



The City of Seattle

## Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

**LPB 317/25**

### STAFF REPORT

**Address:** 919 Harvard Ave E, Harvard Belmont

**Applicant representative:** Hannah Swanson, Seattle Tree Care

**Summary of proposed application:**

Removal of a dead Elm street tree (after the fact) and replanting a Paperbark Maple street tree.

**Additional comments:**

Unfortunately the District has lost many Elm Street trees to Dutch Elm disease including this tree and the three on 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. The property owner chose the Paperbark to be compatible with the Paperbark Maples across the street. There are still some Elms and other species of trees along the street. While the Guidelines say to maintain mature trees these trees were dead, determined by the Arborist, with confirmation from SDOT Urban Forestry. There is a utility pole in the location of the existing tree so to comply with the SDOT planting setback requirements the new tree is proposed for a location in the planting strip that doesn't have a tree on the north end of the property. Likely 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 will likely be an after the fact approval of the removal of the dead tree and approval of the new tree planting. The Harvard Belmont review committee has reviewed the application, encouraged quick removal of the dead tree and supports the replanting of a Paperbark Maple.

**PROPOSED MOTION**

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for Removal of a dead Elm street tree (after the fact) and replanting a Paperbark Maple street tree.

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**

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.