



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 318/25

STAFF REPORT

Address: 901 Harvard Ave E, Harvard Belmont

Applicant representative: Scot Selby, Scot Selby Consulting

Summary of proposed application:

Removal after the fact of three dead Elm street tree and replanting three Garry Oaks street trees.

Additional comments:

Unfortunately the District has lost many Elm Street trees to Dutch Elm disease including these three and one the lot next door. Paperbark Maples have been a common street tree on Harvard after a City project removed Big Leaf Maples and replanted with Paperbark Maples many years ago. But some Elms remain and other street tree species also exist. The property owner chose the Garry Oak to comply with the street tree manual that says a new tree should have similar canopy to the tree removed. While the Guidelines say to maintain mature trees these trees were dead, determined by the Arborist, with confirmation from SDOT Urban Forestry. SDOT has granted emergency removal prior to the Landmarks meeting for safety and to slow the spread of the disease to other remaining Elms. This is an after the fact approval of the removal of the dead trees and approval of the new tree planting. The Harvard Belmont review committee has reviewed the application, was aware that the trees were dead and supports the replanting of Garry Oaks.

PROPOSED MOTION

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for Removal after the fact of three dead Elm street tree and replanting three Garry Oak street trees.

This action is based on the following:

District ordinance, the Harvard Belmont Landmark District Guidelines and the Secretary of the Interior's Standards:

SMC 25.22

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

25.22.090 - Approval of significant changes to buildings, structures and other property.

C. The addition or removal of major landscape and site elements, such as retaining walls, gateways, trees or driveways. In addition, for proposed removal or addition of significant landscape and site elements for which permits are not required, and which are identified specifically in the District development and design review guidelines, a certificate of approval from the Landmarks Preservation Board shall also be required prior to the initiation of the proposed work.

Guidelines/Specific

2. CRITERIA AND VALUES

A significant number of buildings within the Harvard-Belmont Landmark District individually embody distinctive characteristics of early twentieth century eclectic residential architectures. These buildings and the mature landscaping which forms their backdrop, collectively create a contiguous streetscape and a neighborhood that are compatible in terms of design, scale, and use of materials.

B. SETTING

Guideline:

1. Landscaping:

Guideline: Maintain existing landscaping, especially the mature trees.

Guideline: Maintain the alignment and spacing of street trees. Planting street trees where none now exist is encouraged. Existing street trees are important and pruning should be done only in a professional manner to maintain the trees health and to retain the natural form.

Guideline: Maintain a clear separation between sidewalk and street and between sidewalk and site.

Secretary of the Interior Standards

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.