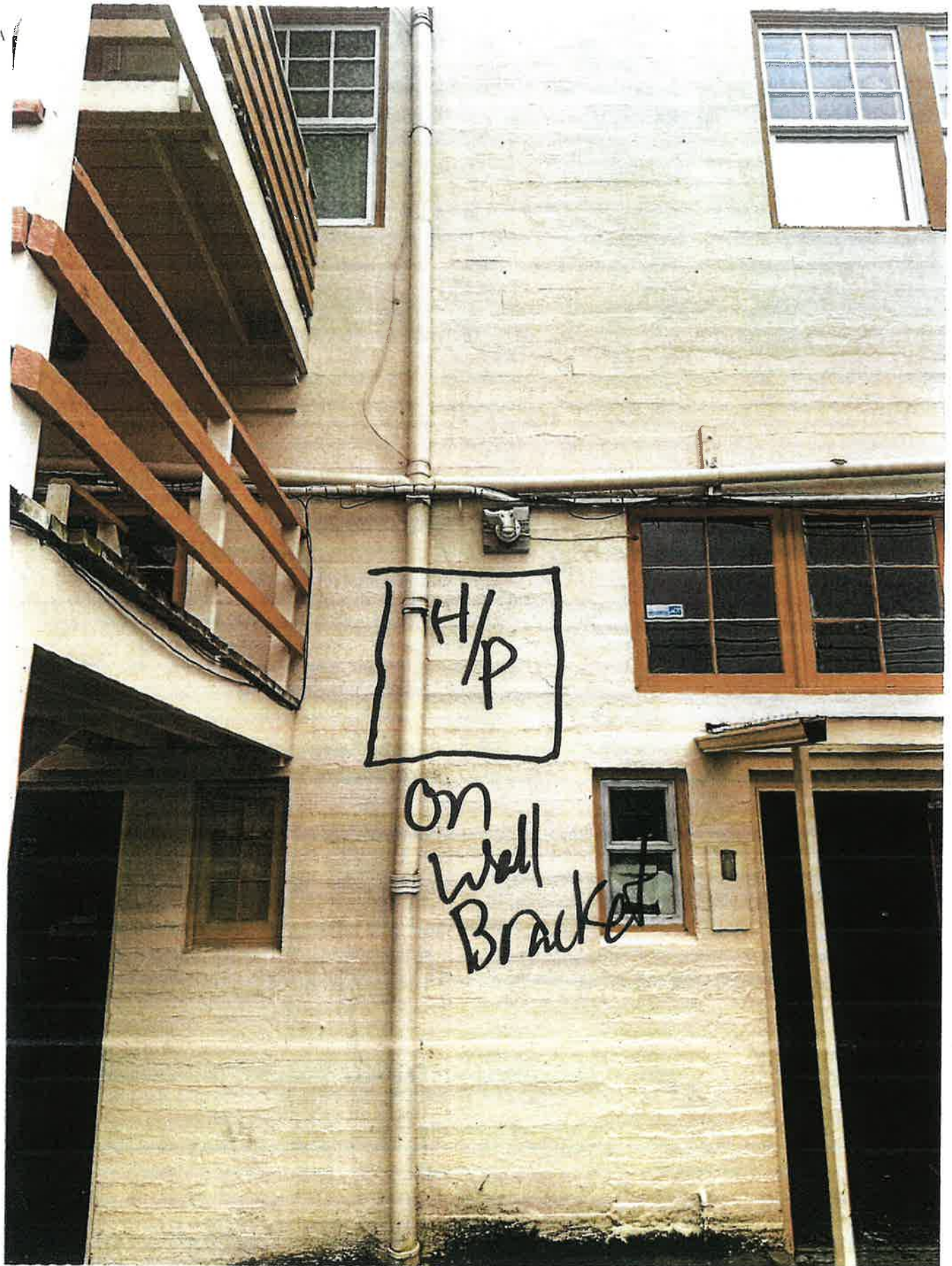
X _____







Sent from my iPhone



Sent from my iPhone

1166 commerce ave

Joshua Hislop <bstjosh@hotmail.com>

Wed 5/22/2024 3:56 PM

To: Josh Hislop <Josh@renaudelectric.com>

Larry Wilhelmsen

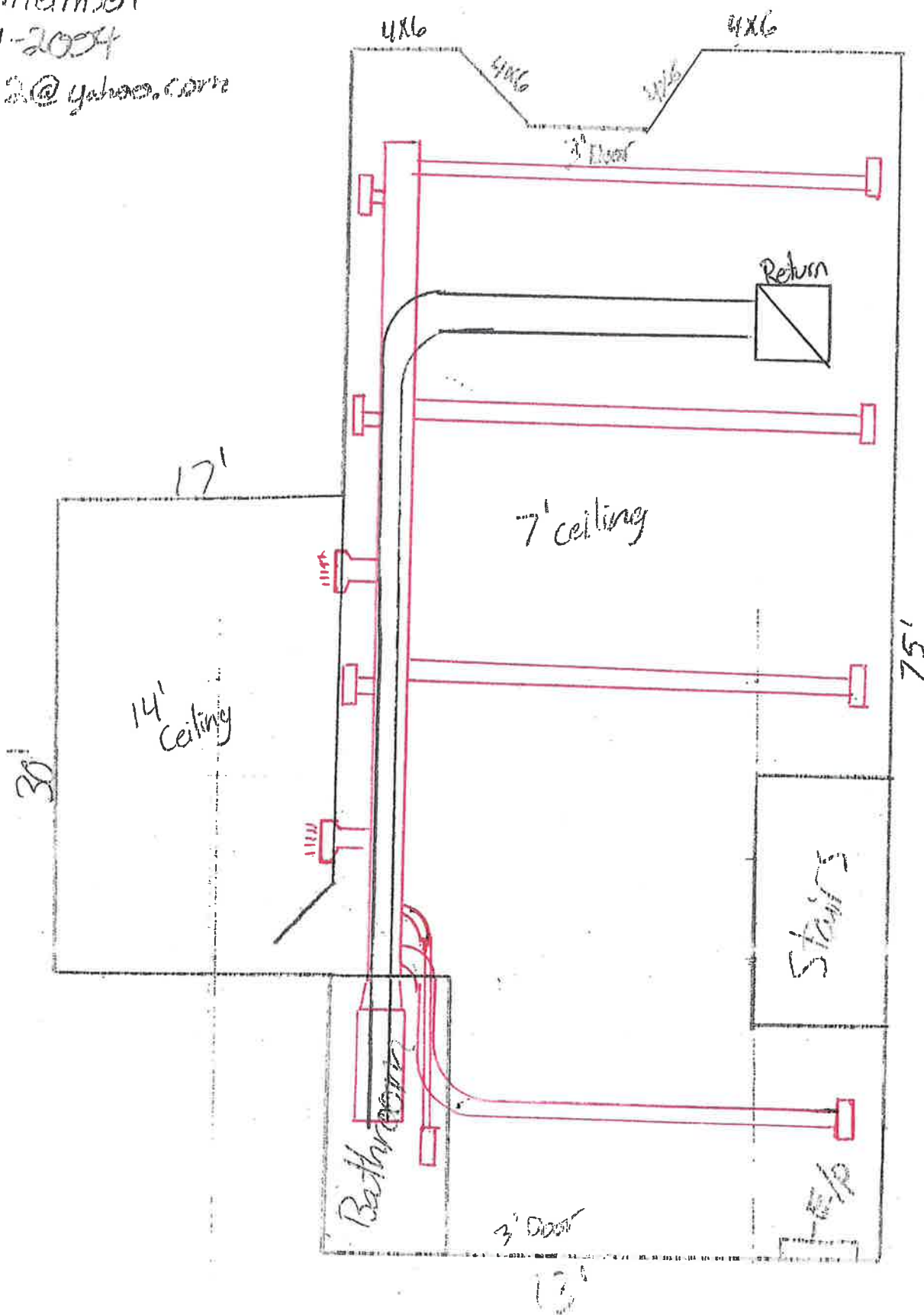
360-431-2004

lwilhelmsen2@yahoo.com

Supply
Return

Ducting
Ducting

under floor
Rectangle over
Ceiling





City of Longview

Agenda Summary

**CERTIFICATE OF APPROPRIATENESS CA 2024-5 – WOMEN’S CLUB – HVAC INSTALLATION
RECOMMENDED ACTION: RECEIVE PRESENTATION & CONSIDER IN NEW BUSINESS**

Attachments:

1. CA 2024-5 Womens club HVAC

**Application For A
CERTIFICATE OF APPROPRIATENESS
Longview Historic Preservation Commission
Longview, Washington**

Application No. CA-2024-5 Date _____

Instructions: Print neatly or type. Submit by the 3rd Thursday of the month in order to be considered at the regular meeting on the 4th Thursday of that month. Insufficient documentation and incomplete applications will be returned or placed on hold. **Please be aware that the issuance of Building Permits is dependant on obtaining a Certificate of Appropriateness.**

Application is hereby made for issuance of a Certificate of Appropriateness (under Longview Ordinance 16.12.060 (1) & (3) for work as described below, and on plans, drawings, photographs, and descriptive material (attached) :

Address of Proposed Work 835 21st Ave

Name of Building or Site Women's Club building

Owner of Building or Site City of Longview Phone 360-442-5202

Home Address 1525 Broadway, Longview, WA 98632

Name(s) & Address of Agent Ken Hash

Phone 360.442.5202

Name & Address of Architect or Designer _____

Phone _____

Name & Address of Builder or Contractor _____

Phone _____

Approximate date of Starting Work OCT. 2024 Completion OCT. 2024

Information required for processing of application:

- _____ 1. Plot Plan and /or floor plan
- _____ 2. Two sets of plans and or drawings to scale, of all elevations on all sides affected. Drawings submitted must look professional or be of high quality and detail if applicable to the project, or for structural or substantial alterations.

X 3. Clear photographs of existing structure or property and listed features.

X 4. Samples of material and color (roofing, siding, windows, etc...)

_____ 5. Required permits from Community Development and/or Public Works Departments:

Circle (Building) (Plumbing) (Electrical) (Mechanical) (Demolition) (Windows, Siding) (R-O-W)

	Historic Restoration		Dwelling		Siding		Fence
	Renovation		Commercial		Porch		Wall
	New Construction		Garage		Parking		Steps
	Demolition		Addition		Walks		Signs
	Foundation		Awnings		Windows		Roof
	Chimney		Skylights		Color Change		Painting

*****Please attach or submit additional pages as necessary*****

Adding heat Pump and anti-theft enclosure.

No work may differ from approved Certificate of Appropriateness.

Certificate of Appropriateness is valid for 12 months from date of issuance.
Certificate may be renewed at discretion of the Historic District Commission.

Do you intend to apply for Special Property Tax Valuation for Historic Property Renovation? ☐

X und

X

11/11/11

x

Department Use Only

The following information to be completed by the Historic Preservation Commission:

Date application received _____

Date of Public Meeting _____

Inspected prior to hearing _____

Commissioners _____

Inspection upon Completion _____

Commissioners: _____

Planning & Building Dept. _____

The Historic Preservation Commission has made the following determination:

☐ Approved (Conditions) _____

☐ Denied (Findings) _____

Chair, Historic Preservation Commission:

Date:

X _____



5-ton Trane XR15 heat pump or similar

46h x 37x x 34d





South
Glavation



North
Elevation



West
Elevation



West
Glenview

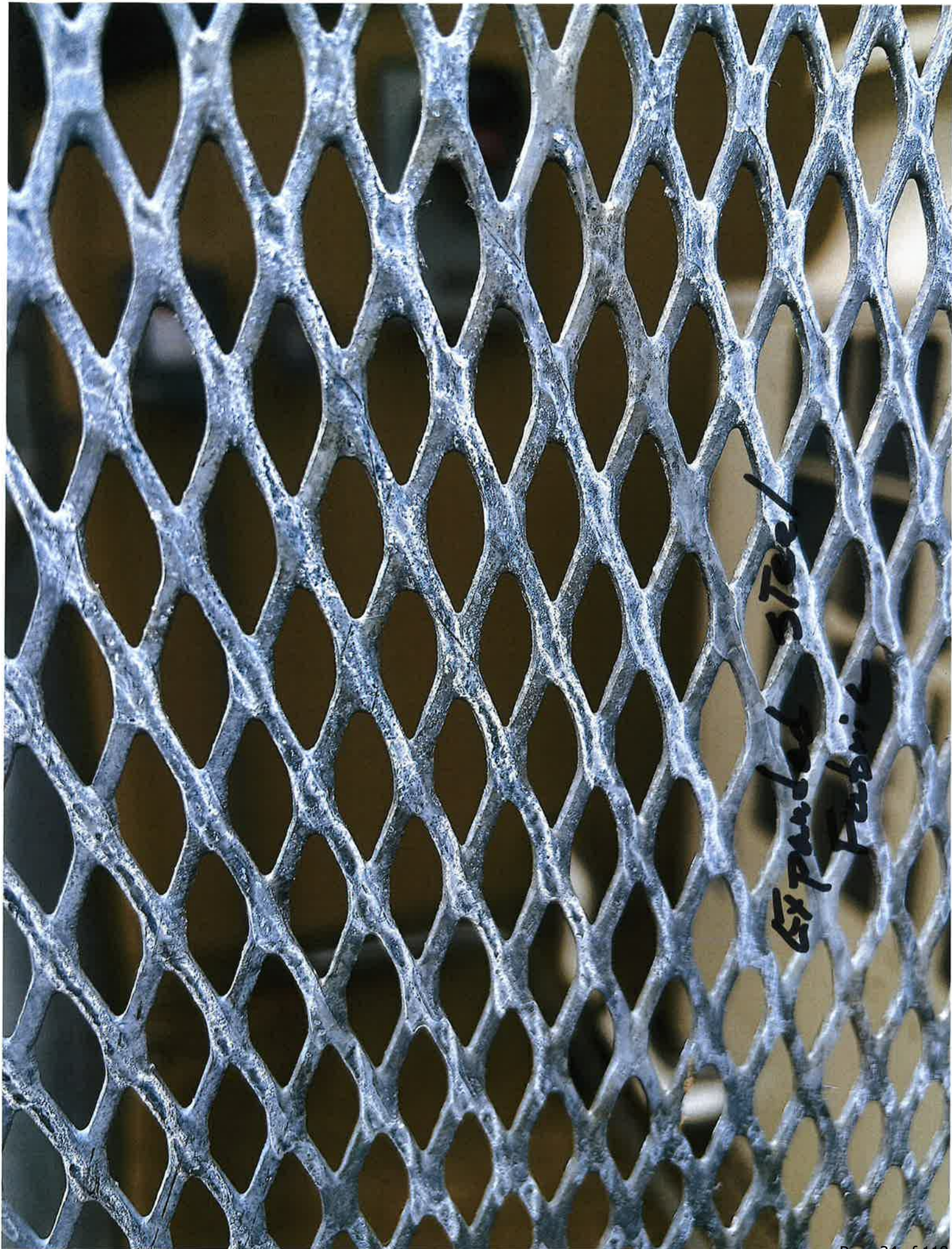
Proposed Heat Pump
Location



Anti-Theft
Enclosure

Similar Construction

this is located @ McClelland





City of Longview

Agenda Summary

**CERTIFICATE OF APPROPRIATENESS CA 2024-6 - LIBRARY WINDOW INSTALLATION
RECOMMENDED ACTION: RECEIVE PRESENTATION & CONSIDER IN NEW BUSINESS**

Attachments:

1. CA 2024-6 library windpws

**Application For A
CERTIFICATE OF APPROPRIATENESS
Longview Historic Preservation Commission
Longview, Washington**

Application No. _____ Date _____

Instructions: Print neatly or type. Submit by the 3rd Thursday of the month in order to be considered at the regular meeting on the 4th Thursday of that month. Insufficient documentation and incomplete applications will be returned or placed on hold. **Please be aware that the issuance of Building Permits is dependant on obtaining a Certificate of Appropriateness.**

Application is hereby made for issuance of a Certificate of Appropriateness (under Longview Ordinance 16.12.060 (1) & (3) for work as described below, and on plans, drawings, photographs, and descriptive material (attached) :

Address of Proposed Work 1600 Louisiana Street

Name of Building or Site Longview Library

Owner of Building or Site City of Longview Phone (360) 442-5600

Home Address 1525 Broadway, Longview, WA 98632

Name(s) & Address of Agent Keith Walling, Fleet & Facilities Manager
254 Oregon Way, Longview Phone (360) 442-5600

Name & Address of Architect or Designer _____

Phone _____

Name & Address of Builder or Contractor Chosen Wood Window Maintenance, Inc.

18574 OR-99E, Oregon City, OR 97045 Phone 503-966-8559

Approximate date of Starting Work 9/1/2024 Completion 10/31/2024

Information required for processing of application:

- _____ 1. Plot Plan and /or floor plan
- _____ 2. Two sets of plans and or drawings to scale, of all elevations on all sides affected. Drawings submitted must look professional or be of high quality and detail if applicable to the project, or for structural or substantial alterations.
- X 3. Clear photographs of existing structure or property and listed features.
- X 4. Samples of material and color (roofing, siding, windows, etc...)
- _____ 5. Required permits from Community Development and/or Public Works Departments:
Circle (Building) (Plumbing) (Electrical) (Mechanical) (Demolition) (Windows, Siding) (R-O-W)

☒	Historic Restoration	☐	Dwelling	☐	Siding	☐	Fence
☒	Renovation	☐	Commercial	☐	Porch	☐	Wall
☐	New Construction	☐	Garage	☐	Parking	☐	Steps
☐	Demolition	☐	Addition	☐	Walks	☐	Signs
☐	Foundation	☐	Awnings	☒	Windows	☐	Roof
☐	Chimney	☐	Skylights	☐	Color Change	☐	Painting

*****Please attach or submit additional pages as necessary*****

- Page 37 of 118

Department Use Only

The following information to be completed by the Historic Preservation Commission:

Date application received _____

Date of Public Meeting _____

Inspected prior to hearing _____

Commissioners _____

Inspection upon Completion _____

Commissioners: _____

Planning & Building Dept. _____

The Historic Preservation Commission has made the following determination:

☐ Approved (Conditions) _____

☐ Denied (Findings) _____

Chair, Historic Preservation Commission:

Date:

X _____

Proposed Window Treatment Addendum	
Please supply the following information in accordance with the Longview Historic Preservation Commission's Window Treatment Standards. Attach additional pages as necessary.	
Level of Treatment (Per Treatment Standards)	Rehabilitation
Treatment option (Per Treatment Standards)	A & B
Please explain why you feel this level of treatment is necessary	
The windows look to have standard wear and tear that comes with age and exposure to weather. Besides some mostly face damage, the underlying wood is in great shape and will last a lot longer.	
Please describe your technical approach to performing this treatment	
1. Pull sash for restoration at Chosen shop. Catalog and stamp sash to return to original opening after restoration. 2. Board up openings for weather protection: Plywood with plexiglass cutout to let in light. 3. Sash stripped of paint (lead removal), putty, & glass (salvage existing historic glass) 4. Sash components to be repaired, restored, & reproduced as needed through dutchman, abatron, wood hardener, or component replacement (VG Fir material if component replacement is needed). 5. Sand surfaces and profiles smooth. Kerf operable sash for perimeter weatherstripping, route sash to accept thicker glazing 6. Prep and Prime sash 7. Glaze with salvaged existing glass. Use clear 1/8" annealed if some panes cannot be salvaged. 8. Scrape the frame down to the first solid paint layer. Frame components (jamb, sill, parting bead, weight pocket, sash stops, brick molds) to be secured and established. Frame components to be repaired, restored, & reproduced as needed through dutchman, abatron, wood hardener, and component replacement (VG Fir material if component replacement is needed). 9. Install Slim Line Insulating Pane (SLIP™) and adjusting counterbalance. Clear, tempered glass. 10. Mask sash and panels for finish paint of customer choice. 11. Reinstall sash into original, restored frames. Reinstall with new sash cord. Top sash to be fixed shut and interior sealed. Install sash glide pads to reduce operational friction. 12. Install Wood Sash Limiters. Polish existing hardware and install. Replace with replicate or similar styling where missing.	
As an attachment to this form, please provide the following information:	
1) Provide photographs detailing the damage to existing windows as well as the extent of the damage.	
2) Provide the contact information for any professional consultant that you have used in this process.	
3) If the windows currently installed in the building are not the original, provide architectural drawings, historic photos or similar information detailing the original windows.	
4) Provide samples, pictures and technical information of any material intended for use in the treatment process.	

CHOSEN

WOOD WINDOW MAINTENANCE, INC.

05/10/2023

Historic Window Restoration - Longview Library

Hello,

Thank you for giving us the opportunity to draw up a proposal for the window restoration on the Historic Longview Library. The scope below will restore these historic windows to The Secretary of the Interior's Standards for the Treatment of Historic Properties. An illustrative guide to this process can be seen in the document attached to this proposal. We customize our process according to the type of windows, as well as the building's future use and customer needs.

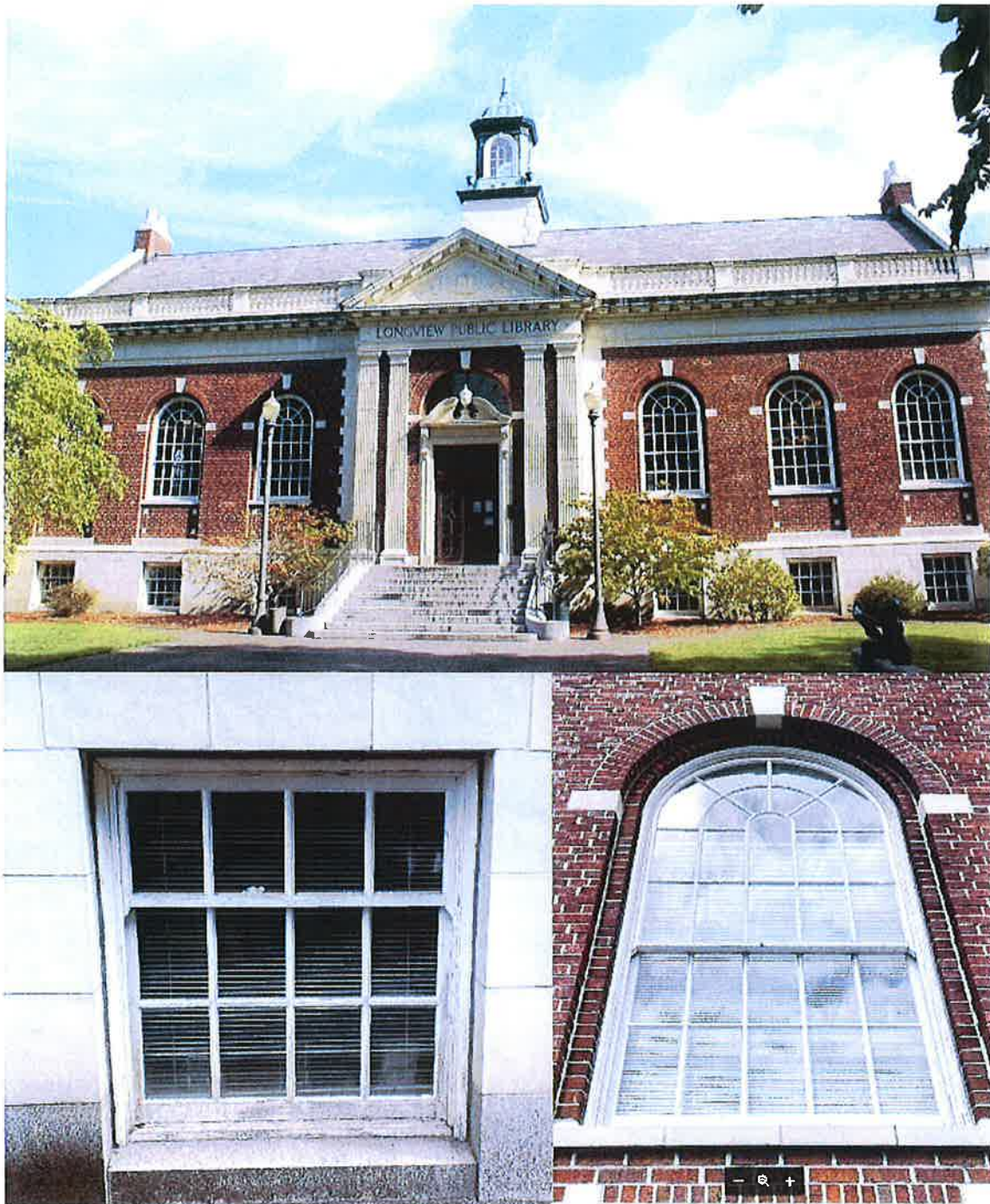
The windows look to have standard wear and tear that comes with age and exposure to weather. Besides some mostly face damage, the underlying wood is in great shape and will last a lot longer. Longer than most of the materials you will find on the market today. For an example of this, look at the state of disrepair the Longview post office is in since they replaced the original windows. Our restoration process will refurbish these windows to last another lifetime.

For upgrading the insulation of the window we have our very own storm-type product called the Slim Line Insulating Pane, or SLIP™. This product adds an additional tempered pane directly to each sash overlaying your current historic glass set up. This essentially turns your single-pane window into a simulated double-paned window. The frame of the SLIP™ is an attractive, low profile, pressed metal extrusion and can be custom painted. After installation and slight counterbalance modification, the sash will go up and down as normally intended. Not many products on the market allow this feature.

Bear in mind, that you'll likely have to go through a local preservation permit process for approval for exterior installation. You'll undoubtedly receive approval but there will be a little paperwork in mind.

Chosen has been involved in a large variety of historic window projects in the Northwest for over 20 years. The product of our restoration services will give you a quality, uniform, product.

Our proposal is built around the principle of 'value for your money'. Please review the proposal and supporting documents and let us know of any questions.



Historic window types & counts

Type	Description	Window Qty	Sash Per	Total Sash Per
4/8 DH	12-lite. ~43 x 42	14	2	28
4/4 DH	8-lite, ~43 x 38	5	2	10
Arched SH	28-lite. ~60 x 120	10	2	20
Vents	8-lite, no glass	4	1	4
Cupola	12-lite. ~33 x 59	4	1	4

→ 37 Total Windows

→ 66 Total Sash(including door panels and transoms)

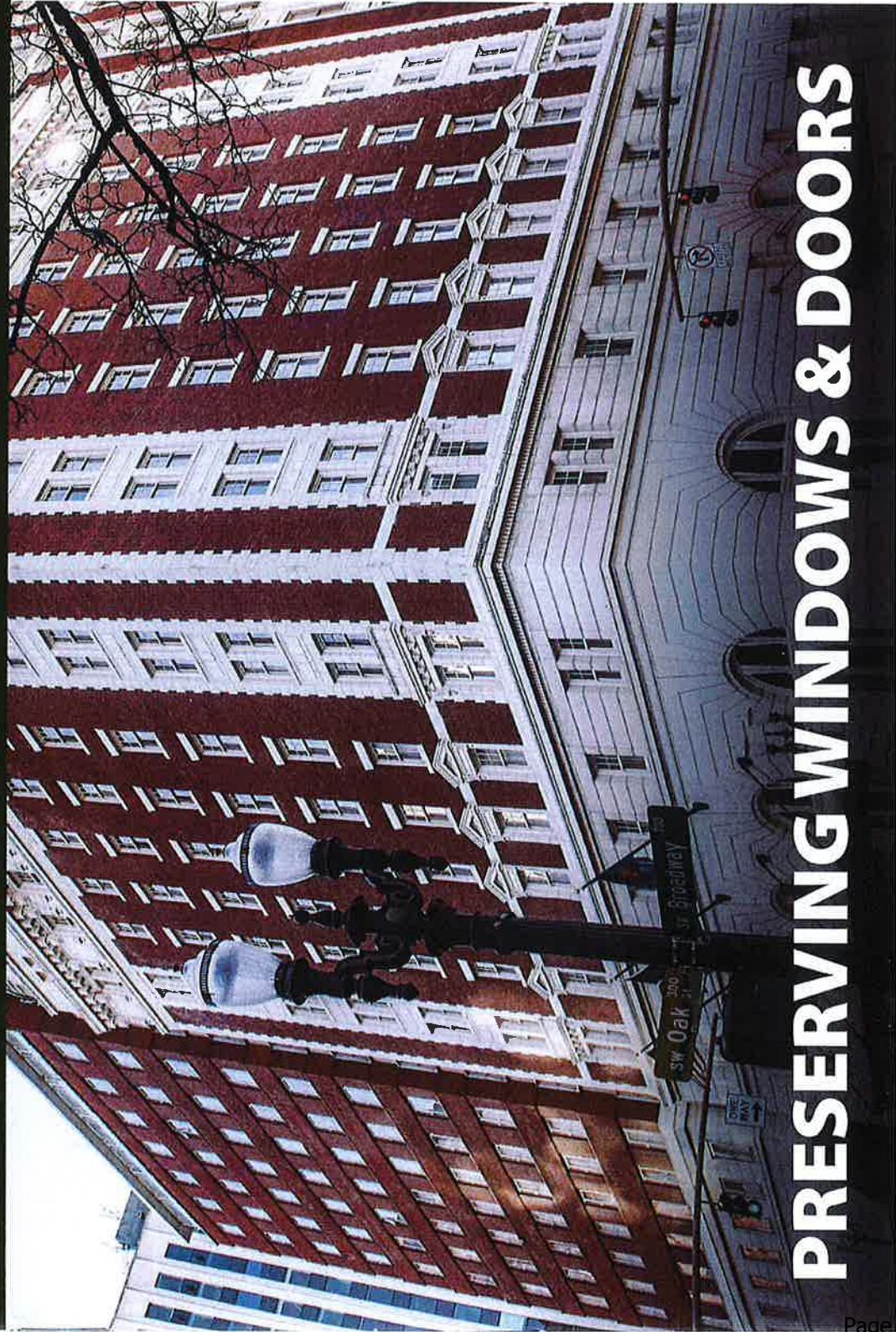
SCOPE OF WINDOW RESTORATION

1. Pull sash for restoration at Chosen shop.
2. Catalog and stamp sash to return to original opening after restoration.
3. Board up openings for weather protection Plywood with plexiglass cutout to let in light..
4. Sash stripped of paint (lead removal), putty, & glass (salvage existing historic glass).
5. Sash components to be repaired, restored, & reproduced as needed through dutchman, abatron, wood hardener, or component replacement (VG Fir material if component replacement is needed).
6. Sand surfaces and profiles smooth. Kerf operable sash for perimeter weatherstripping, route sash to accept thicker glazing
7. Prep and Prime sash
8. Glaze with salvaged existing glass. Use clear 1/8" annealed if some panes cannot be salvaged
9. Mask sash and panels for finish paint of customer choice.

10. Scrape the frame down to the first solid paint layer. Frame components (jamb, sill, parting bead, weight pocket, sash stops, brickmolds) to be secured and established. Frame components to be repaired, restored, & reproduced as needed through dutchman, abatron, wood hardener, and component replacement (VG Fir material if component replacement is needed).
 11. Reinstall sash into original, restored frames. Reinstall with new sash cord. Top sash to be fixed shut and interior sealed. Install sash glide pads to reduce operational friction.
 12. Install Wood Sash Limiters
 13. Polish existing hardware and install. Replace with replicate or similar styling where missing.
-



Restoration | **Energy Efficiency** | **Functionality** | **Historical Preservation** | **Reproduction**



PRESERVING WINDOWS & DOORS



Since 1998

OUR MISSION

*Our mission is to
provide quality services
and products that
accommodate our
customers' specific needs.
We aim to preserve
and provide quality
materials, builds, and
restoration methods that
enhance a building's
unique character.*



Chosen Wood Window Maintenance

COMMERCIAL AND RESIDENTIAL RESTORATION

Chosen Wood Window Maintenance is a premier full-service window restoration contractor providing restoration services for wood and steel windows, as well as doors. For a fraction of the cost of window replacement, we can repair and update your windows. We offer a variety of services, such as glass replacement, wood damage repair, dry rot repair, inoperable sash repair, glazing, energy solutions, reproductions, historical preservation and more for your residential and commercial projects.

At Chosen Wood Window Maintenance, we emphasize quality craftsmanship above all. Our diverse project history includes both commercial and residential restoration and repair projects and has equipped us with the knowledge and skills to work in a number of different job environments. Share your project goals with us, and we will offer our expertise, cost-effective options, and alternatives, complete with an ROM for your project. We are proven experts in our field with a goal to provide the best value for your money.





A COMMITMENT TO SUSTAINABILITY

Chosen Wood Window Maintenance is a green company. More often than not, replacing windows is a poor economic and environmental decision. Conserving original materials is an important consideration for building restoration. Reusing, refurbishing and restoring original materials helps to conserve natural resources.

- Keeping existing windows saves the energy and resources needed to create new windows.
- Like any product, the production of replacement windows requires materials, and these materials generate CO₂ and other environmental hazards from the extraction, manufacture, transport and disposal processes.
- While repairing and / or retrofitting windows requires materials, it is typically less material-intensive, resulting in lower impacts on the environment than an entire window replacement.

We understand the unique qualities of original wood windows and are committed to protecting and maintaining the valuable properties they deliver to the architecture of homes and historic buildings. Restored wood windows can last an additional 50 to 100 years, when properly maintained.

LEED

For Leadership in Energy and Environmental Design (LEED) project qualification, we can tailor our methods and products to meet specific LEED criteria. We are knowledgeable in selecting, procuring, and utilizing products that can meet strict V.O.C. requirements, as well as products

OUR CAPABILITIES	
REPAIR vs RESTORATION, WINDOW MAINTENANCE AND REPAIR	
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OUR CAPABILITIES

For both commercial and residential projects, our approach to window restoration and repair is simple: reuse what we can, consolidate, repair and strengthen. Window repair and restoration is not only about what your windows look like on the surface, but also what is under the surface and how the windows function and perform. At Chosen Wood Windows, we apply a consistent system to the way we repair and restore windows that ensures an efficient process and reliable results.

Our capabilities include:

- Repair/maintenance, including dry rot, wood damage, broken glass, glazing and operational repair
- Restoration for both commercial and residential buildings in compliance with Historic restoration according to the standards



REPAIR vs RESTORATION

What is the difference?

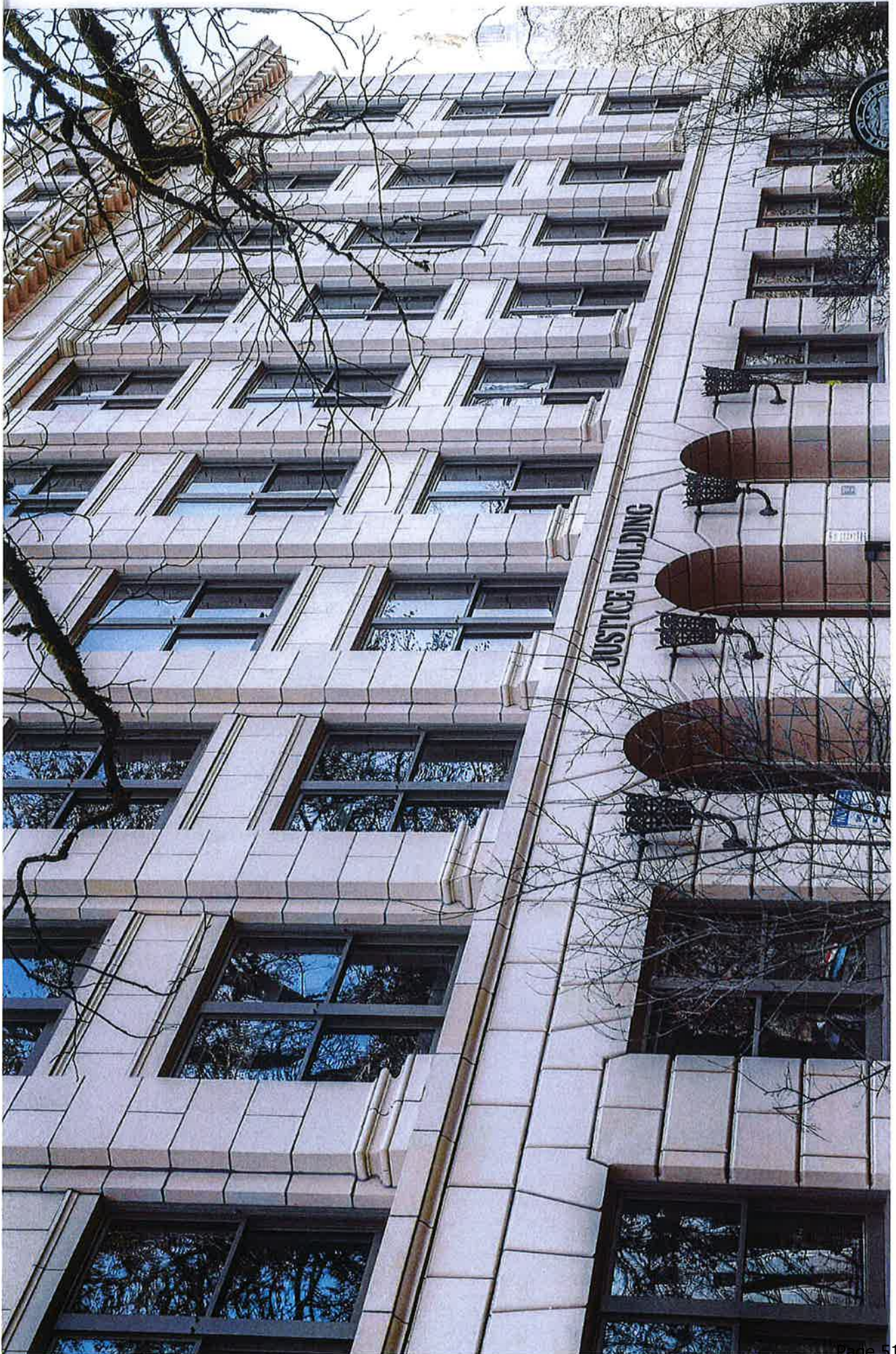
Repairing Wood Windows: Window repair addresses specific issues or damage but does not necessarily aim to return it to its original condition. Repair and maintenance involves fixing or replacing individual components or parts that may be broken, rotted or damaged.

Restoring a Wood Window: Restoration is a more comprehensive approach that seeks to bring a wood window back to its original or historically accurate condition. The goal of restoration is not only functional but also aesthetic, aiming to preserve the window's historical or architectural significance.

WINDOW MAINTENANCE AND REPAIR

As windows age, the sash can deteriorate, which can affect both the aesthetics and proper function of a window. Wood windows should be repaired and maintained on a regular basis to ensure the best performance and operation. Replacement window companies often compare their products to old and neglected wood windows, highlighting their supposed maintenance-free nature. However, “maintenance-free” often means they can’t be maintained, leading to landfill waste within 20 years. In contrast, maintaining and restoring wood windows is a relatively straightforward process. There are many maintenance and repair methods that help extend the life of wood windows and doors. Parts, like rails or muntins, can be easily duplicated and integrated into the original window. Broken glass and crumbling glazing can be replaced. Even rotted wood can be rejuvenated with the right skills and materials. Properly maintained, these windows can endure for centuries.





BENEFITS OF RESTORATION

Conserving original materials is an important consideration for building restoration. Reusing, refurbishing and restoring original materials helps to conserve natural resources. Plus, vintage wood windows frequently have features and characteristics that can't be found in more modern windows.

Benefits of restoring original windows include:

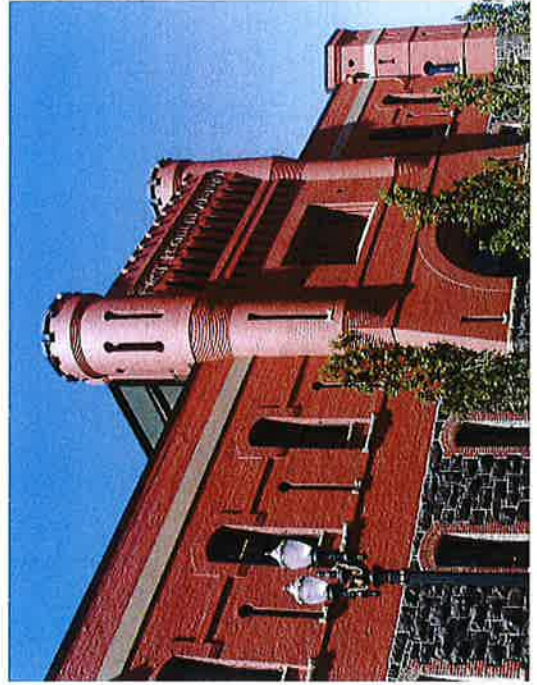
- Older windows are built with higher quality materials and craftsmanship that may be cost-prohibitive if used to produce windows today.
- Windows produced prior to the 1940s are likely to be made from old-growth wood (predominantly hardwood), which is stable, dense wood.
- Old-growth wood mills and sands well, holds paint and stain well, and can be refinished to restore the original appearance.
- Original, old-growth wood windows are more insect-resistant than wood windows manufactured today.
- Denser, older wood windows have natural rot resistance.
- Original wood windows were likely produced locally, with locally harvested wood, making the wood better suited for local climate conditions.
- Keeping existing windows saves the energy and resources needed to create new windows.
- Like any product, the production of replacement windows requires materials, and these materials generate CO2 and other environmental hazards from the extraction, manufacture, transport and disposal processes.
- While repairing and / or retrofitting windows requires materials, it is typically less material-intensive, resulting in lower environmental impacts than an entire window replacement.
- Maintain the original design, personality and features of a building can be essential to maintaining the architectural integrity and property value of your home or building.

Restoration of original wood or steel windows can result in a window that can outperform many of today's replacement windows, offering a long-term, cost-effective solution for historic and other highly valued older buildings and homes.



RESTORATION OPTIONS

Chosen Wood Windows offers a full range of restoration options. The choice of restoration level depends on many factors, including the historical significance of the building, the governing historical board, the condition of the existing windows, budget, energy requirements for the building, and timing of the restoration project. We work with preservationists and restoration experts to carefully assess these factors to determine the most appropriate level of restoration that balances preservation goals with practical considerations. The ultimate goal is to ensure historical integrity of valuable architectural elements in historic buildings. We'll work with you to tailor a restoration plan that meets your needs.



Secretary of the Interior's Standards for the Treatment of Historic Properties

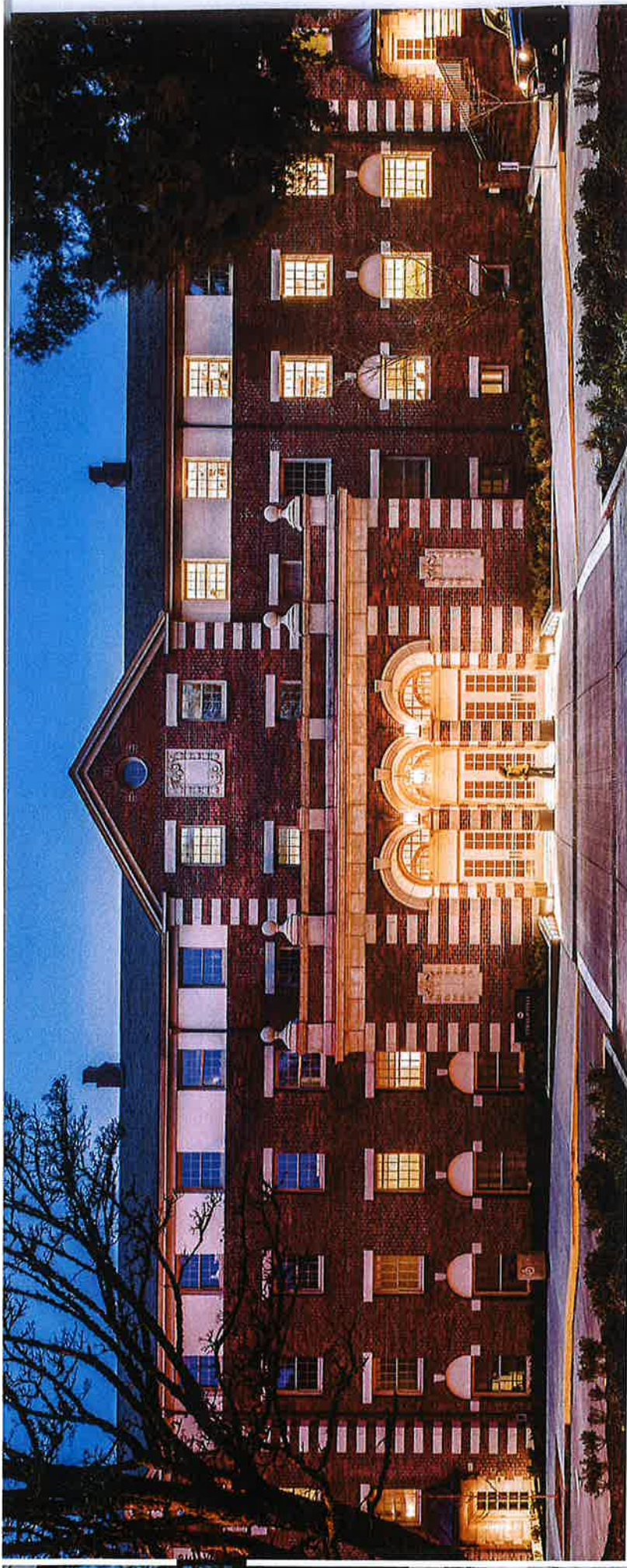
Historic windows and their functional and decorative features are an intrinsic element of defining a building's overall historic character. Chosen Wood Windows provides full service project management to achieve your historical restoration project goals within the standards set forth by the Secretary of the Interior's Standards for the Treatment of Historic Properties. Our goal is to protect and maintain original fabric and features of the overall window and building. We can conduct an in-depth survey of the existing windows and give all the options available.

We have completed more than 40 historical preservation projects to date, including the Oregon Supreme Court House Building, University of Oregon Gerlinger Hall, Portland Center Stage and many more.

Items that we can provide prior to 100% drawings:

- ROM for preliminary project costs
- Window surveys
- Assistance with specs for uncharted areas
- Value solutions for insulation, operation and more





STEEL WINDOWS

Steel windows make up a large percentage of vintage windows and are frequently found in historic structures, especially in industrial commercial buildings. Structures that have steel windows are very distinct, with bold character and a unique style. Replacing, rather than restoring these windows can often impair the original architectural integrity of the building by introducing design elements that are not of a similar era or style. Keeping and restoring your steel windows can be a practical option for your building and your budget.



Benefits of Steel Windows

Steel windows are strong! These windows are very durable, and when properly maintained and kept in good repair, can stand the test of time. While strong in structure and material; steel windows, just like wood windows, can succumb to the elements and show signs of deterioration.

Fortunately, this deterioration can be remedied. Small deterioration, such as surface rust, can be ground and refinished. More extensive damage can be removed and spliced with compatible products to restore the original structural integrity.

Windows built with strong, rolled steel can provide additional security for building owners, as both a sturdy, long-lasting, component of the building and also as a deterrent that keeps unwanted intruders out!

Steel windows can be efficient. These windows won't easily sag or droop like some other building materials. The components holding the windows in place may need occasional maintenance but the steel material won't sag. This means that steel windows will stay square as long as the windows were originally fitted correctly. As a result, the windows are less likely to create drafts over time and experience changes in the fit of the sash in the frame. The insulation of the window also can be improved with upgrades to double- or tripe-paned glass configurations.

DOORS

Our restoration services also extend to doors, whether solid wood, wood and glass, or a combination of wood, glass and steel, we can provide repair, maintenance or full restoration to suit your specific needs. We offer services such as weatherstripping, glass replacement, wood repair, dry rot repair, door adjustment, and insulating glass upgrades.





THE CHOSEN RESTORATION PROCESS

Our process begins with planning. We catalog all windows in every the building to ensure sash are returned to their original place and also regain authentic seamless operation. Our services are all-inclusive, from pulling sash to finish paint and reinstallation.

Restoration at our shop starts with dipping and stripping decades of paint off the window sash and doors to give the sash a fresh start and identify past repairs. Much of the time the glass is removed and re-set. You'll always be provided a beautiful and historically accurate end product.

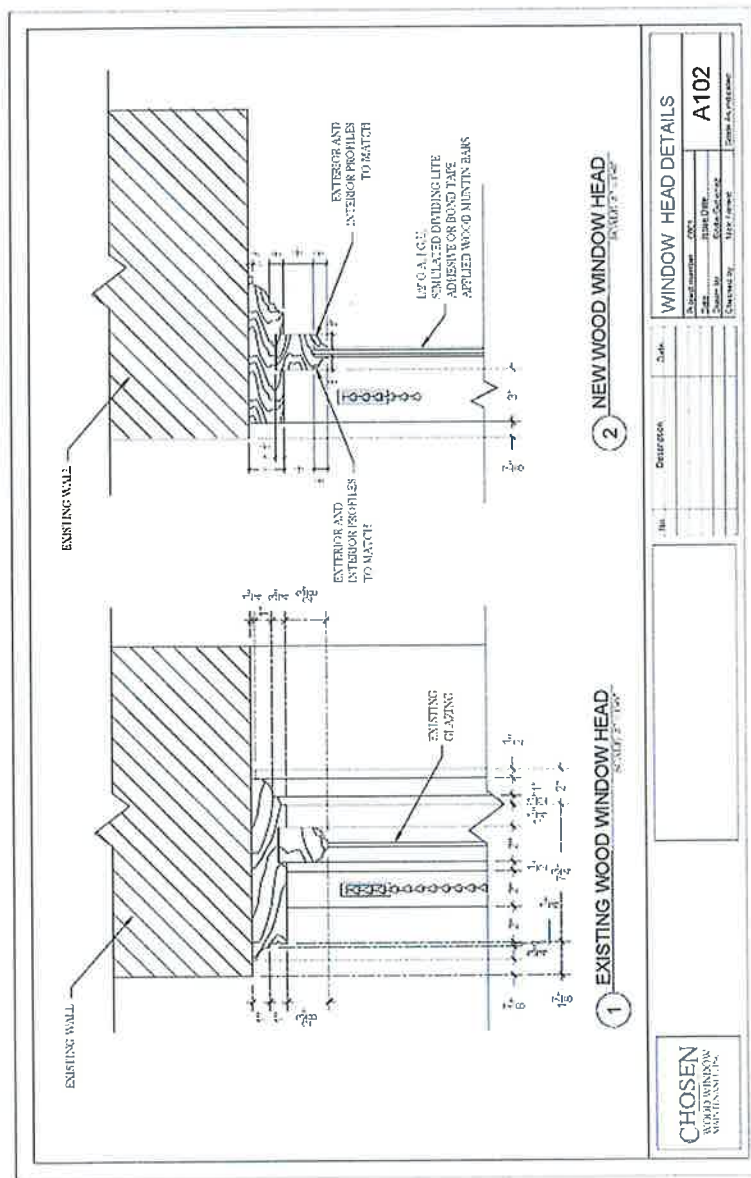


We provide complete project services, start to finish, such as:

- Catalog window sash in opening and catalog repair
- Pull, infill and transport for shop restoration
- Dip and strip to remove paint
- Repairs, reproductions, restoration
- Options for energy efficiency and operation
- On site installation
- Project scope complete to punch list

Providing On-site and In-shop Restoration

Chosen Wood Windows offers both on-site and in-shop restoration, and we serve beyond our local area. Our goal is to provide the individualized service that works within your schedule to produce the best possible outcome for restoration, renovation or replacement. We can tailor our on-site and in-shop scope to best suit your project.



STEPS OF WINDOW RESTORATION

1. Pull sash for restoration at either the Chosen Wood Window shop or designated on-site restoration area.
2. Catalog and stamp sash. Window sash are cataloged and stamped in a discreet location to ensure sash are returned to the original opening after restoration. This ensures historical accuracy as well as the best fit for the frame.
3. Board up openings for weather protection until restored windows are replaced.
4. Hardware is removed and evaluated for function and resuse. Original hardware is restored and reinstalled whenever possible.
5. Sash and millwork are stripped of paint, putty and glass. If possible, the existing glass is salvaged and re-used. For re-use, glass is marked so that it can be returned to it's original position, and cleaned.



6. Sash components are repaired, restored, and reproduced as needed, through Dutchman, abatron (epoxy) or wood hardener. If sash or millwork cannot be salvaged, custom components are crafted as replacements (VG fir material is used if component replacement is needed).

7. Sand surfaces and profiles smooth.

8. Kerf operable sash for perimeter weatherstripping.



9. Prep and prime sash.

10. Glaze with salvaged glass. If desired, or needed to meet current energy code, glass can be replaced with updated, double-pane insulating glass.





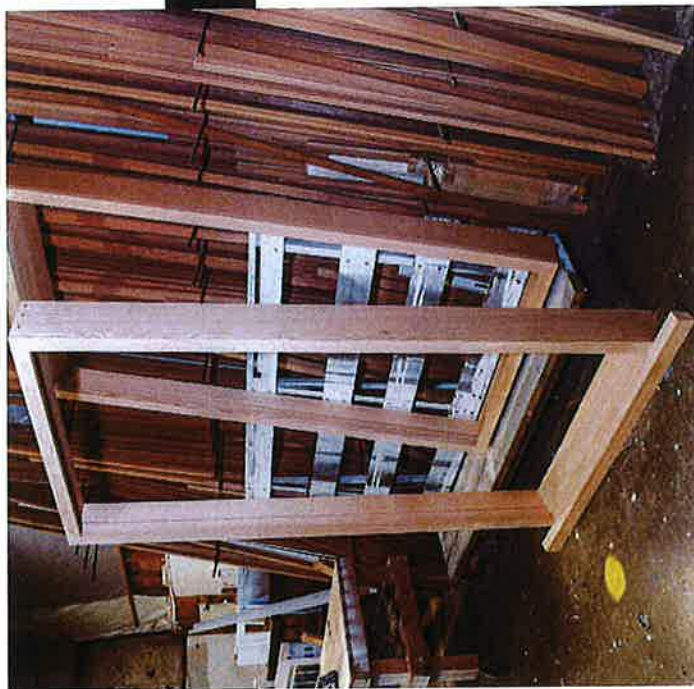
11. Mask sash for finish paint of customer choice.
12. Frame components (jamb, sill, parting bead, weight pocket, sash stops, brickmoulds) are secured and established. Frame components are repaired, restored and reproduced as needed through Dutchman, abatron (epoxy), wood hardener, or component replacement (Vt fir material if component replacement is needed).
13. Scrape frames and millwork down to the first solid paint layer. Prep and paint frames.
14. Reinstall sash into original, restored frames. Sash hardware is cleaned and re-used whenever possible. (Matching hardware can be provided if the hardware cannot be salvaged.)
15. Perimeter sealant to frames exterior.



ON-SITE RESTORATION PROCESS

1. Pull sash, catalog and board openings.
2. Repair frame and / or install new millwork if required.
3. Prime, mask and paint frame and millwork.
4. On-site glazing and sash repair is followed by the installation of the repaired sash.
5. Finish paint and perimeter sealant is applied.





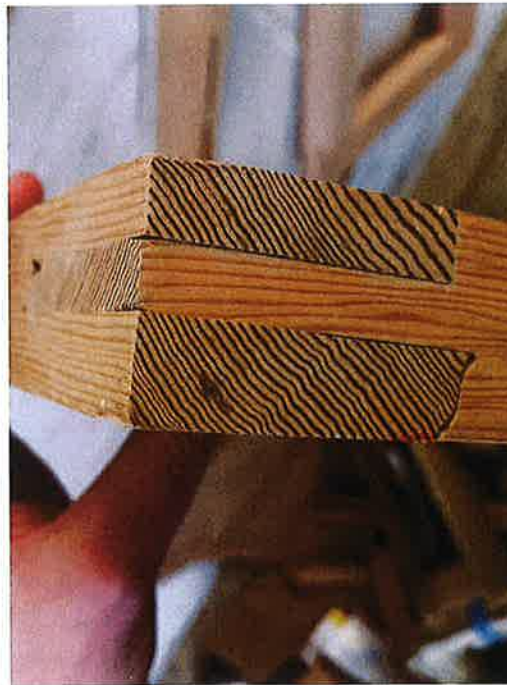
REPLICATES

When original windows are damaged beyond repair, we can provide exact replicates of the originals. This allows home owners, architects, contractors and renovators to restore those windows that can be restored and maintain uniform, historically accurate appearance with replicates to replace severely damaged windows. Replicates are custom-made to exact specifications using vertical grain fir to blend flawlessly with existing windows.

Our replicate sash provide traditional design aesthetics, with options available to enhance energy efficiency. It's the most efficient, cost-effective way to restore beauty and function to buildings and homes with severely damaged vintage windows.

REPRODUCTION

Whether you need architectural accents, jambs or mill work, Chosen can reproduce exact dimensions and profiles to match any existing window or door. We are "old school" when it comes to technique and skills for reproduction and re-glazing. We rely on the work of our skilled craftsman to produce reproductions to exact specifications while quality is never being overlooked. What makes our reproductions so valued is our attention to detail and end results that are crafted to stand the test of time.

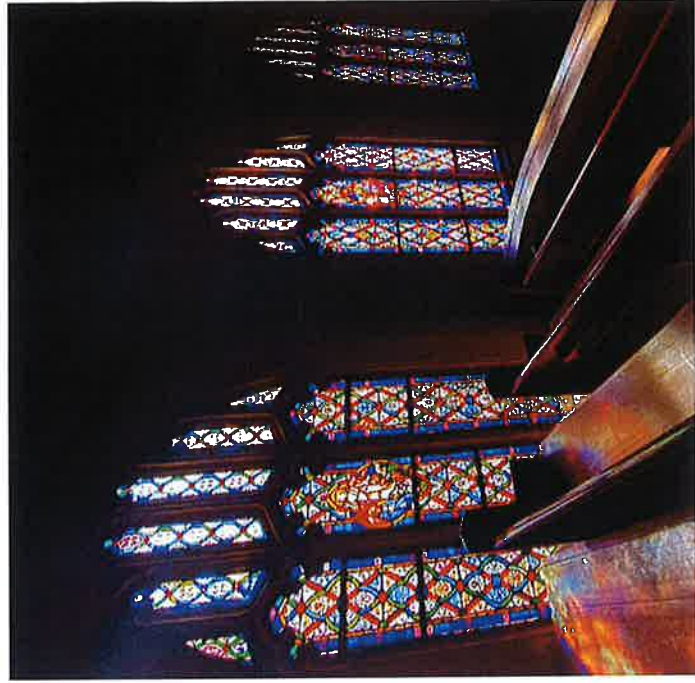


REPAIRING AND REPLACING STAINED GLASS AND LEADED GLASS

With more than 20 years of experience, Chosen Wood Windows has the skills and expertise to restore your treasured stained glass and leaded glass windows to their former beauty. Our full-service repair and restoration includes basic frame repair, replacing leading and soldering, and glass matching. Our glass restoration services are available for homes, churches, municipal and commercial buildings. We also have methods to insulate stained and leaded glass windows to make them more energy efficient.

Our window and door repair and restoration process extends beyond sash, panels and mouldings. We are committed to restoring and preserving original glass whenever possible, including glass with lead or zinc caming and beautiful, colorful stained glass. Whether we replace the full leaded glass configuration or just a section of your stained glass, our experts will carefully remove the damaged areas and reassemble a stronger window with all of its original characteristics and beauty.

Even the finest stained and leaded glass windows deteriorate over time. We can replace the caming and missing glass, or replace only those areas with cracked or broken glass, while carefully matching replacement glass to the color and texture of the original. If necessary, we can completely reassemble the window to restore the original appearance. Your windows are then meticulously soldered and caulked for added strength.





WINDOW UPGRADES

We recognize that, if given the option, building owners would rather keep their vintage windows than replace them. Vintage windows are made of long-lasting, quality materials that — with some TLC — add value and charm to the structure. Vintage windows were made with excellent old-growth fir or cedar that is no longer available for window production. These windows have weathered over a hundred years with very little dry rot. There is great value in keeping them. Most owners also love the wavy glass of vintage windows.

However, vintage windows do pose certain challenges:

- Loss of heat and cold drafts through leaky windows
- Single-pane windows that sweat and have little insulation power

In the last decade, we have developed solutions to resolve the issues that hinder the performance of vintage windows. We are experts at applying these techniques to improve the energy performance of your windows.

Increasing Energy Efficiency

The average building can lose as much as 30% of its heat or air conditioning energy through the windows. We understand how important it is not only to maintain your wood or vintage windows, but also to be as energy efficient as possible. We offer two great solutions to improve the energy efficiency of your windows: SLIP's and conversions. We also offer weatherstripping services!

Weatherstripping

Weatherstripping is one of the most cost-effective ways to insulate. Weatherstripping reduces outside noise and tightens up loose window sash, which in turn keeps the cold air out in the winter and cool air inside during warm months. This helps maximize the energy use of air conditioning units.

CONVERSIONS

Conversions are also an excellent option for those looking to get more insulating power from existing windows while maintaining the original millwork. This process involves the removal of the existing pane of glass and routing out the sash to accommodate a thicker, insulating glass configuration, with options for double- or triple-pane glass. The conversion process offers the advantage of insulating glass without changing the appearance or architectural personality of the original window, including the option of Low-E alternatives.





SLIP™ — A REVOLUTION IN STORM-TYPE INSULATION

Now there's an energy-efficient alternative to replacing older windows. Adding SLIPs (Slim Line Insulating Panes) to your vintage wood windows improves energy efficiency, resulting in reduced energy use to heat or cool your home. SLIPs are designed to maintain the beauty of your original windows, while updating single-pane wood windows to modern standards. We developed an innovative and cost-effective way to add an additional pane to each sash, without removing or altering the original windows.

In terms of insulating power, SLIPs are similar to insulating glass conversions. With SLIPs, full functionality is maintained without having to alter your vintage glass. SLIPs ensure your window sash remain fully operable, without the need to open two sets of windows, as required with storm windows. SLIPs are highly effective, well designed and well-priced, offering superior value when compared to alternatives.

Based on the energy modeling that we did for the building, including live mockups, 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 unobtrusive, allowing us to save hundreds of historic windows and still meet our stringent standards of energy

Storm windows can be a big, bulky hassle. SLIPs have a sleek look and feel, with a low profile that blend into the sash; you'll hardly know they are there (see before/after photo).

SLIP Benefits

- Increased energy efficiency
- Reduced noise intrusion
- Far lower costs than window replacement
- Maintains original beauty and charm of existing windows
- Windows stay historically accurate while maintaining functional
- Solid, well-designed construction and material
- Tested and proven product

BEFORE



AFTER

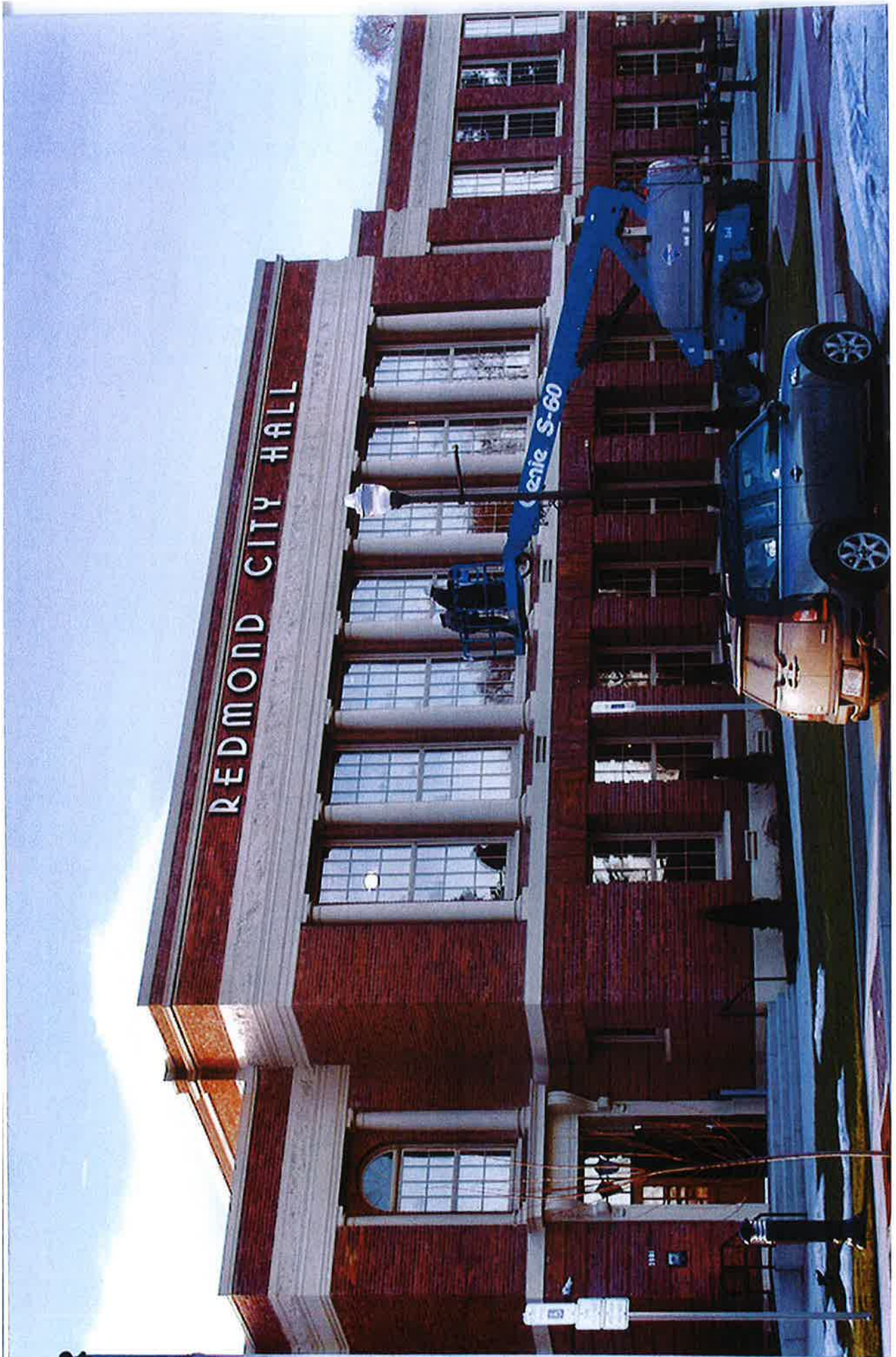


SLIP Testing

With SLIPs, energy performance is improved without the time-intensive and expensive replacement process. In testing at the University of Oregon, adding a SLIP to an existing window was found to be essentially equivalent to replacing glazing with double-paned insulating glass:

- Double-pane replacement glazing, 28% reduction in U-Value
- SLIPs installed with existing windows, 26% reduction in U-Value





VALUE ENGINEERING

We work with project managers, renovators, builders and contractors whenever possible to offer solutions that both preserve original windows and offer value over more expensive window replacement. Value engineering can offer cost-effective options for projects while preserving historical integrity.

By analyzing the existing windows and identifying specific issues, value engineering allows for targeted repairs that can extend window lifespan at a fraction of the cost of full replacement. This approach respects the architectural heritage, maintaining the original character and materials, which is essential for historic preservation and compliance with preservation regulations. Ultimately, value engineering strikes a balance between functionality and heritage, making it a more sustainable and cost-effective option for preserving the aesthetic and historical value of these windows.

We have successfully offered value engineering options to original specification for several projects with outstanding results that have helped project managers stay on budget while maintaining the architectural integrity and functionality of the original windows.



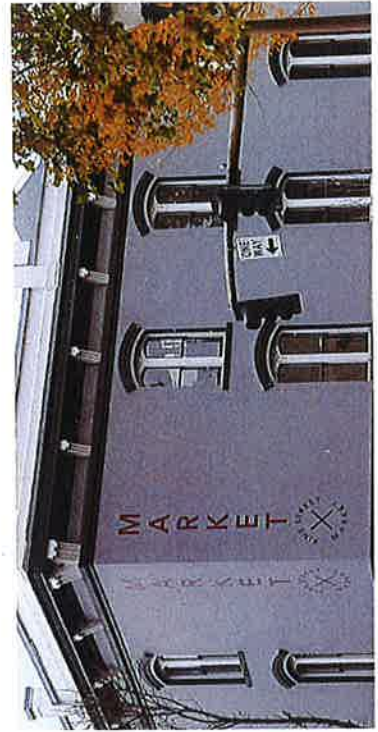
OUR PROJECTS



REDMOND CITY HALL



PORTLAND CITY HALL





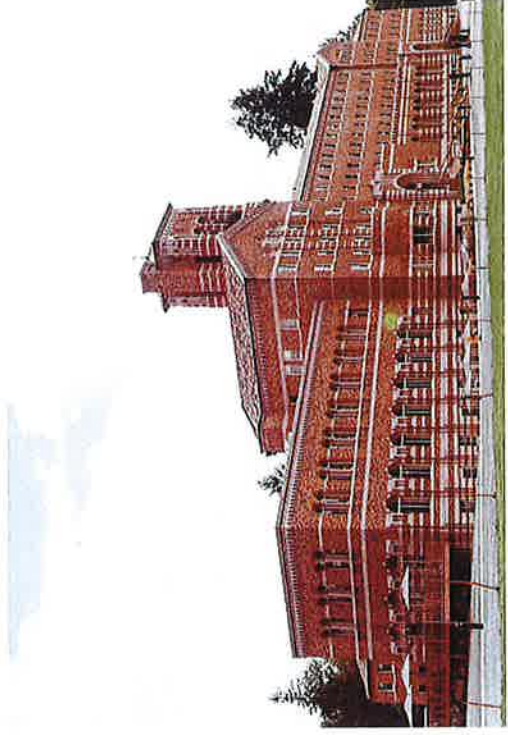
JUSTICE BUILDING



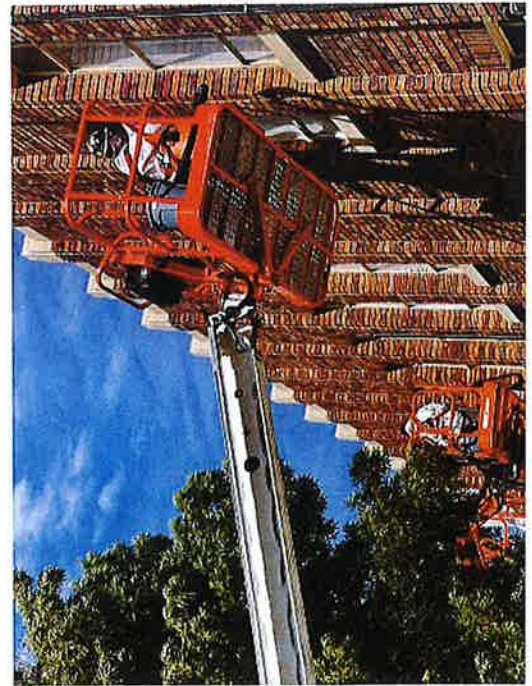
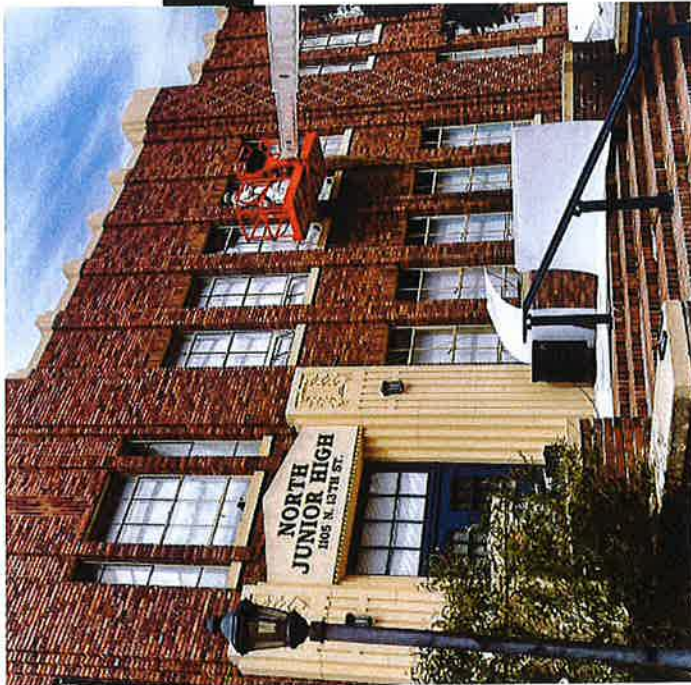
ROOSEVELT HIGH SCHOOL



THE BENSON



THE LODGE AT ST. EDWARD PARK



CASE STUDY

North Junior High School, Boise, Idaho

Restoring a Valued Member of the Community

North Junior High School has been an important part of the Boise community since the first building was constructed in 1925. Over the decades, the school has been expanded numerous times. The original structure was built with steel windows.

The historic school was showing the characteristic signs of wear and tear that are expected as buildings age. And the original windows, as was typical in the early part of the twentieth century, did not provide the type of energy efficiency required to meet current codes.

The original plan called for complete replacement of the steel windows. When Chosen Wood Windows became aware of the project, they contacted the project managers with a plan to restore the windows on site. The on-site restoration proposal allowed for the building to stay in service while the work was completed.

The first phase of the restoration began in the summer of 2023. Chosen restored the frames, removed the existing glass, installed temporary glass, and painted the restored frames. New state-of-the-art, energy-efficient glass was ordered to complete the project and upgrade the performance of the windows. Chosen sourced a technologically advanced glass, Pilkington Spacia™ vacuum-insulated glazing, designed to yield a U-value that exceeds 0.30, and contributes to improved

Advantages of Restoration over Replacement

Restoring original metal windows, like those at North Junior High School, offered several significant benefits compared to purchasing replacement windows.

Preservation of Historic Character: Restoration of the original metal windows allowed for the preservation of the building's historic character and architectural integrity. The windows are an integral part of its historical charm.

Architectural Features: Original metal windows in historic buildings often feature unique designs, profiles, and decorative elements that may be challenging to replicate with modern replacement windows. Restoring the existing windows allows these distinctive architectural features to be retained.

Cost-Effectiveness: Window restoration can be as much as 10 to 20 percent more cost-effective option than complete window replacement.

Environmental Considerations: Restoration reduces waste by preserving existing materials, preventing old windows from ending up in landfills. Additionally, manufacturing new windows consumes energy and resources, making restoration the sustainable choice.

Longevity: Restored metal windows, when properly maintained, can have a lifespan comparable to or even longer than that of replacement windows. High-quality restoration work addresses corrosion, repairs damaged parts, and ensures window performance for decades to come.

Restoration of Steel Windows



Restoration of Steel Windows

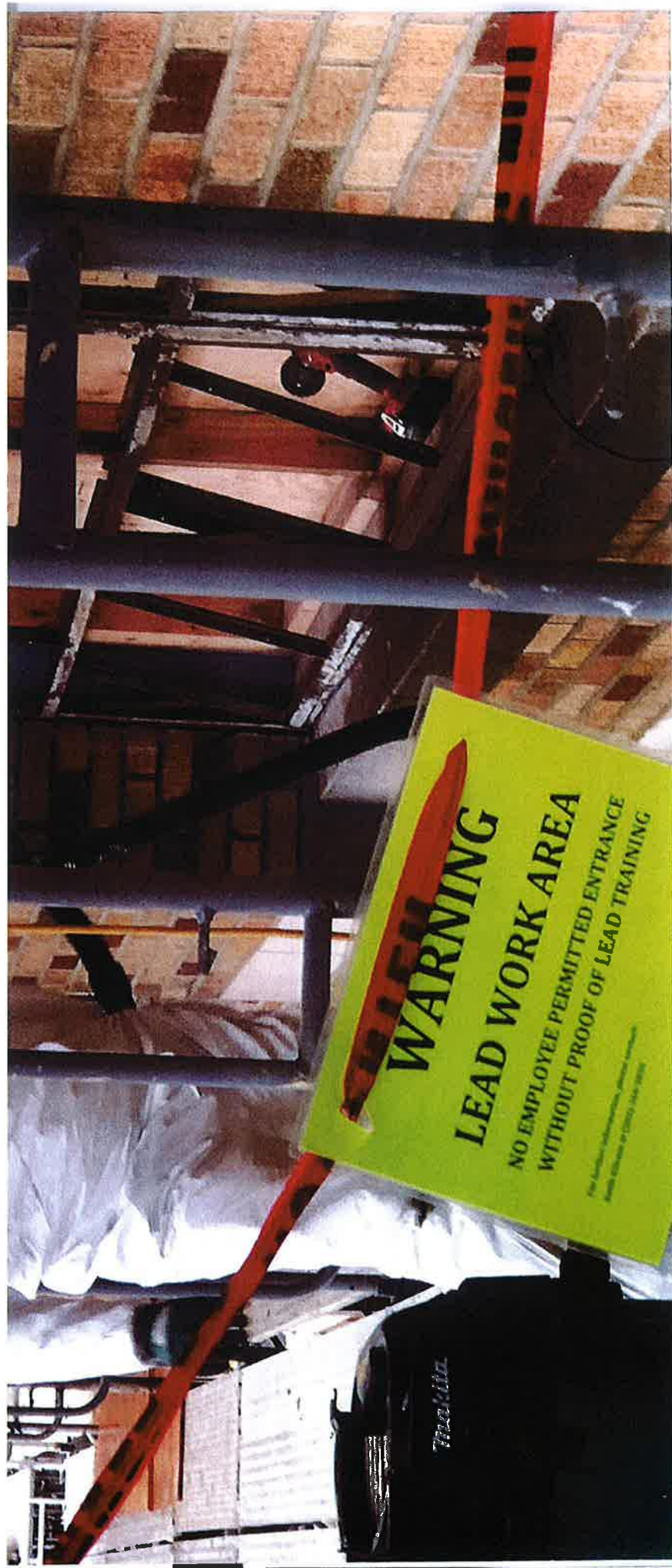
All work completed on site by Chosen Wood Windows Maintenance

Multi-Year Project

Date of Original Structure: 1925

Total Number of Restored Windows:
296 windows, 517 sash

Energy Upgrade: State-of-the-art, energy efficient glass that fits into the existing window and meets local code requirements with 0.30 U-value



SAFETY AND COMPLIANCE

In order to properly train and protect our workers, contracted employees, and the public from a health and safety standpoint, our restoration and repair program is focused on the EPA's Lead Renovation, Repair and Painting Program (40 CFR Part 745, Subpart E) and OSHA's 29 CFR 1926.62. Our program includes employing staff experienced at carpentry, painting, glazing, performing maintenance repairs and restoration.

Chosen Wood Window Maintenance is not a lead abatement contractor. However, we are capable of conducting lead testing and removal, diagnosis of asbestos containing materials. Our lead

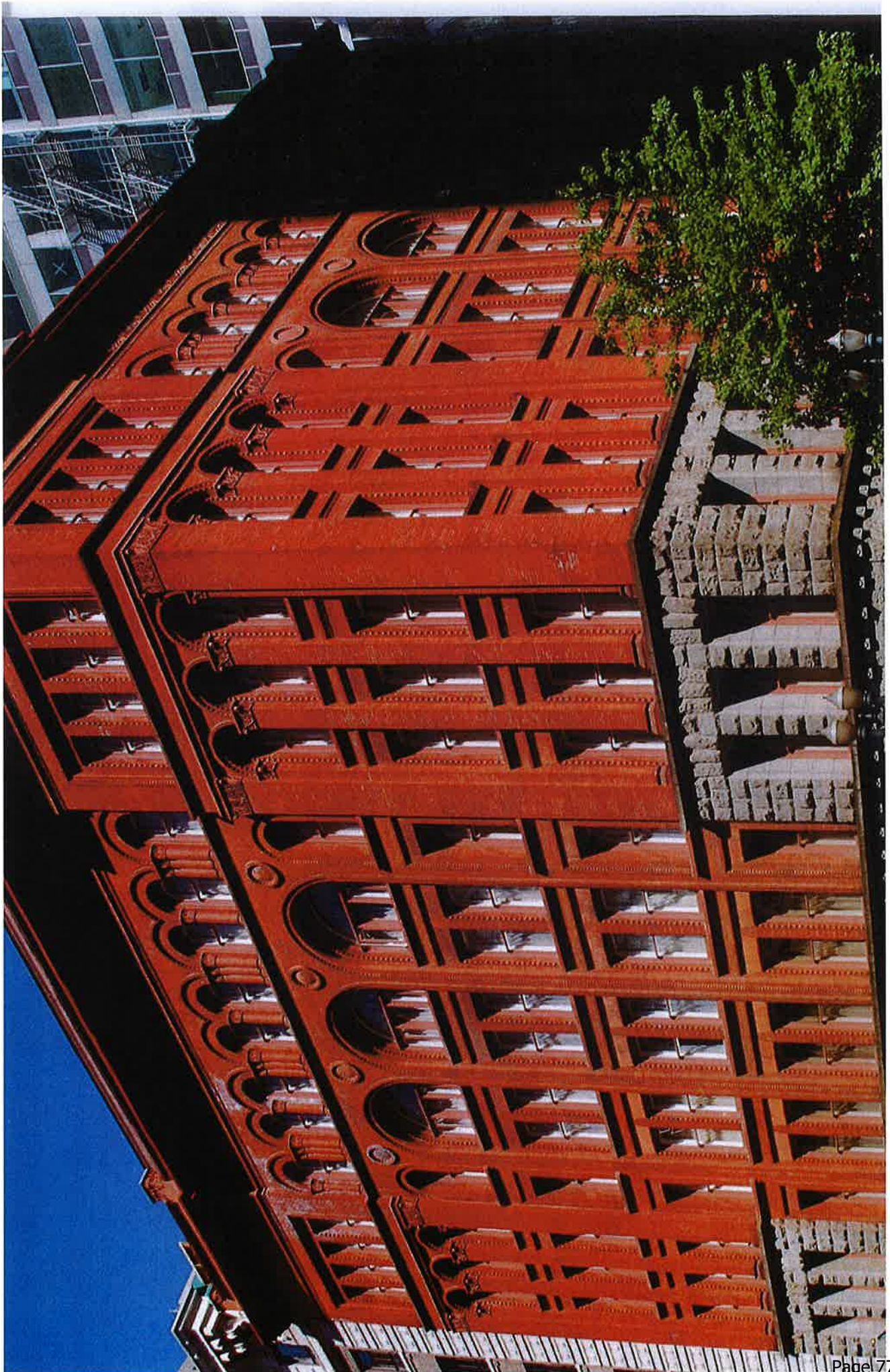
As outlined in the OSHA 'Lead in Construction' document and the standard, areas of significance that our program includes are notes below:

1. Hazard determination, including exposure assessment
2. Medical surveillance and provision for medical removal
3. Job-specific compliance programs
4. Engineering and work practice controls
5. Respiratory protection
6. Protective clothing and equipment
7. Housekeeping
8. Hygiene facilities and practices
9. Signage
10. Employee information and training
11. Recordkeeping

We satisfy the OSHA regulations by providing training, PPE, and medical surveillance. With our program, we include exposure monitoring, blood lead testing, recordkeeping, and respiratory protection. The RRP checklist is utilized for pre-renovation and project set-up, and post-renovation cleaning, as appropriate for work practices and methods. Our Lead Management/Compliance Plan is detailed, comprehensive, and covers our work at Chosen Wood Window Maintenance.

Our compliance information can be reviewed in our Lead Management/Compliance Plan. The plan is designed for how we manage lead renovation and restoration projects, manage lead paint and debris, and manage our work practices, etc., whether the projects are limited in scope or more detailed. Compliance, safety, and customer satisfaction are our top priorities at Chosen Wood Window Maintenance.





WHY CHOOSE CHOSEN WINDOWS

Chosen Wood Window Maintenance offers comprehensive historic window and door restoration services, including wood window restoration, steel window restoration, lead paint abatement, window installation, window finishing, hardware restoration and insulated glass conversion. Preserving and repairing your existing windows offers many benefits over replacement while maintaining the architectural integrity of your home or building in a cost-effective manner. Replacing original windows is often a poor economic and environmental decision. Many wood windows can be restored and upgraded to match the performance of standard replacement windows at a fraction of the expense of replacement. Chosen Wood Window Maintenance effectively addresses issues such as broken glass, sash malfunctions, wood deterioration, weathered sashes and sills, and paint accumulation, ensuring the transformation of your vintage window into a reliable, functional and energy-efficient asset. Let us take a look at your next project for a comprehensive evaluation.

CHOSEN

WOOD WINDOW
MAINTENANCE, INC.

Please give us a call at
(503) 266-3830
or find us online at
www.chosenwmm.com

18574 Hwy 99E
Oregon City, OR 97045

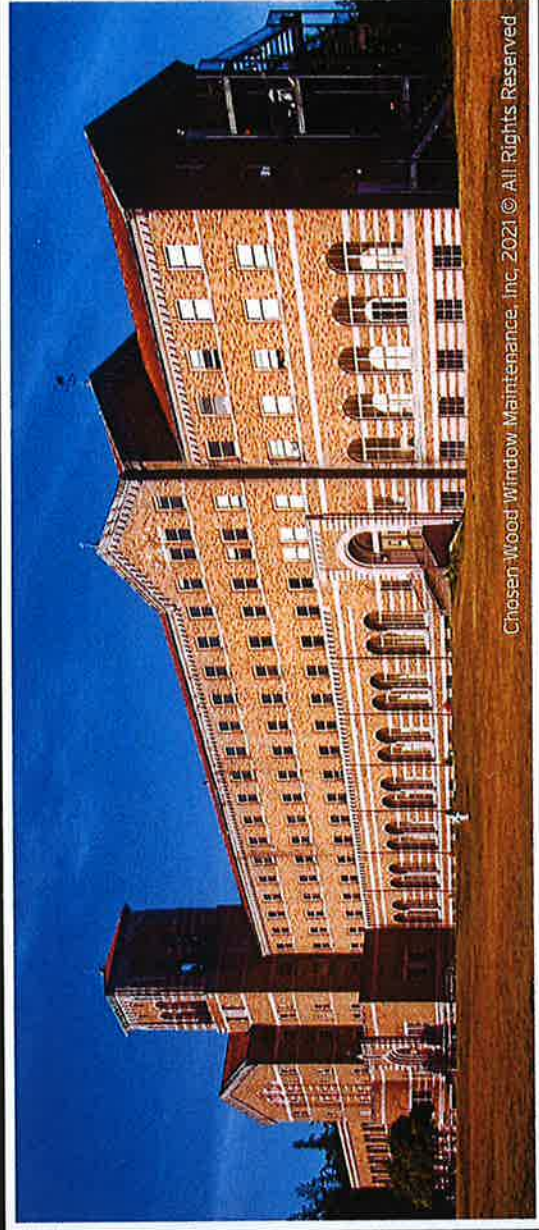


CHOSEN

WOOD WINDOW MAINTENANCE, INC.

SHOP AND FIELD WINDOW RESTORATION

is brochure shows our process for
restoration on wood and steel windows. Vintage and
historic. Commercial and Residential. Our Process is
stomized to meet specific project needs.



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WOOD & STEEL. SASH, FRAME & MILLWORK

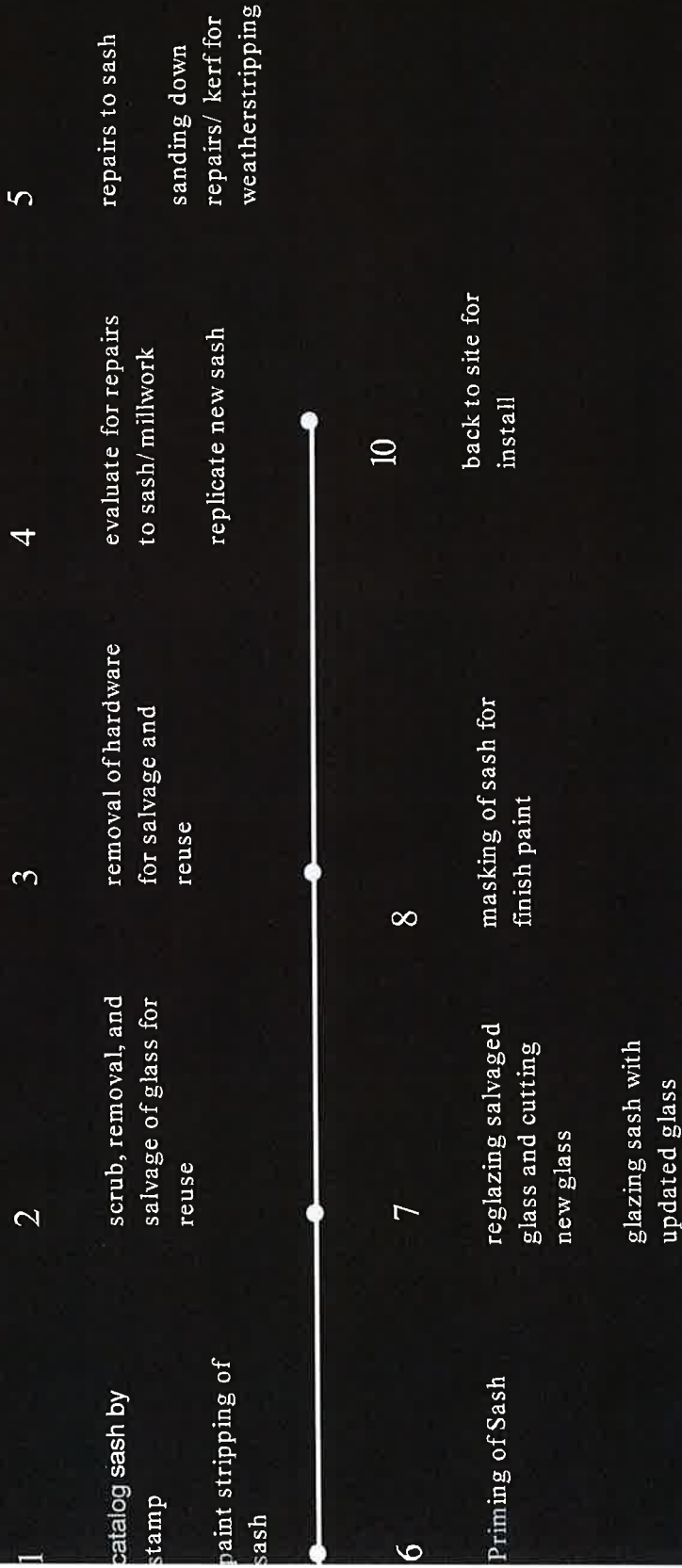
SHOP ACTIVITIES

SHOP ACTIVITIES

01

CHOSI
WOOD FINISH
MAINTENANCE

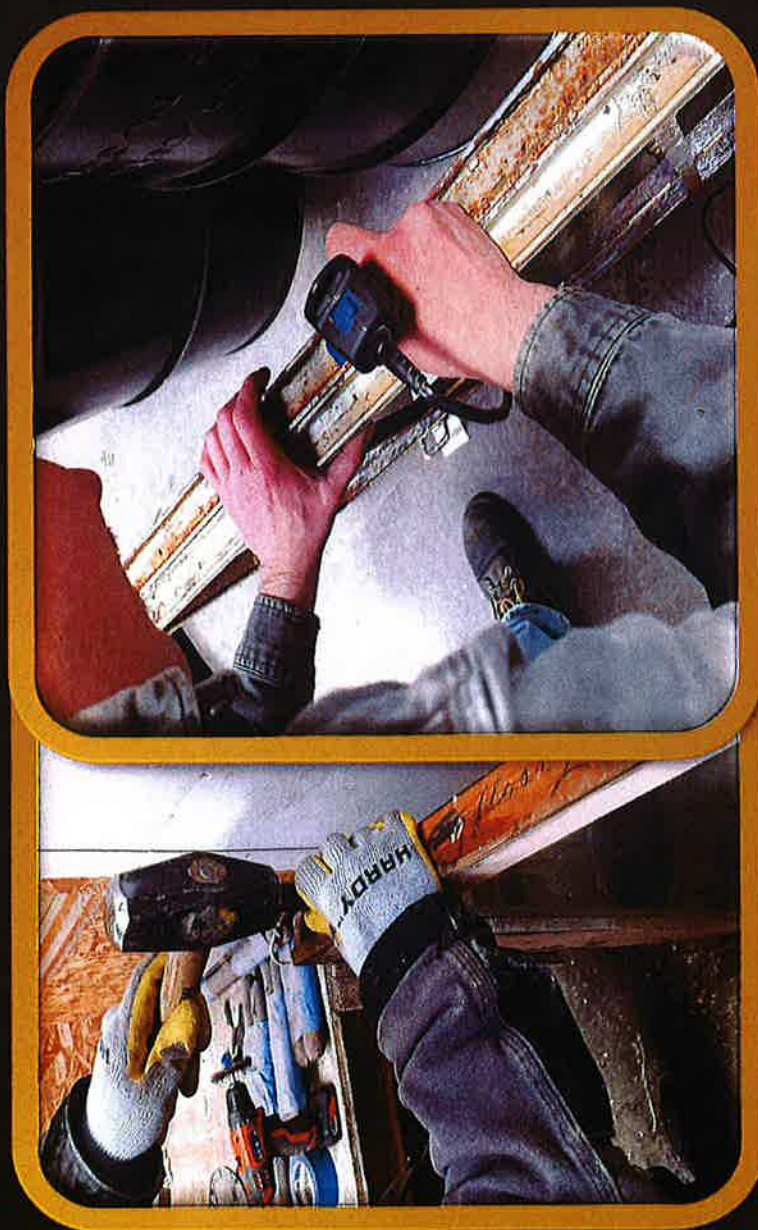
How we work



CATALOG SASH BY STAMP

Window Sash are cataloged and stamped in a discreet location on the side of the sash. The purpose of this is not only for historical reasons, but also to make sure the sash has the best fit within the frame.

01





02 PAINT STRIPPING OF SASH

Stripping paint either by Sandblast or Chemical Dip. We use a quality stripping agent that requires no neutralization

Scrub

Step 1

Scrub the sash/millwork to remove excess paint and putty glazing

Removal

Step 2

Carefully remove existing glazing from the sash

Salvaging

Step 3

Mark removed glass. Clean and store for later glazing

GLASS REUSE PROCESS



REMOVAL OF HARDWARE FOR SALVAGE AND REUSE

We ensure that all hardware are removed, restored and evaluated for reuse to minimize any losses or wastes architecturally valuable materials. Hardware that is still functional is cleaned and refined.





05



EVALUATE FOR REPAIRS TO SASH

REPLICATE NEW SASH COMPLETE WINDOWS & MILLWORK

We can replicate existing
materials or build new





REPAIRS TO SASH



Sash and Millwork are repaired through a process of dutchman, epoxy, wood hardeners, or component replacement (VG Fir material if component replacement is needed)

SANDING DOWN REPAIRS/ KERF FOR WEATHERSTRIPPING

SHOP RESTORATION





SHOP AND FIELD WINDOW RESTORATION

READY FOR PRIMING, GLAZING, AND PAINTING



PRIMING OF SASH 08



REGLAZING SALVAGED GLASS AND CUTTING NEW GLASS

SHOP RESTORATION



SHOP AND FIELD WINDOW RESTORATION

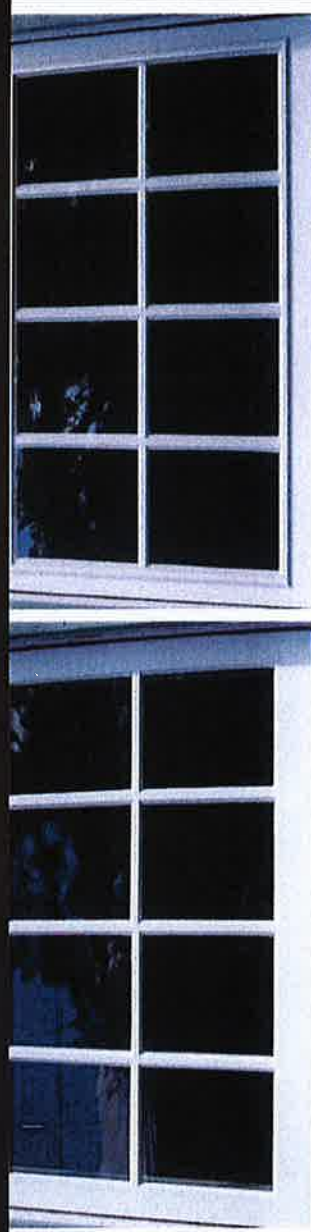
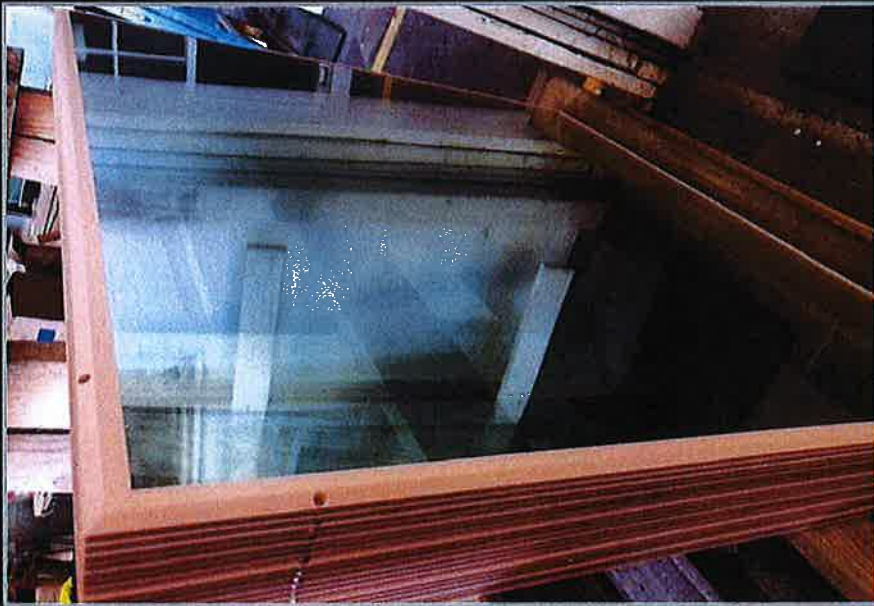
Windows can be fitted with a variety of glass options that give the customer choices insulative and visual benefits

GLAZING SASH WITH UPDATED GLASS





MASKING OF SASH FOR FINISH PAINT



Before

After

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

BUILDING AND APPLICATION OF SLIP™ & WEATHERSTRIPPING

The SLIP  is our very own product we have created to update single pane windows and effectively turns them into double pane windows, while keeping the original glass. See more at www.windowsslip.com



BACK TO SITE FOR INSTALLATION

WOOD & STEEL. SASH, FRAME & MILLWORK

ONSITE WORK

WORKSITE

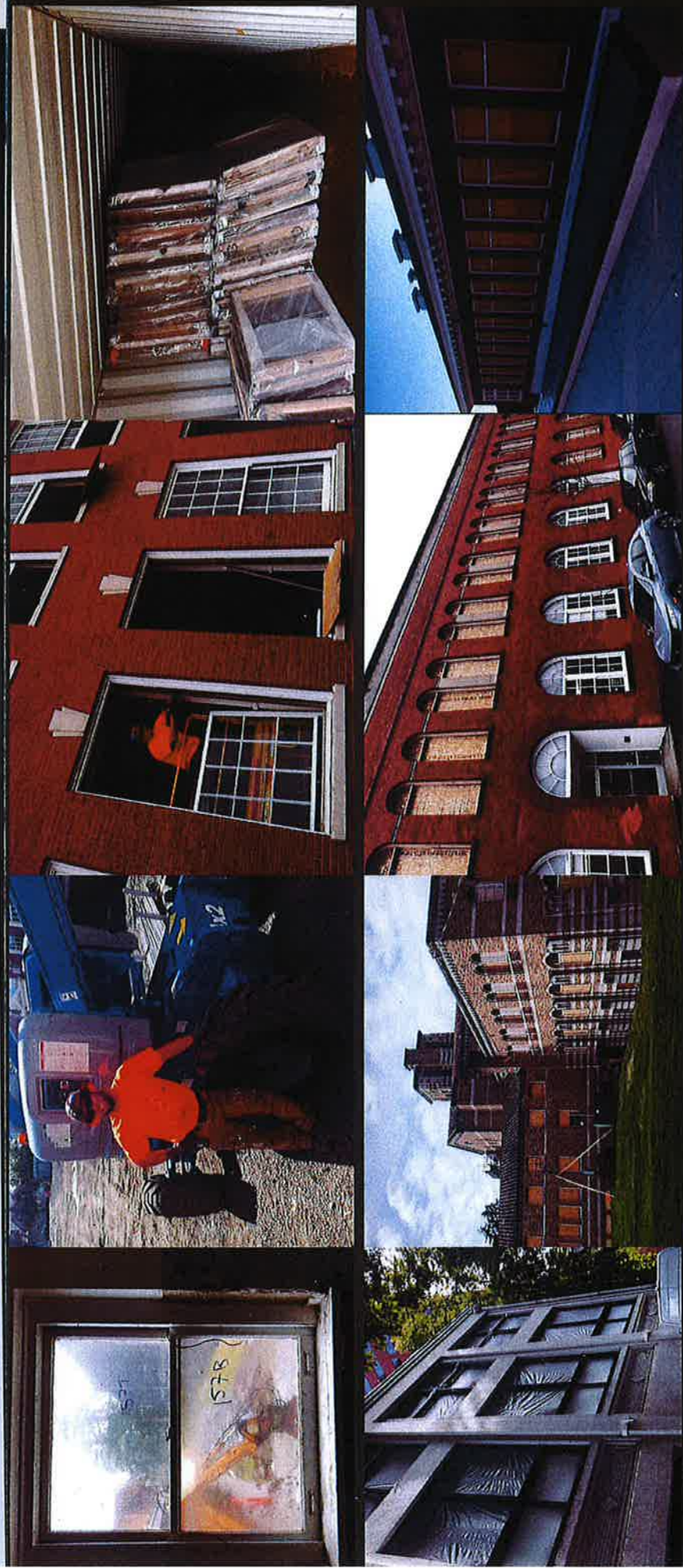
02

CHOSEN
WOOD WINDOW
MAINTENANCE, INC.



How we work onsite





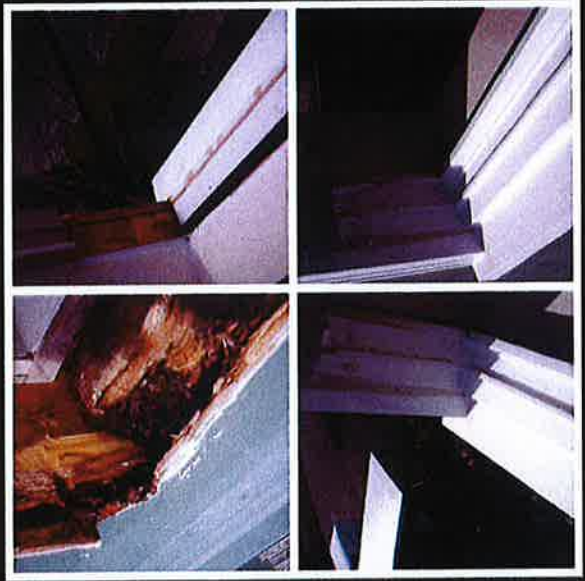
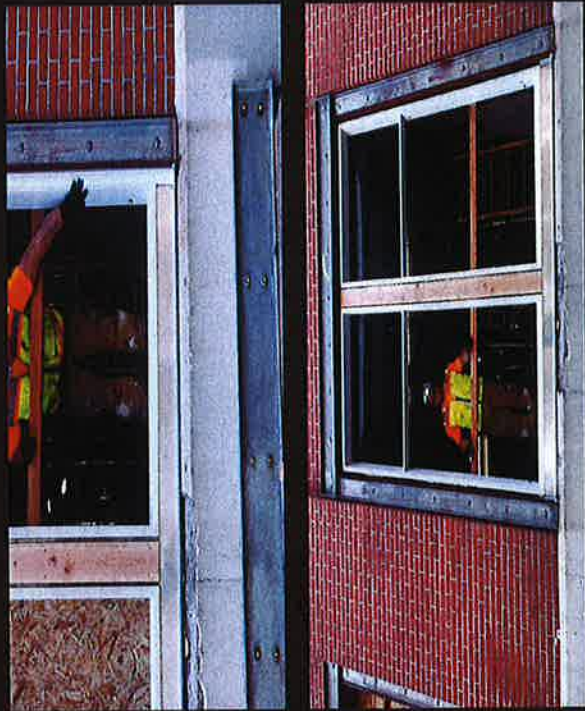
CATLOG, PULL AND BOARD OPENING



PREPPING FRAME

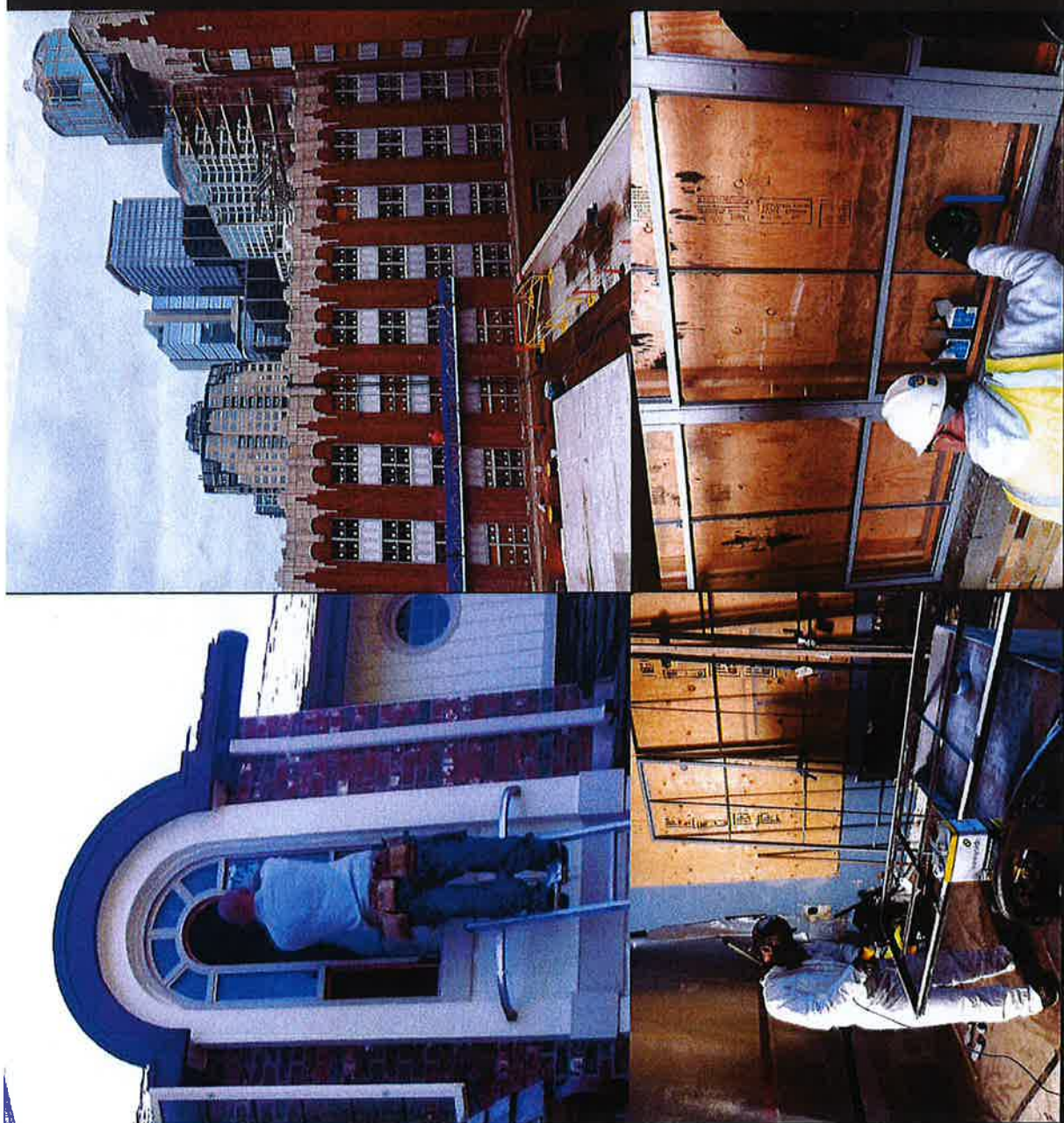
INSTALLATION OF NEW MILLWORK TO FRAME

We ensure a great fit and sealant when new Millwork is installed to the frame!



SHOP AND FIELD WINDOW RESTORATION

ON-SITE GLAZING AND SASH REPAIR

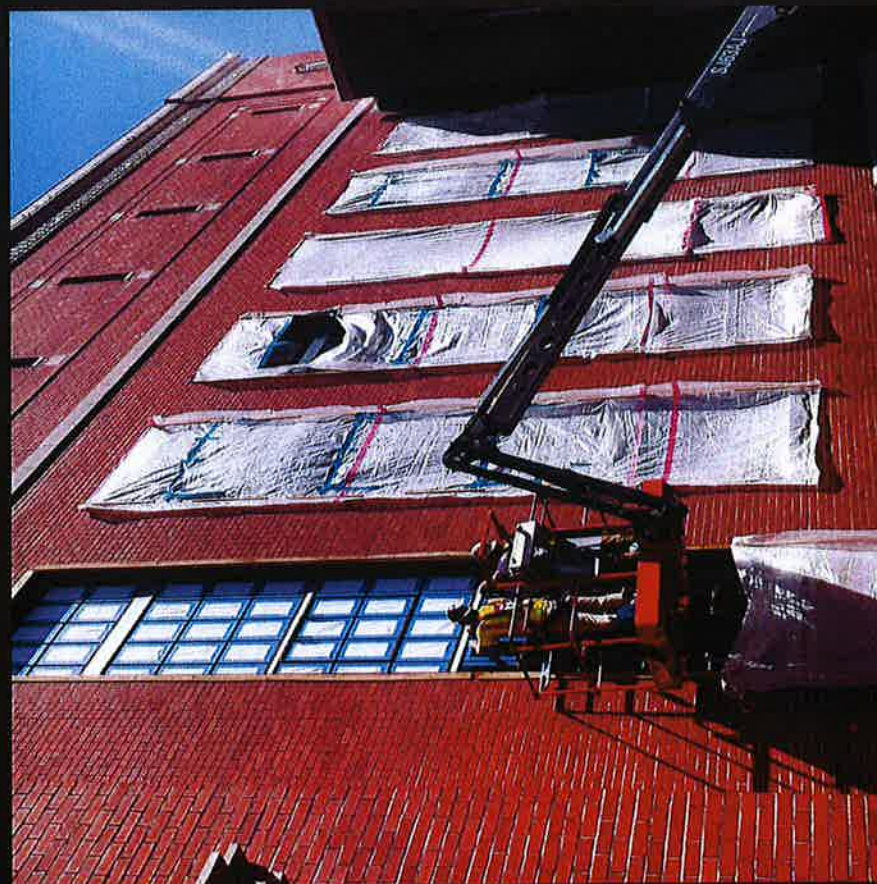


INSTALLATION OF SASH

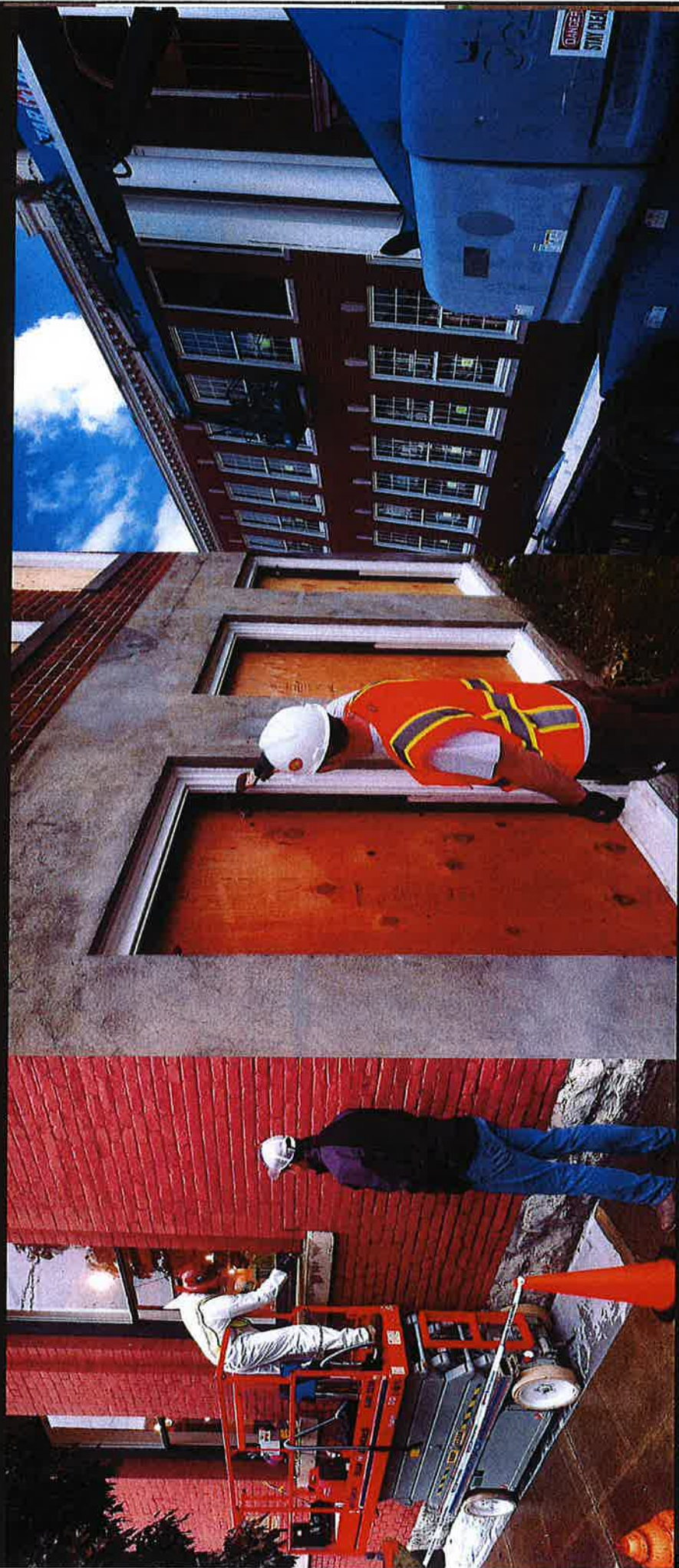
WORKSITE RESTORATION



≡ PRIMING, MASKING AND PAINTING

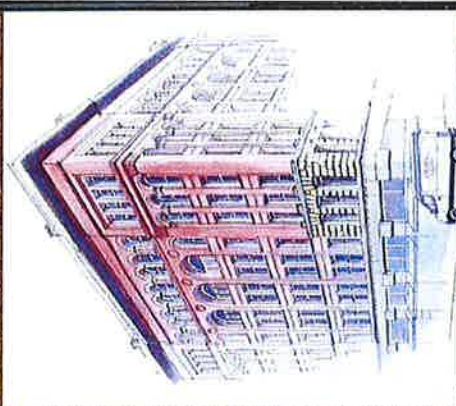


PRIMING, MASKING AND PAINTING



BEFORE /AFTER Mockup Window





FEW OF OUR PAST PROJECTS



Franklin High School
Portland, Oregon



UO Gerding Hall
Eugene, Oregon



Vintage Plaza Hotel
Portland, Oregon



The Armory
Portland, Oregon



Belle Court Apartments
Portland, Oregon



Benson Hotel
Portland, Oregon



Merchant Building
Portland, Oregon



Pacific NW College of Art
Portland, Oregon



Owens Adair Senior Housing
Astoria, Oregon



St. Edwards Lodge
Seattle, Washington



McMenamins Crystal Hotel
Portland, Oregon



Fort Vancouver
Vancouver, Washington



Pine Street Market
Portland, Oregon



Redmond City Hall
Redmond, Oregon



Oregon Supreme Court House
Salem, Oregon

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CHOSEN
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Work with us

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SINGLE PANE TO DOUBLE PANE TRANSFORMATION

www.window slip.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.



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.

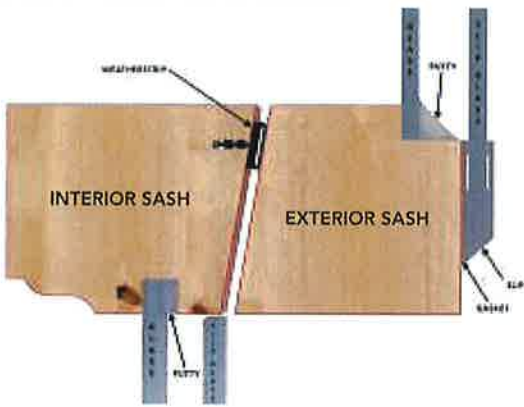
SLIPs have a sleek look and feel with a low profile that blends into the sash; you will hardly know they are there. Another key aspect is that SLIPs will ensure your window sash remains fully operable, without the need to open two sets of windows or remove any components as you sometimes get with storm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



- **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**

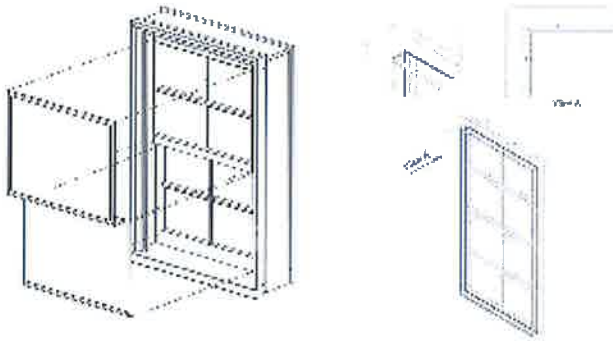
SLIPs can come in versions of 1/8" and 1/4" glass and can also provide options of clear, Low-E and obscure glass finishes

Doublehung SLIP Meeting Rail Detail



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

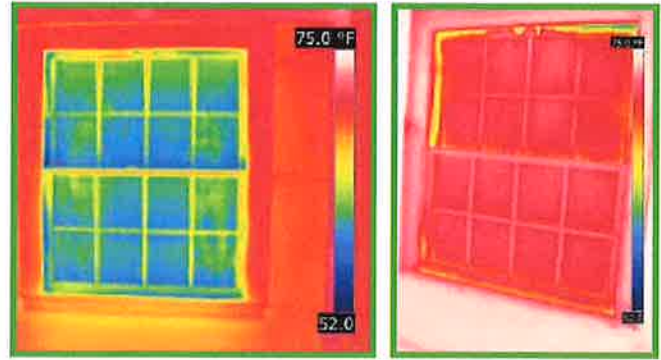
While coming up with the idea of the SLIP, we wanted to keep the original window characteristics. With the SLIP,™ the original sash AND glass can be preserved, maintaining the uniqueness and charm of the window. The SLIP is very sleek and low to the sash, blending right in. This product can be installed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

Perimeter Weatherstripping is highly recommended on all operable sash

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.



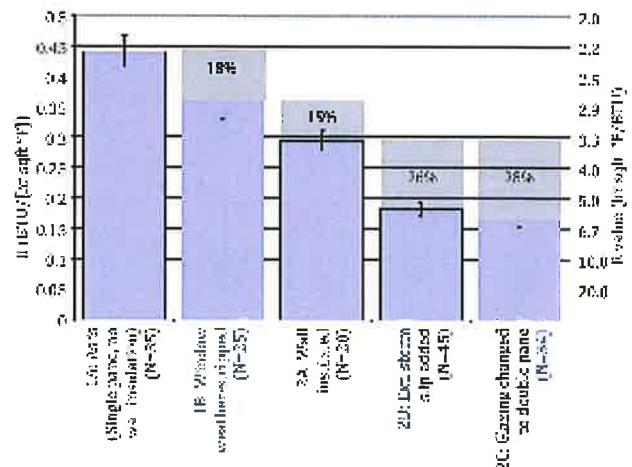
Performance

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

