



LANDSCAPING

Overview

Significant elements of the landscape, such as grassy lawns, mature trees, hedges, foundation plantings, fences, walls, ground cover, trellises, patios, terraces, fountains, and gardens, all contribute to the character of the specific site and the historic district as a whole. Consequently, the preservation of such elements is essential in preserving the historic character of historic district. If a mature tree or hedge is damaged or diseased so severely that removal is necessary, replacement in kind or with similar species will maintain the historic character of the landscape.

In the residential parts of the district, it is particularly important to preserve both the proportion of green area to building mass and the formal or informal character of the landscaping. Flowering plantings appear in front, side and back yards. Vegetable gardens are usually found in side and back yards, but may also be considered for front yards as long as no existing landscape features are removed, damaged, or obscured by the new plantings. Existing hedges illustrate that foliage can be as effective as fences or walls in creating physical enclosure or visual screening. While maintaining historic landscape materials and adding new, it is also important to consider their relationship to historic buildings. Plantings that are too close to structures create moist environments that can foster biological growth and rot. It is recommended that all plants, bushes, and short shrubs be planted half their mature width plus one foot away from building walls or foundation. Trees should be given an allowance of five feet past their canopy to a building. Groundcovers should be kept at least one foot away from foundations.

See also Unified Development Code #14-5364 Article 9 - Landscaping, Clearing, Fill and Urban Forestry, including Article 9.1.4 (D) - Live oak protection requirements.

Sustainability Note

Landscaping is also an essential part of sustainable design. Trees provide cooling shade to buildings, reducing our need for air conditioning. They sequester carbon dioxide, reducing its presence in our atmosphere. Vegetation helps to manage rain water. When installing new landscaping, consider native plants compatible with the historic setting that will not require watering or irrigation.

GUIDELINES FOR LANDSCAPING

1. Landscaping that contributes to the character of the historic district must be retained and preserved as much as possible.
2. Specific landscape features that are character-defining elements of the historic district, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens must be retained and preserved as much as possible.
3. If it is necessary to remove a large tree or a hedge because of disease or storm damage, it must be replaced with a new tree or hedge of the same species or with a similar appearance as long as it will not damage adjacent historic buildings or utilities. Older specimens that will more quickly achieve a mature size are preferred.
4. Historic ground-cover materials, such as brick or granite pavers must be retained and preserved as much as possible. If replacement is necessary, new materials that match the original materials, or materials traditionally found in the historic district must be used.
5. If a landscape feature is completely missing, it should be replaced with a new feature compatible with the character of the district. (See recommendations on preceding page regarding spacing between plantings and buildings.)
6. New landscaping features should be consistent with similar elements in the historic district. (See recommendations on preceding page regarding spacing between plantings and buildings.)
7. The location of new landscaping features should be consistent with the location of similar elements in the district.
8. Existing large trees and other significant landscape elements must be incorporated into plans for additions and new construction. Paving over tree roots shall be avoided.
9. The proportion of green area to built area on an individual lot must not be significantly reduced through additions, new construction, or surface paving.
10. Swimming pools must be located only in a rear or side yard position that is discrete. On corner lots, pools shall be located in the portion of the rear yard furthest from the street. The fencing for the purpose of pool security shall be in compliance with these design guidelines.
11. Edging materials that are inconsistent with the character of the historic district, such as exposed landscaping timbers, are not permitted.
12. Diseased, mature trees may only be removed with written certification of condition by a licensed arborist.