

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 17-19A (HP1700042)



A request by Keith & Georgia Peddie, owner of 3628 21st Avenue North in the Maywood Historic District, to remove a 17-inch pine tree from the property.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: September 13, 2017
SUBJECT: 3628 21st Avenue North, Case 17-19A, Maywood Historic District

Background Information

The dwelling at 3628 21st Avenue North was rebuilt circa 1985. The *Maywood National Register Nomination* describes the house as follows:

The three-bay-wide, wood-frame dwelling is clad in vinyl siding, and has a side-gable roof sheathed in asphalt shingles. The one-story, five-bay, shed-roof front porch has square posts. Windows are 1/1 vinyl-sash. Other notable features include simulated louvered shutters, projecting eaves, and a vinyl soffit and corner boards. The house was completely rebuilt c. 1985.

The subject dwelling is listed as a non-contributing resource to the Maywood National Register Historic District.

Proposal

The applicant proposes to remove a 17-inch diameter Pine tree located towards the southeastern corner (rear) of the property.

DRC Review

The Design Review Committee (DRC) heard this application as part of CoA 17-19 at its September 2017 meeting. The committee had no comment on the application and requested that it be placed on the discussion agenda for the September 20, 2017, HALRB hearing.

Staff Recommendation

The HPP staff recommends denial of the application per the recommendation of the County Forester. All trees over 15-inch diameter at breast height are protected per the *Maywood Design Guidelines*. The HALRB has only permitted the removal of healthy trees when their loss is unavoidable due to major projects. The County Forester recommended against the removal of this healthy tree particularly since there would be no impact from construction activity. Per the County Forester, pine trees would not typically impact the PH of soil in a residential setting to prohibit the installation of gardens and other

plants. Therefore, the HPP staff recommends denial of the subject application as it fails to comply with Chapter 7: Site Elements of the *Maywood Design Guidelines*.