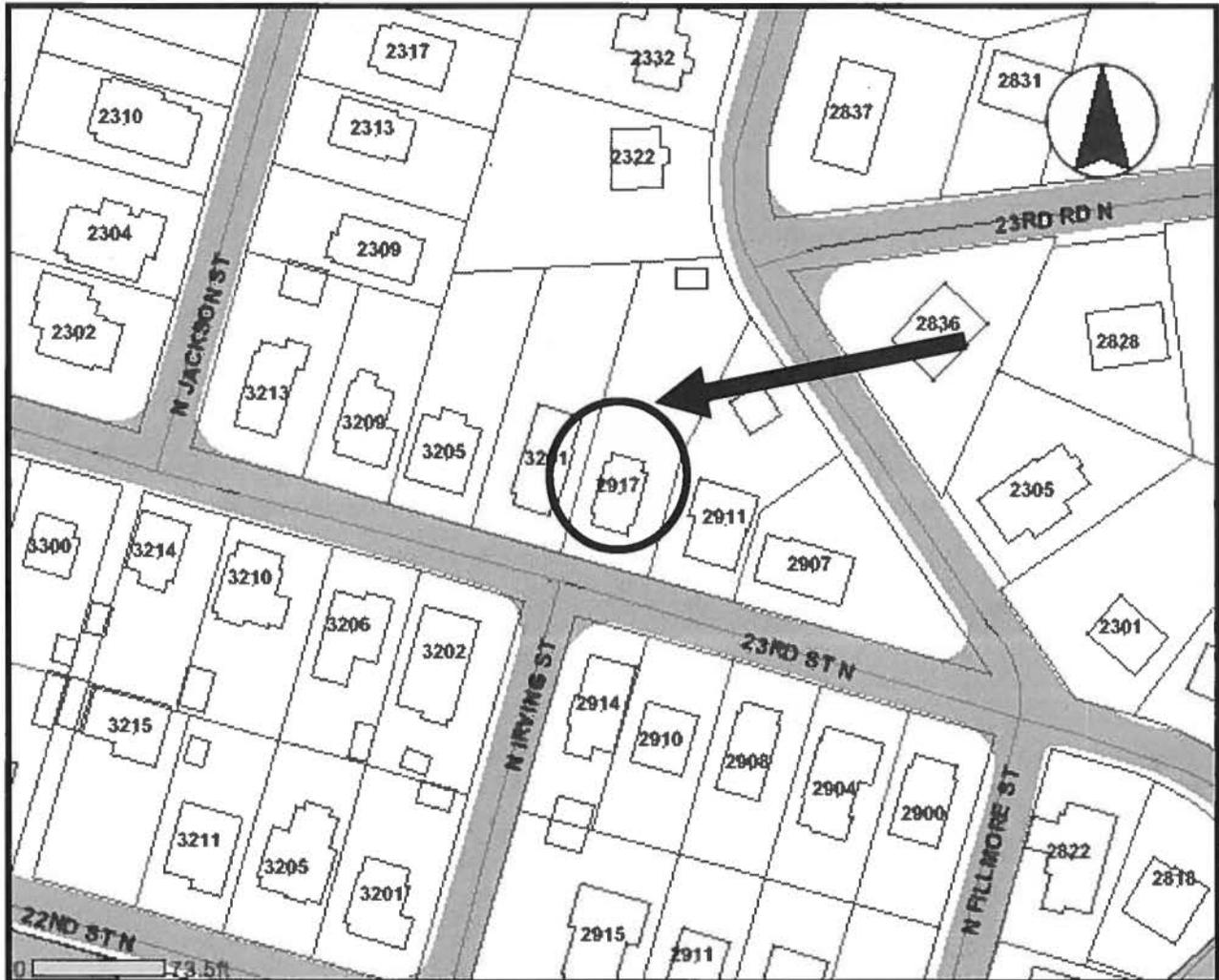


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 12-18 (HP1200016)



A request by Andrew and Elizabeth Baker, owners, to construct one (1) retaining wall with associated grading and fill work in the rear yard of the house at 2917 23rd Street North in the Maywood Neighborhood Historic District.

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 - 18 Agenda Item # No 4

Application Complete

Application Incomplete

Applicant(s): Baker

For Applicant(s): Baker, Care of Trees, Andrea Mains

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

Design Recommendations:

1. Provide tree protection specifications for County review.
2. Show tree protection measures on plan.
3. Revise/correct dripline.

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: September 7, 2012
SUBJECT: 2917 23rd Street North, Case 12-18, Maywood Historic District

This proposal is a request to construct one (1) block retaining wall with associated grading in the rear of the house at 2917 23rd Street North. The owners constructed one retaining wall in the rear yard in 2011 with HALRB approval, and are looking to create a series of terraces to be able to better utilize their steep rear yard.

The owners are proposing to construct one retaining wall just below a small dogwood tree. This wall would measure approximately 20' long and be 3' above grade. There will be boulder ledges placed on either side of this wall and stone steppers placed at the east edge of the wall to help people walk down the hill.

Originally, the plans called for two additional retaining walls and associated filling and grading next to the large tree at the base of the hill. This tree is a 44" diameter Pecan tree. It is rare for this area, and located well outside of its native range. The County's arborist determined that it was likely purposefully planted in this location, and has done very well and is in excellent health. The DRC asked the applicants to work with the county arborist to revise the plans to protect this tree to the greatest extent possible. The new plans reflect this effort. The two retaining walls have been removed. The owners will instead use boulders to create another ledge. Instead of filling near the dripline of the tree, they are proposing to cut into the hillside as it goes back towards the new retaining wall. Testing by the county arborist and the applicant's arborist and landscape architect have shown there are no significant roots in the area proposed for some of the cutting. It will result in a slightly higher wall (3' versus the 2' originally proposed), but will have a much less detrimental impact on the tree. This area already was filled at some point in the past, and the tree does not have a root structure present near the surface.

The DRC had no comments. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the September 19, 2012, HALRB meeting. Staff finds that the request meets the intent of Chapter 7: Site Elements: Large Trees of the *Maywood Design Guidelines* and recommends approval. Staff recommends that the HALRB approve the application with the following conditions:

- 1) The applicant shall ensure that 8" of mulch be put down at the top of the hill where the machinery would be during construction.
- 2) Tree protection shall be orange safety fencing with concrete blocks keeping them in place (not driven poles, to prevent root damage).
- 3) There will be no root pruning, but if major roots are encountered during the excavation, there may need to be in-the-field adjustments to the project, and the DRC and HP staff will be notified prior to any such adjustments being made.