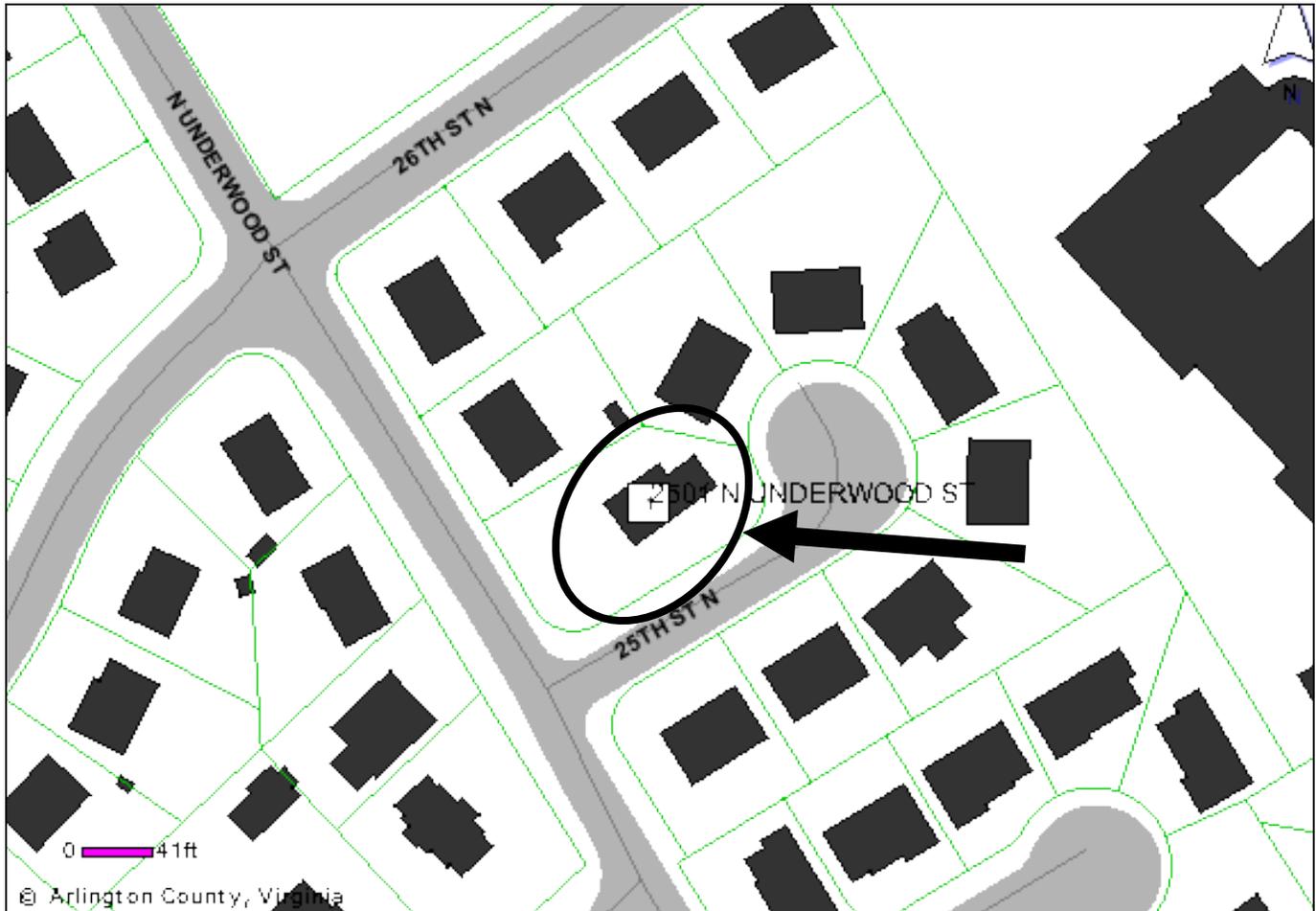


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 12-17(HP1200015)



A request by Leslie Aun & Michael McClain, owners of 2501 N. Underwood Street, the Crossman House Historic District, to remove four (4) white pines in the front yard, and add a landing to steps.

For DRC (*circle those present*): **Robert Dudka, Charles Craig, Charles Matta**, Darren Hannabass,

For Arlington County (*circle those present*): **Cynthia Liccese-Torres, Rebecca Ballo**

Case #12 - 17 Agenda Item # No 3

Application Complete

Application Incomplete

Applicant(s): Leslie Aun
For Applicant(s): Leslie Aun

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

- 1) Dogwoods and redbuds are appropriate replacements.
- 2) Important to reestablish public view of house.
- 3) Consult w/arborist for appropriate trees.

Findings:

Return to next DRC meeting

Send to HALRB (see below for recommended actions)

If sent to HALRB, recommended action is:

Place on consent agenda

Place on discussion agenda:

Recommend approval of CoA, with DRC design recommendations and/or additional information provided

Recommend deferral of ruling on CoA (explanation):

Recommend denial of CoA (explanation):

No recommendation.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: Rebecca Ballo
DATE: July 6, 2012
SUBJECT: 2501 North Underwood Street, Case 12-17, Crossman House Historic District

The subject property is designated as the Crossman House Historic District. The house, constructed in 1892 by George Crossman, was designated a local historic district in 1986; the house was then nominated to and listed in the National Register of Historic Places in 2003. The Crossman House is a two-story, frame, late Victorian vernacular farmhouse with a T-shaped plan and a cross gable roof. Resting upon a continuous fieldstone foundation, the exterior is clad in a combination of weatherboards and wood shingles. The dwelling features an original wraparound front porch with turned posts and balusters, and intricate trim work. The house occupies what is now a corner lot, facing North Underwood Street on the west and 25th Street North on the south. The property consists of only 1/3 of an acre and there are no remaining outbuildings associated with its historic use as a dairy farm.

This is a request to alter the exterior of the Crossman House by:

- 1) Adding a landing and extend the handrail on the previously approved new door opening (approved by CoA 12-15);
- 2) Removing four (4) white pines on the corner of the property.

The Code requirements are such that a landing will need to be constructed at the new stairs on the north elevation. The landing will be constructed of wood, and the previously approved handrail for the steps will be extended to run the length of the landing, to the door.

The removal of trees greater than 15" in diameter, that are not diseased, damaged, or dead, must be approved by the HALRB. The County's Urban Forester, Mr. Dick Miller, visited the site in May, and assessed the four pine trees in question. His report dated May 17, 2012 stated:

Ms. Leslie Aun has called me about trees located on the Crossman House property. Ms Aun is in the process of buying this property. She is concerned that the large white pine trees at the perimeter of the property are hiding the house and also making the yard a dark uninviting area. She mentioned that historical photos do not show white pines on the photos.

There are four white pines around the corner of Underwood Street and 25th Street N. White pines are often used as screening - which seems to be the case here. They are not native to Northern Virginia. These trees vary in size from 17 to 20-inches diameter. The tree bordering Underwood Street has been pruned heavily for electric line clearance. The largest pine - the pine closest to the cull-de-sac - has an atypical two trunked form. All trees appear to be in good condition.

In the middle of the front yard there is an approximately 12-inch laurel oak (or laurel oak hybrid). This species is unusual for this area - it is also not native to the area since its range is south of our area. The large oaks in Fairlington have been identified as Darlington oaks, a type of laurel oak. Laurel oaks typically have a wide spreading crown however the crown of this tree is not so wide since it is in competition with the white pine trees.

Though the pine trees are healthy, they are crowding out the yard on the corner. The pines were presumably planted as screening, and having done their job, are now very tall and very close to the electric lines on the corner of North Underwood and 25th Street North. This property was once a dairy farm, and the yard around the house, according to historic photos and recent accounts, was more open and less shaded. The owner would like to restore this original landscape condition and remove the pine trees. This would also allow for the laurel oak noted in immediate vicinity to grow better.

DRC members suggested redbuds and dogwoods as replacement trees. Other appropriate replacement trees, per the county's Arborist, could include northern red oak, willow oak, pin oak, white oak, red maple, black gum, and American beech. Staff would ask the owner to plant at least two (2) replacement trees of her choosing on the property within the next year.

The DRC recommended approval of this application. The DRC asked that this case be placed on the consent agenda for the July 18, 2012, HALRB meeting. Since there are no specific design guidelines for this historic district, staff finds that the request meets the Secretary of the Interior's Standards for Rehabilitation #9 and recommends approval:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.