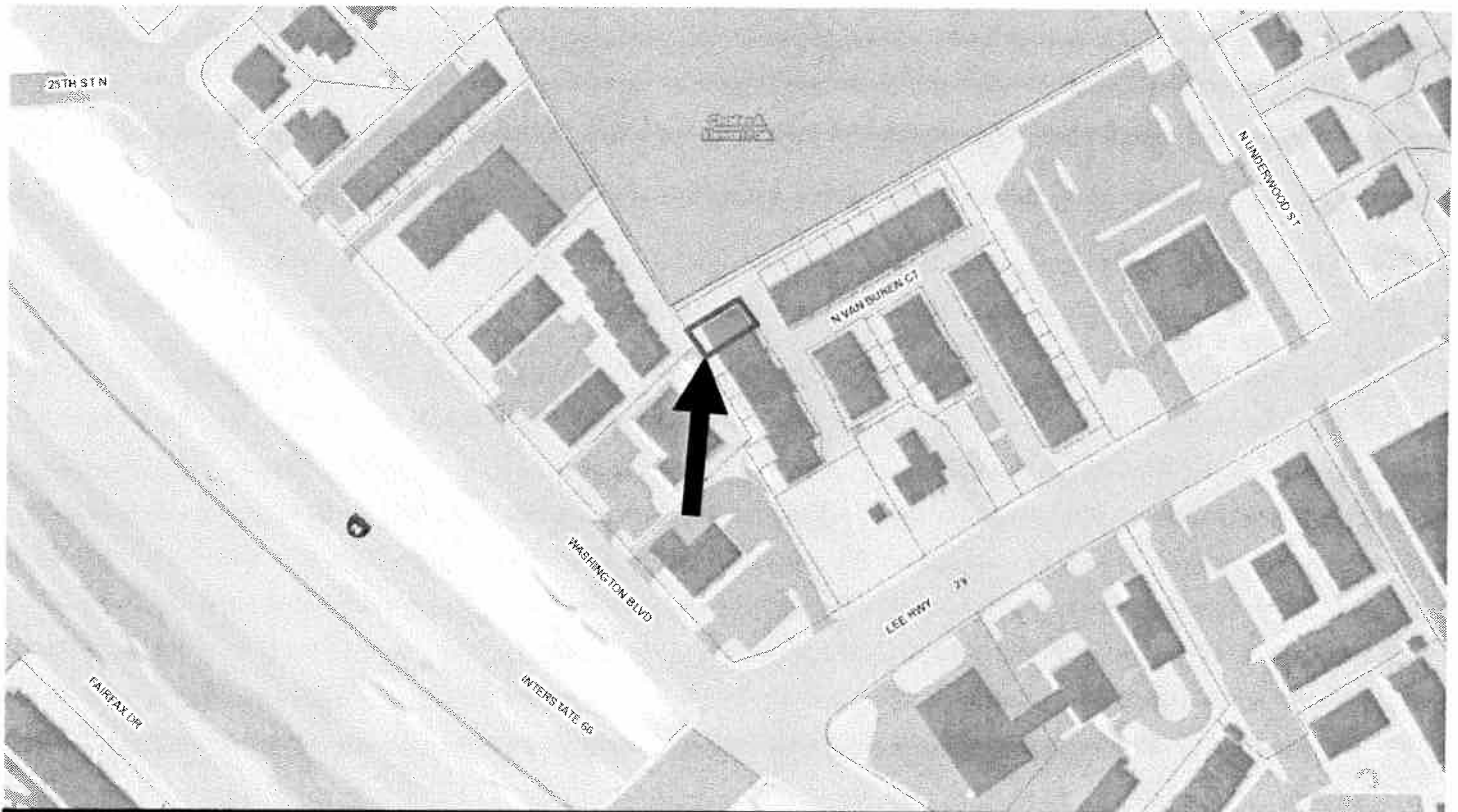


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-18 (HP1400028)



A request by Glenn & Hilary Scherrer, the owners of the property at 2342 North Van Buren Court in the Eastman-Fenwick House Historic District, to replace the garage door.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB

FROM: John Liebertz, Historic Preservation Planner

DATE: July 11, 2014

SUBJECT: 2342 North Van Buren Court, CoA 14-18, Eastman-Fenwick House Historic District

The Arlington County Board designated the Eastman-Fenwick House, located at 6733 Lee Highway, a local historic district in May 1980. In 1993, the County Board approved the General Land Use Plan Amendment (GP231-92-1) and Rezoning (Z-2408-92-2) that led to the creation of the adjacent Fenwick Court Townhomes. Constructed in 1995, 14 of the 30 three-story townhouses comprising Fenwick Court are located within the boundaries of the Eastman-Fenwick House Historic District and require a Certificate of Appropriateness for all exterior changes. At the time of their construction and ultimate approval by the Review Board, the HALRB required that the townhomes' massing, exterior elevations, architectural fixtures, detailing, and materials recall the Eastman-Fenwick House. Since design guidelines were not submitted or approved with the designation, the Secretary of the Interior's Standards for Rehabilitation serve as the default guidance for proposed projects. However, applying the Secretary of the Interior's Standards to new construction necessitates greater interpretation since they were not created for such purposes.

The owners of the townhouse at 2342 North Van Buren Court propose to replace the existing wood-clad Masonite garage door. The current door consists of eight single-light windows (with simulated divided lights) and 24 panels. Due to the builder-grade materials utilized at the time of construction, the door no longer functions due to prolonged moisture issues and is a safety hazard. The proposed 27-gauge raised panel steel replacement door primarily matches the design of the original door (windows, lights, panels, etc.). Staff and the applicant looked for other replacement doors that more accurately matched the existing door's material, but were unable to discover a better alternative.

In 1994, the HALRB required the inclusion of architectural elements and details at Fenwick Court in order to correlate the design of the new buildings to the historic property. Staff finds that the replacement of a wood-clad Masonite garage door with a steel door of similar appearance on a late-20th century building continues to meet the intent of this initial design requirement as set forth by the HALRB. In addition, staff finds that the proposed work meets Standard #3 of the Secretary of the Interior's Standards for Rehabilitation, and recommends approval.

Standard #3. Each property shall be recognized as a physical record of its time, place, and use.

The DRC heard this application in July 2014. The DRC had no comments for the applicants and requested that this case be placed on the consent agenda for the July 23, 2014, HALRB meeting.