

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-16 (HP1400026)



A request by Alexia & Bart Collart, the owners of the property at 3205 23rd Street North in the Maywood Neighborhood Historic District, to make the following alterations: 1) in the basement, replace the existing single-light wood awning windows with single-light wood awning windows; 2) remove a 30-inch sugar maple; and 3) install a driveway.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: July 11, 2014
SUBJECT: 3205 23rd Street North, Case 14-16, Maywood Historic District

The house at 3205 23rd Street North is a Craftsman-styled Bungalow constructed pre-1923. The Maywood National Register Nomination describes the house as a “three-bay-wide, wood-frame dwelling rests on a solid parged foundation with a raised basement. It is clad in lapped wood siding on the first story and wood shingles on the dormers, and has a side-gable roof sheathed in asphalt shingles. It has a one-story, three-bay, wood-frame front porch on Tuscan columns and one-over-one wood-sash windows. Window and door surrounds are unmitered with a projecting backband. Other notable features include a shed-roof dormer with a low balustrade, wide, overhanging eaves, and a vinyl cornice and soffit.” It is listed as a contributing building in the historic district.

The current proposal calls for the: 1) in-kind replacement of four single-light wood awning windows in the basement; 2) removal of a 30-inch sugar maple planted in the 1980s; and 3) installation of a driveway.

Vincent Verweij, Arlington County Forester, stated the following regarding the subject tree:

A 30-inch sugar maple in the front of the property: The concern were exposed roots, lack of sunlight for grass, visibility of the historic home from the street, and erosion. The tree is in very good health, despite Dominion power pruning. This is a high value tree, and the issues mentioned could be resolved by leaf mulch, and perhaps light pruning. I do not recommend removal of this tree.

The DRC heard this case at its July 2014 meeting. Staff noted that the windows are in an advanced state of deterioration due to water damage, excess caulk, and framing issues. Paired with their location, staff recommended replacement of the windows in-kind. The DRC agreed with staff’s assessment.

Currently, the property does not have a driveway, but does have a curb cut; it is unknown when the curb cut was installed. The installation of a driveway, however, is contingent on the removal of the 30-inch sugar maple located directly in line with the existing curb cut. Based on an analysis of historic maps, aerial photographs, and permits, the property appears to have never contained a defined driveway. The applicant is proposing to remove the tree and install an approximately 45’-long driveway to the east of the house, adjacent to the existing curb cut. The driveway would have two concrete drive aisles, each to be 2.5’ wide. The center portion of the drive aisles would be filled with river stone. The driveway would be constructed according to the specifications noted in the submitted packet.

Staff recommended against the removal of the 30-inch sugar maple based on the County forester’s assessment. Staff, however, noted that the HALRB will need to decide whether the owners should be forced to retain the tree in lieu of a driveway. The DRC briefly discussed the issue and asked for confirmation of

the tree's age, suggesting that the HALRB may be more receptive to the removal of a younger tree than a mature tree. Mr. Verweij later confirmed with staff that the tree dates from the 1980s.

The DRC recommended that the CoA application be separated in order for the windows to be placed on the consent agenda for the July 23, 2014, HALRB meeting. The tree removal and driveway will be placed on the discussion agenda. Staff finds that the request to replace the windows meets the intent of Chapter 5: Exterior Renovations of the *Maywood Design Guidelines*. Staff finds that the request to remove the 30-inch sugar maple fails to meet the requirements set forth in Chapter 7: Site Elements of the *Maywood Design Guidelines*. The tree remains in very good health, and historically, the property never had a defined driveway (based on all available evidence). Therefore, staff recommends denial of the request to remove the 30-inch sugar maple, and by extension denial of the request for the driveway.