



August 14, 2019

## Landscape Plan & Related Fence Project – COA2018-108

923 West End Blvd

### Project Background:

“James House” located at 923 W End Blvd, Winston-Salem, NC 27101

RE: Conditions of COA2018-108

“The applicant shall, in consultation with a landscape architect, submit a landscape plan to the Historic Resources Commission within six (6) months. The landscape plan shall include screening of the patio and retaining wall.”

### Project Summary

As part of the approval received for COA2018-108, we were asked to submit a formal landscape and screening plan for the retaining wall. As part of the landscape plan, we requested and were approved for a Minor COA for a screening fence along the First Street side of our yard in February 2019. A fence was completed in March 2019 and is included in the overall landscape plan as mentioned in this document.

### Landscape Plan Summary

This plan was developed in consultation with Hawkins Landscape Architecture to best meet the criteria as we understand it, of the HRC and *West End Historic Design Review Guidelines, 2006* (Guidelines) pertaining to landscapes. The plan is meant to target the areas facing East, along *West End Boulevard* and South, along *First Street*. These areas were identified during the HRC hearing where the patio and retaining wall was visible. (See **Bird’s Eye View drawing**)

#### Along West End Boulevard

Along West End Blvd, between the sidewalk and the patio, we will replace the low lying shrub, common ivys and vines (English ivy, virginia creeper, potato vine, cinnamon vine, poison ivy, etc.), and tree of heaven with more controlled and aesthetically pleasing rhododendrons, azaleas, boxwoods, Leyland cypress, and Japanese holly. As of August 1, 2019, we have planted one Leyland cypress at the entrance to the driveway, and two rhododendrons along the side of the West End Blvd (see attached drawing) and all three plants are doing well! During the fall and winter of 2019, we plan to add 3-4 individual azalea, boxwood, or Japanese holly to the line along West End Blvd. Although we believe the vegetation at its current state provides a near solid screen of the patio already (**See photo A**), these additional plantings will add screening and aesthetics to the property for those walking or driving along West End.

#### Along First Street

The area along First Street is a challenging slope that drops in elevation in two directions – southward, directly into First Street, and westward, along First Street. Over the years and previous to our ownership of the property, many plants have been added to create a natural screen along First Street. Unfortunately, due to the sloping nature and the heavy canopy of trees, few of the added plants are able to thrive. This was reinforced by our consultation with Hawkins Landscaping, as well as the observations stated at the HRC meeting that the lack of vegetation allowed people walking up First Street to see our retaining wall. Our solution to this problem was to add a low-lying fence behind the first row of foliage to fully screen the retaining wall and patio, even during the winter months when foliage is thin. We applied for and received Minor COA approval to match the fence in style and height of the existing fence. The existing fence is 48” in height, made of wood, and has a “dog-eared” picket style (**See photo B**). This matches the existing fence in the backyard,

by style and height. We made one alteration to the new fence, and added a double sided fence – the “solid” section faces the street, the pickets face inward (**See photo C1, C2**). This alteration was added to ensure full screening of the retaining wall from First Street, per the request of the HRC and conditions of COA2018-108. As part of the Minor COA approval of the fence, we have agreed to stain the fence a “complimentary” color for aesthetics, as well as durability. The staining will occur in the late summer/early fall of 2019.

In addition to the fence, our landscaping plan includes additional plantings to blend the fence into the foliage of the hillside. These additional plantings include the following species: Rhododendron, podocarpus, aucuba, azalea and various dwarf conifers such as hemlock, white pine and black pine. All of these choices were recommended based on the soil, slope, and available sunlight in this area. As of August 2019, we have added one rhododendron, one podocarpus, two aucuba, two pine trees as well as mondo grass, monkey grass, and blue fescue to the fence line along First Street. All but the pine trees seem to be surviving. The pine trees did not make it and will not be added in the future. An assessment will be taken in Fall 2019 to determine which plantings will be added in Spring/Summer 2020 and beyond. (**See attached rendering**).

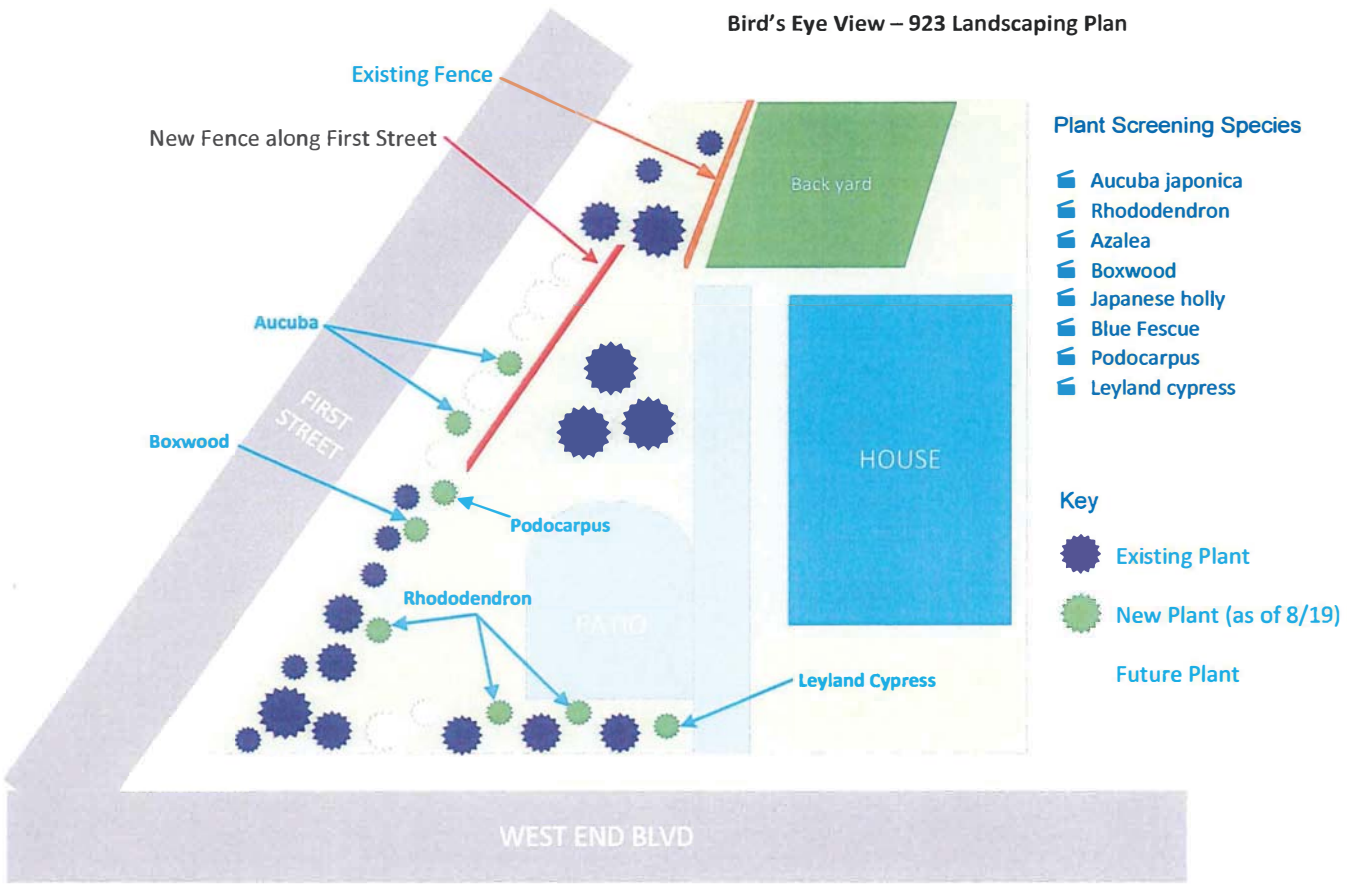
#### Along the patio

In addition to the plantings along West End Boulevard and First Street, a number of plants have been added to the perimeter of the patio since Fall 2018. As of August 2019, we have planted four azalea, a Leyland cypress, two aucuba, one edgeworthia, four boxwoods, two Japanese holly, and a rhododendron to the area surrounding the patio.

#### Additional Note:

As part of the conditions of COA2018-108, we were also tasked with staining/tinting the patio concrete to better match the color of the existing driveway. This was completed in April 2019, and verified by Heather Bratland, City Planning.

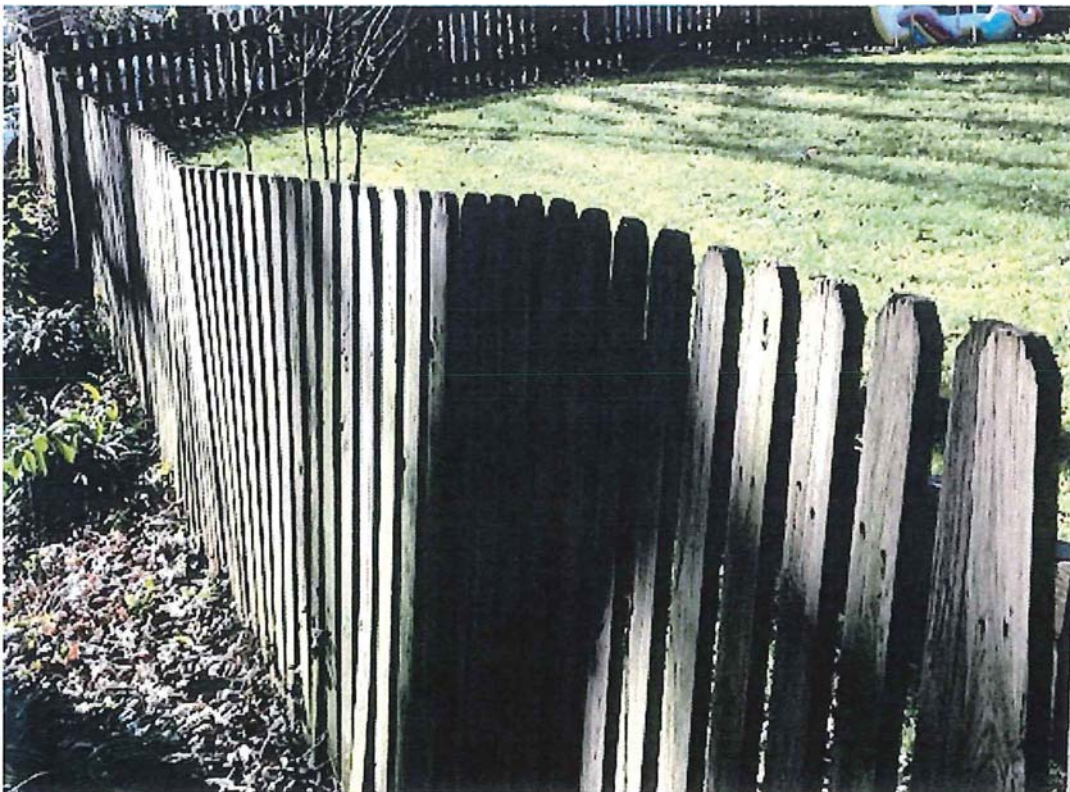
Bird's Eye View – 923 Landscaping Plan



Reference photos



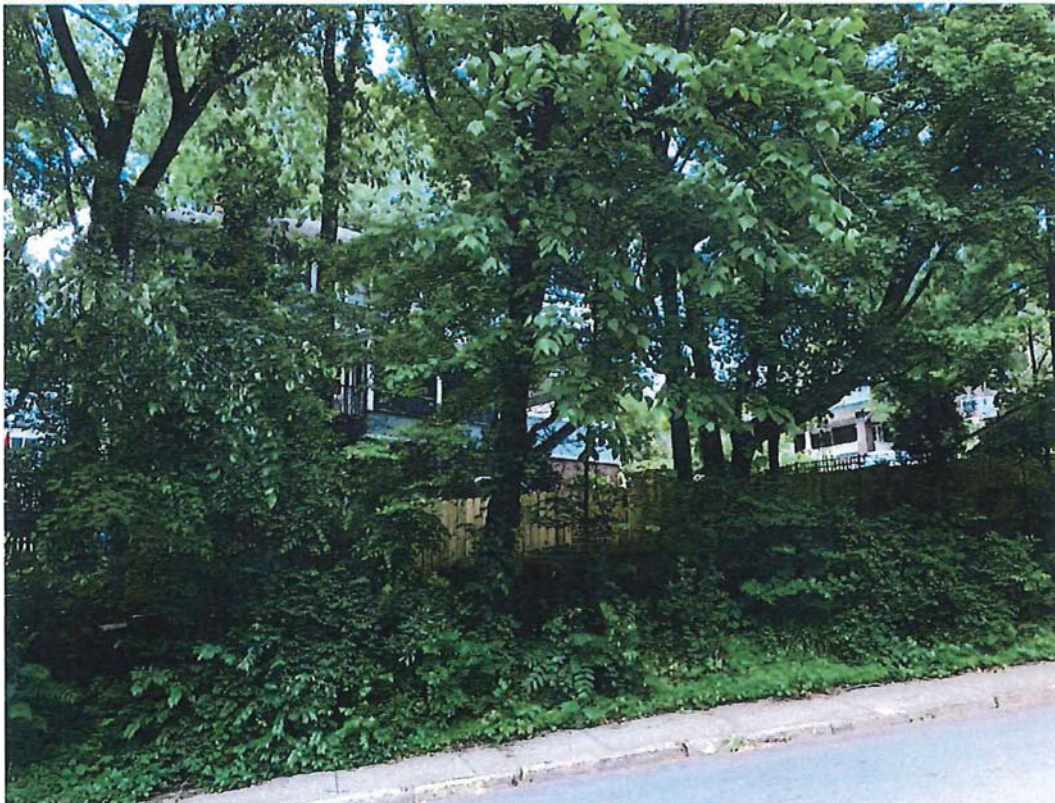
A. View from West End Blvd. Current vegetation provides almost absolute screening of patio and retaining wall.



B. Existing backyard fence: 48" high with dog-eared pickets

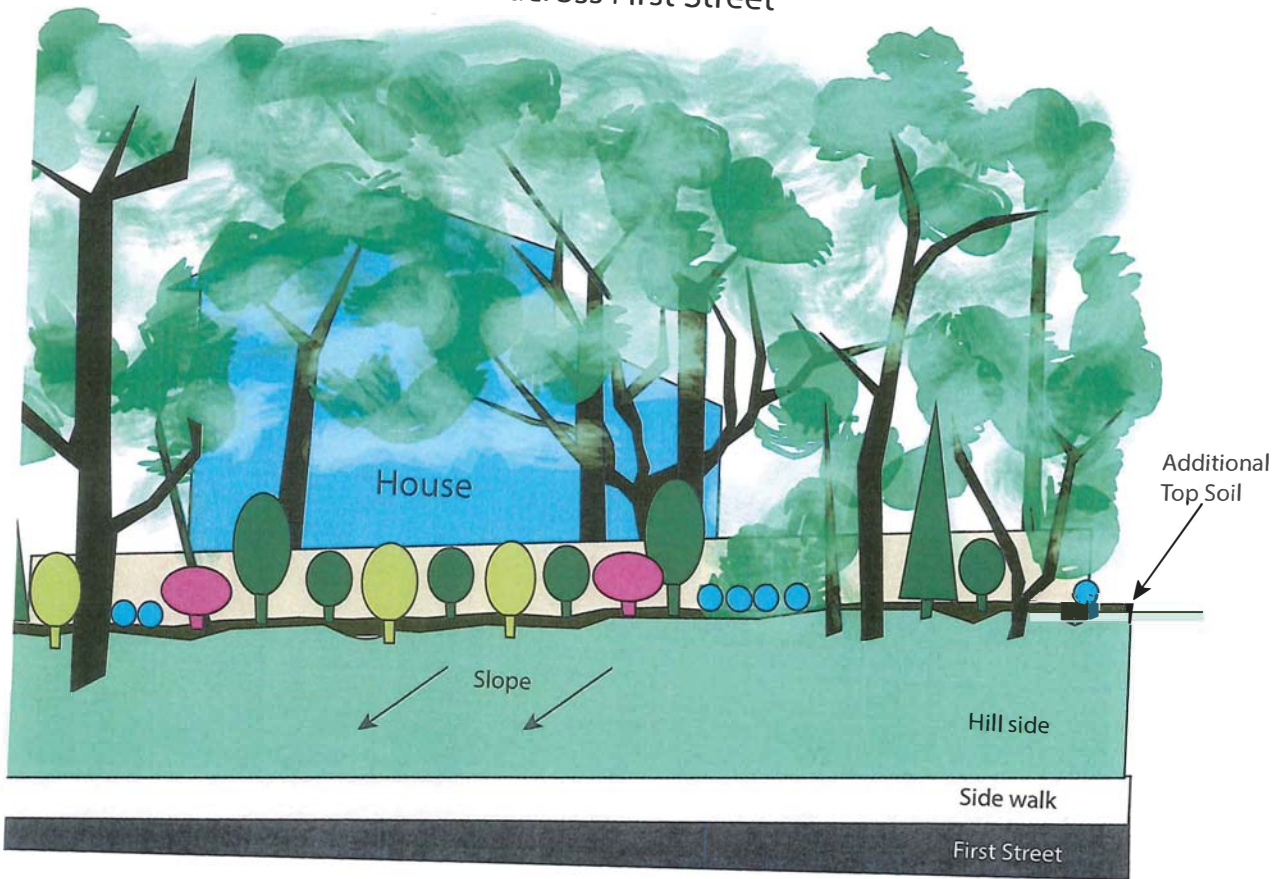


C1. View of new fence and foliage along First Street line. Note: retaining wall and patio are fully screened from view, while house is still visible.









C2. View of fence and foliage from First Street, directly across the property. Note: retaining wall and patio are fully screened from view, while house is still visible.

View from across First Street



Planned Plantings:

-  Aucuba / Rhododendron
-  Podocarpus
-  Boxwood / Japanese
-  Leyland Cypress
-  Azalea
-  Blue Fescue

Future view rendering