



**LEESBURG BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT**

**PUBLIC HEARING AND WORK SESSION: 01 OCTOBER 2012  
AGENDA ITEM 5b**

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**BAR Case No. TLHP-2012-0072: Replace wood windows with wood windows to match existing, trim to remain.**

**Reviewer:** Kim K. Del Rance, LEED AP  
**Address:** 109 Liberty St NW  
**Zoning:** B-1, H-1 Overlay District  
**Applicant:** Drew Lauten, Lauten Construction  
**Owner:** Stephanie Jones-Carlson

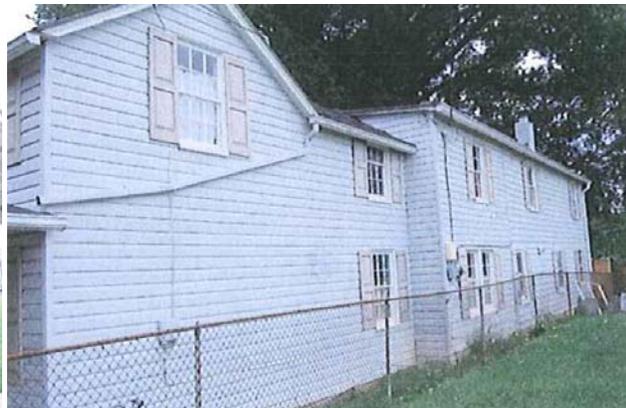
**Site Description from the 1998 survey:**

This 1875 wood frame vernacular house has original wood windows and German wood siding beneath aluminum siding that was installed prior the 1975 survey.

**Context:** This house is reflective of the styles built during the second period of growth in Leesburg from 1830 to 1878. The original house has a standing seam metal roof and original scroll sawn exposed rafter tails. Deterioration was a listed threat to the good condition of the house in the 1975 survey.

**Description of Proposal:**

After site visit at September 17, 2012 meeting, applicant agreed to consider restoring some windows and replacing others of the total of 17 wood divided lite windows and to restore the front door, but replace 2 wood side doors (one of which is a replacement door) with wood doors to match the existing. While cost cannot be a primary consideration, the sheer volume of windows to be replaced or restored and the fact that the lead paint is a hazard when the windows are in operation, many of which are now painted or nailed shut, brings livability and therefore some aspects of affordable repairs or replacement into the discussion.



**Site Development/Zoning Issues:** None.

**APPLICABLE GUIDELINES**

Old and Historic District Sign Guidelines

**Ch. 5 D. Windows**

1. **Retain** original or historic windows that contribute to the overall historic character of the building.
2. **Repair** original windows
4. **Replace** only those features of the window that are beyond repair
5. **Replace** in kind only when they are missing or beyond repair

**Ch. 5 G. Porches and Doors**

1. **Retain** and repair existing historic or original door(s) on all elevations
2. **Replace** historic doors that are beyond repair with a new door of the same size, design, material and type as used originally

The applicant has provided estimates for both high quality wood replacement wood windows and the cost of restoration, including lead removal, of the existing historic wood windows. The estimates for restoration of \$3600 per window restored are more than double the \$1500 cost of replacement from this applicant. The applicant received a second estimate that was \$200 less per window, at \$3400 per wood windows restored. If we are to only consider this information, it would appear that restoration was unaffordable and impractical.

**However**, these are only two estimates that stand in contrast to information gathered on restoring wood windows with lead removal that shows a common cost, after getting several quotes from other wood window restorers, to be \$1500 per wood window restored, which includes some repair for rotted muntins or sashes, making the windows operable and removing the lead paint from the tracks of the window jambs so no lead dust is created when operating the window as well as encapsulating the lead paint remaining on trim. This variety of estimates leads staff to eliminate cost from consideration as a factor in the staff recommendation. While staff cannot make recommendations for vendors, information available to the public at large can be pointed out such as the information provided by Montgomery County, MD preservation web site which can direct homeowners to resources and information they may find helpful.

Consideration will still be given to the practicality of removing all windows to be boarded up while being restored as opposed to having the windows restored in place or being replaced. Therefore, a compromise between replacing all windows and restoring all windows should be reached so that the most visible and important windows are restored so they can operate safely. Any fixed windows pose no threat to creating dust since they do not move, so they may be restored in place or simply encapsulated with new paint.

The front room on the second floor is planned to be a children's bedroom which requires one window be operable by a child and will stay up while the child evacuates in an emergency. Since the front facing windows are designed to only open the height of one window pane, less than a foot, one of the windows on the gable ends of that room will need to be an egress window. This requires either a complete restoration, including adding missing weights in the walls or adding a tension clip or cast iron sash stop so the window can stay open during evacuation or a replacement. Since both windows are at the front of the building which is the most visible and the oldest and original footprint of the house, complete restoration is appropriate for these windows as well as the front façade windows.

The owners have agreed to restore the front door. The side doors may be repairable, but one is a replacement door and the other may or may not be original and is not highly visible. All doors have lead paint which requires some treatment. The front door is a multi-pane door so the owners have requested to be able to add a single pane storm door to add protection from the weather and air infiltration. Since the storm door will protect the house and the owners without damaging the house, this is appropriate and desirable.

The remaining windows are repairable; however, their age and condition vary depending on when the addition they are installed in was built and the severity of damage caused by weather since installation. The owners are encouraged to seek window restoration that can meet their needs and requirements for as many of the remaining windows as are practical.

**STAFF RECOMMENDATION**

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

Based on the findings that

- the window survey and site visit showed several windows severely damaged, but the majority are repairable and require lead paint abatement (encapsulation for fixed windows and non-operable windows not needed or desired to be made operable) or lead paint removal (to make operable windows operate safely):

Staff recommends approving TLHP-2012-0072 with the following conditions:

- The front door and all three (3) front façade windows, the two (2) front gable windows and all fixed windows shall not be replaced, but the treatment (abatement or restoration) of the windows shall be left to the owner's discretion as long as one window is made operable for a child in an emergency situation in the room planned to be children's bedrooms.

**DRAFT MOTION**

I move that TLHP-2012-0072 be approved subject to the material submitted by Drew Lauten, Lauten Construction on September 7, 2012 and September 20, 2012 subject to the findings and conditions of approval as stated in the October 1, 2012 Staff Report (or as amended by the BAR on October 1, 2012).