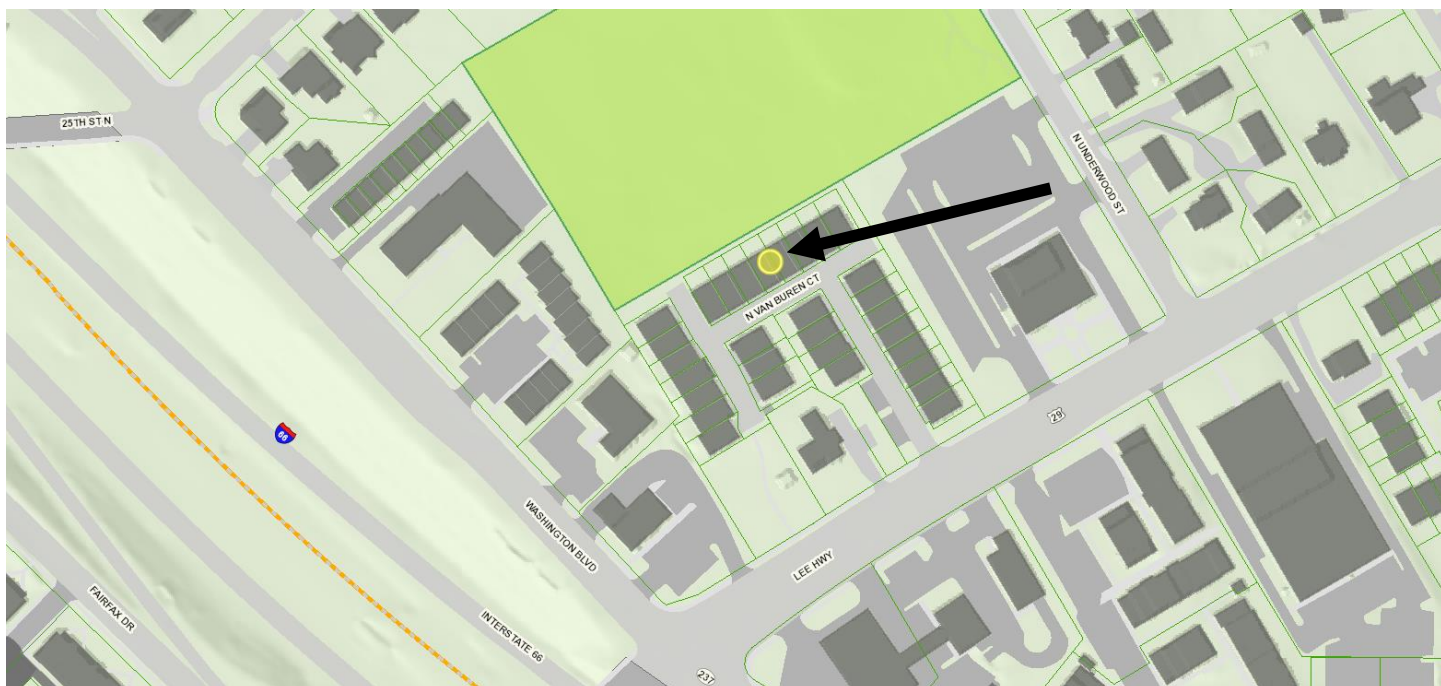


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 18-18 (HP1800038)



A request by Karen T. Sullivan & Charles R. Nelson, owners of 2325 Van Buren Court in the Eastman Fenwick House Historic District, to replace 25 windows.



## CERTIFICATE OF APPROPRIATENESS STAFF REPORT

**TO:** HALRB  
**FROM:** John Liebertz, Historic Preservation Planner  
**DATE:** September 11, 2018  
**SUBJECT:** 2335 North Van Buren Court, Case 18-18, Eastman-Fenwick House Historic District

### **Background Information**

The townhouse at 2335 North Van Buren Court is part of the Fenwick Court Townhomes in the Eastman-Fenwick House Historic District. The townhouses were built in the early 1990s and are considered non-contributing resources to the historic district. In consultation with the Fenwick Court Homeowner's Association's Architectural Review Board, the HALRB recommended adoption of the first set of design guidelines for the townhouses in 2014; the County Board adopted the design guidelines later that year.

There has been one window replacement application for the townhomes (approved by means of an administrative CoA) since adoption of the design guidelines.

### **Proposal**

The property owner proposes to replace 25 windows with Ideal Vinyl Windows that match the size, configuration, and false muntin pattern of the existing windows. The proposal calls for metal capping for the window trim/sill and 3/4"-wide muntins (located between the panes of glass).

### **DRC Review**

The Design Review Committee (DRC) reviewed the proposed application in September 2018. Historic Preservation staff noted that the applicant (in coordination with the architectural review board of the Fenwick Court Townhomes) demonstrated that previous projects had utilized metal or PVC capping and muntins with widths between 3/4" and 1". The committee recognized the non-historic nature of the townhomes and recommended approval of the project pending the approval of a technical amendment to the *Fenwick Court Townhomes Design Guidelines*. The committee recommended that this application be placed on the discussion agenda for the September 19, 2018, HALRB hearing.

### **Recommendation**

Pending the approval of the accompanying technical amendment to the *Fenwick Court Townhomes Design Guidelines* (heard in conjunction with the subject application) that addresses the window trim/sill and muntin width, staff recommends approval of the project as it would comply with the updated standards.



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT

Neighborhood Services Division

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201  
TEL 703.228.3830 www.arlingtonva.us

September 6, 2018

Karen T. Sullivan and Charles R. Nelson  
2325 N. Van Buren Ct.  
Arlington, VA 22205

**RE: Design Review Committee Report  
2325 N. Van Buren Ct.  
Certificate of Appropriateness 18-18  
Eastman-Fenwick Historic House**

Ms. Sullivan and Mr. Nelson:

The Design Review Committee (DRC) of the Historical Affairs and Landmark Review Board (HALRB) reviewed your application at its September 5, 2018, meeting. The committee supported your request to cap the window surround and allow for the proposed muntin dimensions.

The DRC recommended that your item be placed on the discussion agenda for the HALRB meeting on September 19, 2018. At that time, the HALRB will review and amend the existing guidelines for the historic district. HPP staff's draft of the updated guidelines will be shared with you and the Architectural Review Board of your HOA before the HALRB meeting.

No additional materials are required for your application. However, since you were not able to attend the DRC meeting, we would appreciate your attendance at the HALRB meeting on September 19th.

The agenda and materials for the HALRB meeting will be posted online at:  
<https://commissions.arlingtonva.us/historical-affairs-landmark-review-board/>

If you have any questions or need additional assistance, please do not hesitate to call the Historic Preservation Program Office at 703-228-3549.

Sincerely,

A handwritten signature in black ink, appearing to read "John Liebertz".

John Liebertz  
Historic Preservation Staff  
cc: Serena Bolliger