



Schwartz-Conlon Residence Landscape Design Program

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Appendix A: sketch of our preliminary ideas

1 General

1.1 Overall feeling

We really desire to have a small bungalow feeling, so the landscaping should help to reduce the apparent mass of the house, by drawing the eye to interesting features on the ground. We also want it to feel as if the house has always been in the neighborhood, so traditional craftsman style landscaping will be appropriate.

1.2 Organic gardening approach

Organic approaches must be used throughout the landscaping system. This means no use of pesticides, herbicides, or fungicides in the preparation, and selection of plants that can be grown successfully without their use.

The following exceptions may be considered:

- Sulfur may occasionally be used for powdery mildew.
- Insecticidal soap may be used to control aphids and similar insects.
- Dormant spray may be used on fruit trees, and roses.

It will be important to assure that any soils or amendments that are used in the landscaping are free of pesticides.

1.3 Water Conservation

We would like to conserve water to a reasonable extent by plant selection, avoiding expanses of lawn, and through drip irrigation systems. We need a structure to hang the garden hoses we do need.

1.4 Low to moderate Maintenance

We want the landscaping to support avocational gardening, rather than requiring our frequent devotion. We are willing to pay a gardener to do raking and cleanup, but don't have high expectations for what they can do. At the same time Bill has a strong desire to work in his vegetable garden, and we expect to tend some flower beds with annuals and bulbs.

1.5 Minimal lawn

We see no need for a traditional suburban lawn, as grass consumes too many resources (water, fertilizer, effort) and would take over the sunny areas that we would rather use for other things (like a vegetable garden or patio). Nonetheless some green ground covers would be very nice to have, especially in some shady areas where fescues and rye/bluegrasses don't grow well. (We consider "baby tears" to be an attractive option for a flat green look.)

1.6 Visual Interest

We want the landscaping to complement the architecture of the house, providing attractive interesting views from within and without. We would look for variations in:

- Color (preferred palette: blue, purple, yellow, gold, deep rose/pink, white)
- Smell (including lavender, sage, mint, basil, roses and other fragrant flowers)
- Seasonal Flowers
- Light and shade
- Height Variation

At the same time, we want to use landscape elements (both structure and vegetation) to augment sight lines and views, both by focusing attention and by distracting from or hiding views of adjacent houses).

1.7 Trees

There are a few new and existing trees that we would like included in the plan, if possible.

- We would like to re-plant a pippin apple tree to replace the one we removed to expand the dining room. This could very well go in the back yard.
- The Monterey pine in the back yard is to be retained and pruned so as to keep the Zen view through the diamond window.
- We would like to find a location for a Meyer Lemon tree.

- The existing camphor and willow trees add significantly and are to be retained.
- Solana Japonico (with the little purple flowers w/yellow centers) and Japanese maples in green and red are also ones we particularly like.

2 Background

2.1 Existing Landscaping

2.1.1 Trees

2.1.1.1 Australian Willow

Two trees were planted along the north property line ca. 1990. While these need some pruning, they usefully block the mass of the neighboring house. Because they are so fast growing, it might be worth adding a third tree along the property line, but closer to the street.

2.1.1.2 Camphor

The camphor tree adjacent to the garage is an important element in the overall appearance of the property. From the street, the branches help to hide the mass of the dormer; from within the dormer, it creates a tree-house feeling.

2.1.1.3 Monterey Pine

We debated whether to retain the Monterey Pine at the rear of the property. We decided to retain this tree and want to retain the graceful sweep of branches toward the north, especially as viewed through the diamond window, from both the entry and loft.

2.1.2 Vegetable Garden

2.1.2.1 Location

An organic vegetable garden is located in the back yard behind the bedroom.

2.1.2.2 History

The beds along the fences were originally planted with trees and shrubs, (a plum gone wild, a pyracantha, a pineapple guava). The lawn area had been Bermuda grass, and Bill is still trying to eradicate it from the beds.

Since acquiring the property in June 1984, we have been maintaining beds using the bio-dynamic French Intensive method, a la John Jeavons, including double-digging, cover-crops and composting. In the last few years, there have been a couple of problems.

- There have been some problems with excessive irrigation on the north side, causing the beds to stay excessively wet, making it difficult to dig (since the beds still have so much clay). Bill thinks John and Karen have fixed the leaks in their irrigation system, so there was no problem this year (2000).
- Some nut grass (*T. laxa*) has taken hold. Bill has been aggressively digging it out each year, but it is still endemic, particularly near the fences.
- We planted blackberry vines along the fences, which have spread themselves.

2.2 Neighboring Properties

2.2.1 North

To the north is 2320 Bryant St, owned by John Fiddes and Karen Talmadge, who have two great kids and a couple of cats. Their house was built on spec by a developer (Mike Fleming) to plans developed by Larick Hill. The house fills the lot, and we'd like the extensive stucco walls visible from our property to be shielded from view.

The fence, installed on the neighbor's property during construction of their house about ten years ago, is treated lumber (posts embedded in cement), so we should be careful about planting edible crops nearby. The trees on the north side have cast a fair amount of shade on the vegetable garden, and their roots have grown into the beds. It would be great if we could persuade John and Karen to prune these trees, at least removing the waterspouts.

The Talmadge/Fiddes house also has an air conditioner which they use frequently in the summer. This unit is mounted on a pad between their house and the fence adjacent to our property line. It is most noticeable when the windows on the north side are open. It's doubtful that landscaping can help with the noise.

2.2.2 South

Ann Younker and her daughter Sarah have a dog who sometimes barks, but they are generally quite quiet.

The dilapidated fence on our mutual property line is to be replaced, presumably with a fence similar to the fence on the north side.

The hedge-like vegetation in the front could probably be replaced with something more interesting, but we would have to work with Ann on this. She's a very nice person with good taste so this should be relatively straightforward to do. She and Sarah like our "secret garden" idea for the back yard described in more detail later.

2.2.3 West

Directly behind us live Barb Kollin and Terry (?), who remodeled their house several years ago, adding a second story, with windows that look down into our yard. Accordingly, dealing with privacy is a big factor relative to their house.

We shared in the cost of a fence on the back property line about five years ago. Their garage is pretty dilapidated, and it's our understanding that it will be replaced when the animals who inhabit the garage die.

From our perspective, their back yard could use a nice tree right in the middle, which would address some of our concerns with privacy and sight lines. Otherwise, there don't seem to be any problems with vegetation, irrigation, etc. However, they are fairly noisy on weekends, between radio use, a dog who barks a lot, a very active power saw, and kids playing.

2.2.4 Street

Currently we hear cars when they drive too fast on Bryant Street, and will occasionally notice some traffic noise from Oregon Expressway. In the evenings, we hear the train whistles and the train stopping at California Avenue.

Bryant Street is a bicycle boulevard, so we get quite a lot of bicycle traffic during the school year.

2.3 Removed vegetation

2.3.1 Demolition

Most of the landscaping was removed during demolition in September 1999. These included 'bonsai' junipers along the street (which Judith always despised), a pine tree in the front yard, and some waxy-leaved trees on the north side of the front yard which are trying to reestablish themselves. A couple of hawthorn trees were also removed, as was the oleander growing in the back yard along the south side.

2.3.2 Historically

When we acquired the property in 1984, there were some sickly birch trees along the property line, which we replaced with the Australian willows about ten years ago. Some earlier owners had a perverse

attraction to thorns and poisonous plants, as there was extensive planting of pyracantha, hawthorn, and oleander.

3 Spaces

3.1 Front Yard

3.1.1 Porch

Our front porch is a key part of the house. We would like to have some attractive views from our porch swing. We'd like climbing, flowering vines that can tolerate shade on the pergola of the front porch (clematis? Wisteria?). Something that grows fairly quickly would be desirable as we want the house to have a feeling of having been there for a long time. There should also be some kind of flowering shrubs along the base of the porch.

3.1.2 Walk

We would like some kind of flagstone embedded in a concrete base. We'd like the path to be curved rather than be straight or angular.

3.1.3 Flower Beds

We've discussed the idea of raised areas with stone retaining walls near the sidewalk and entry point. There should be a tree (like a Japanese maple, perhaps?) and flowers of varying heights that would bloom throughout the year. A mix of perennials, self-seeding annuals, and annuals that have a colorful, informal look would be ideal. Delphinium (bluebird pacific giant) and foxglove are possible options for taller plants. Other shade plants we've liked include Aconitum and Omphalodes Cappadoccica (starry eyes).

3.1.4 Bed between garage and porch

Judith thinks this might be a good spot to have an outdoor sculpture (to be obtained) since it would be easy to light (this could also throw off light onto the walkway) and is a fairly protected area. A combination of a small tree and/or ground cover and flowers could also work here, though we don't want to completely block the window into the garage room which will also serve as a yoga studio.

Bill thinks this is a good spot for a feature tree like the Japanese maple we used to have near the front door. This would be a sheltered area for the tree, and would block the direct view from the street into the living room.

3.1.5 Burial ground

Our cats, Aristotle and Miss Two are buried in the front yard, near the willow trees, marked by cairns. While the stones can be rearranged, we'd like this area to be protected.

3.1.6 Driveway

Judith parks her pickup truck in the driveway. Robert has mentioned 'turf-block' as a possible driveway paving material.

The garage doors will swing out from the garage, with one of them pinned. Will we have a path from the driveway to the porch?

3.1.7 Sidewalk

At one time Judith envisioned a picket fence along the sidewalk but now prefers Robert's idea of stone retaining walls (possibly curved). In general, we like the use of boulders and stones as an integral part of the garden. See illustration 111 on page 80 of *Outside the Bungalow* by Duchscherer & Keister.

3.1.8 Curb strip

Two city owned magnolia trees are in the curb strip, which is overgrown with ivy. The ivy should be removed to improve the health of the trees. The southernmost tree has suffered from having its roots cut when the sidewalk was put in about 10 years ago. The city cleaned out the deadwood earlier this year, but the tree is still suffering. These trees are pretty messy, dropping leaves and seed pods pretty much year round.

The short section of curb strip near 2340 is used for placing the recycling containers at the curb once a week. A couple of years we actually planted some vegetables there because it is fairly sunny.

3.1.9 Side strip

The strip of land to the left of the driveway, as one faces the house, might be a nice place for a small fruit tree. As mentioned above, perhaps some landscaping could be shared with Ann Younker.

3.2 Back Yard

3.2.1 Secret garden

We want the back yard to feel as private as possible, which we realize is a challenge given its small size and proximity to the neighbors. When the fence is replaced, we'd like to grow flowering vines on it like clematis, bougainvillea, and/or trumpet vines. Judith saw some small dense ivy that was attractive and completely covered the fence underneath but Robert pointed out that ivy can attract rats (which we'd like to avoid). The overall feeling should be like an informal, English cottage garden rather than something very structured.)

3.2.2 Focal Point

We want a focal point that is visible from the dining room, the back patio, and the bedroom. This should include a fountain. We've included a photo of an arts and craft style fountain using Batchelder tiles that would be a good model for our fountain. The sound balance will be important here, because while we want to be able to hear it from our bedroom at night, we don't want it to be too loud. See illustration 147 on page 100 of *Outside the Bungalow* by Duchscherer & Keister.

3.2.3 Back Patio

This would be a seating area for some friends with a table under a shaded pergola. We couldn't find an example of a free-standing structure in the resource books we're using. Would it be possible to have some lights hung from the structure for night time, or would candles or other lighting be a better bet?

One idea, we've discussed is to mimic the shape of the dining room, with a pergola above that casts some shade onto the dining room/bedroom, yet the posts allow an unobstructed view from the bedroom to the focal point. Judith and Robert saw a good curved example at the Gamble Garden Center.

Location for bar-b-q. We want this to allow easy access to/from house with food. Might be nice to have some artificial light for this in the fall.

3.2.4 Location for hammock.

This just needs to be an open area, probably under the apple tree once it's large enough to cast some shade.

3.2.5 Shade

We originally thought that there would be a major requirement for shading the back of the house from the summer sun. However, it appears that the deep eaves, combined with the low-E coating on the windows, keeps the heat out of the house, mitigating the need for shading the house. Nonetheless, we think that the trees and pergola would help with privacy even with a less obvious need for shade.

3.2.6 Vegetable garden

3.2.6.1 Compost Area

Need area for composting – probably adjacent to the beds. Currently, Judith brings horse manure from the barn, which is supplemented by kitchen scraps and some yard trimmings. Composting occurs on a bed, and currently the heap is moved twice a year.

We also need a place to store containers for compostable yard waste that gets picked up by city (probably on the side, near the other recycling bins)

3.2.6.2 Beds

Want to continue working with raised beds, but don't like the idea of constraining the beds with boards, as this makes it more difficult to double-dig, the Bermuda and nut grass still needs to be eradicated, and with the French intensive method, one makes use of the sloping edges of raised beds.. Definitely don't want any treated lumber in contact with the soil, as this is unsafe. In our example images, we have a photograph of both the style of fence we'd like and a vegetable garden "hidden" by a low fence. See illustration 38 on page 38 of *Outside the Bungalow* by Duchscherer & Keister for the concept and illustration 103 on page 76 for a fence style.

3.2.6.3 Paths

Narrow paths between the beds are used. Don't want to use wood chips as their decomposition sucks nitrogen. Judith likes the look of small pea gravel but has been told it can be hard to maintain. This is primarily an issue in the winter when the ground is wet.

3.2.6.4 Trellis

We need a trellis for growing peas & beans, as well as for training tomato and squash vines. This would replace the 10 foot rigid conduit stuck two feet into the ground with nylon mesh for supporting the vines currently in use. This has worked well, although for beans Bill needs to set up a plank across some cinder blocks to reach the top. We'd like something that is attractive, but lightweight as we don't want to obstruct light and air on the beds and vines.

3.2.6.5 Visual shield

A low fence could hide the vegetable garden during the periods when it was least attractive in lieu of structured beds. Or build the structure around the outside of the vegetable area, with the low fence atop it, and a small raised bed border in front of the fence (on the outside?) for annuals and/or strawberries, with maybe sweet peas climbing the fence. Would need a gate that was easy to get through with a wheel barrow.

3.2.6.6 Tool storage

We have a blow molded storage shed near the garage. Perhaps this could/should be relocated nearer the vegetable garden.

3.2.7 Rose garden

Roses have always done well against the wall of the Master bedroom. We'd also like to have some climbing pink or white tea roses growing along a wire arch or trellis, perhaps with a bench below or as an entry into the vegetable garden.

3.3 Side yards

3.3.1 North

Windows look out from the Master bedroom, Master bath, bathroom 2 and bedroom 2. We will want a privacy shield of some kind, maybe grow a vine up the fence? This is a fairly narrow alley, about four feet wide, a little narrower at the window seat in front.

Opposite our bathroom window, we'd definitely like to have something that blocks the view into the neighbor's window.

Do we want to have some kind of gate or barrier into the back yard?

3.3.2 South side

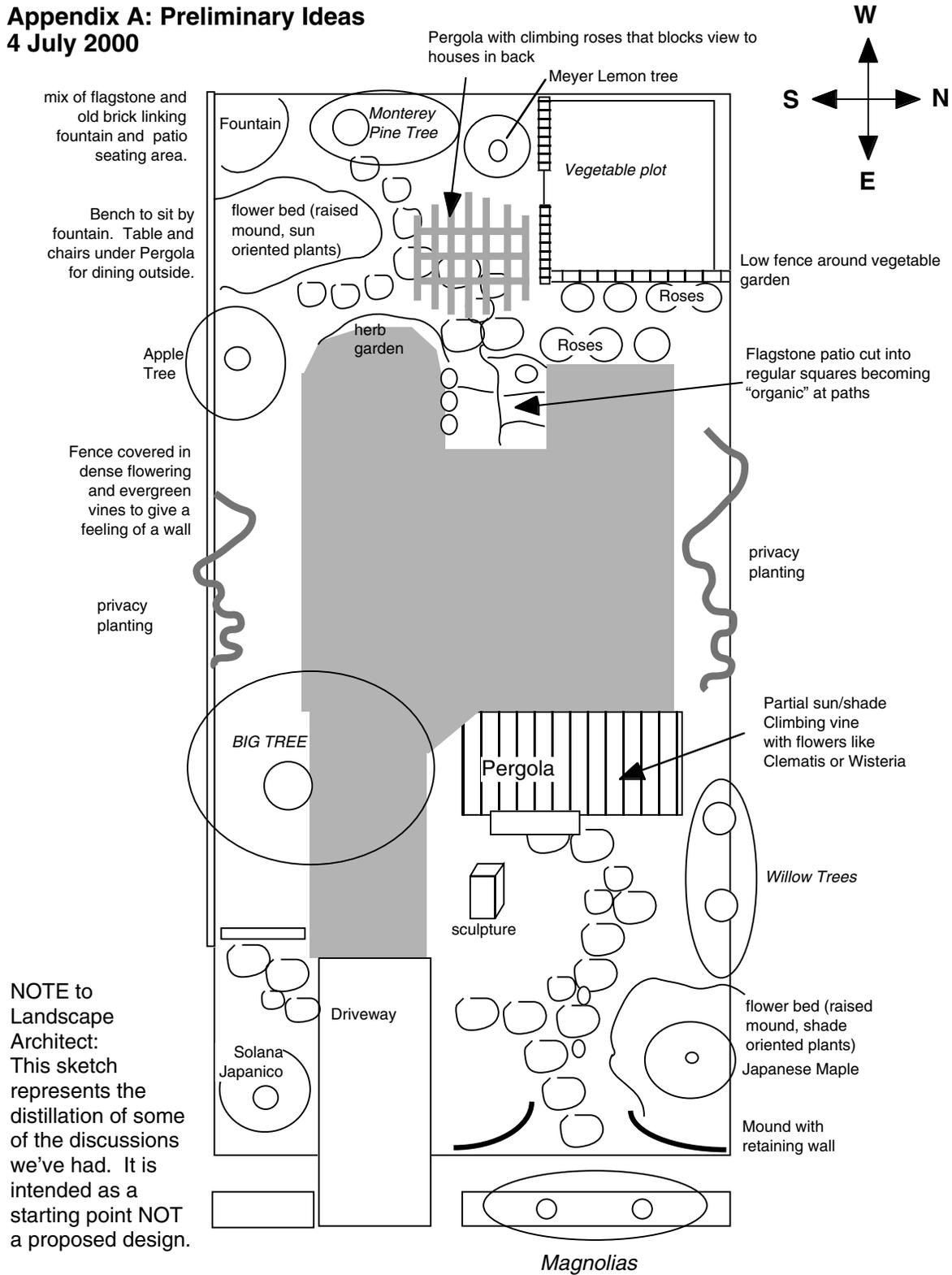
This is adjacent to 2340 Bryant, where Anne and Sarah live. Their dog barks when she sees people in our back yard which supports the need for a solid fence.

Hardscape for garbage, recyclables. Ideally, at least the paper recycling would be protected from rain (or we have a dolly to move heavy bins).

View out the kitchen window looks onto a big blank wall. It would be nice to have a plant or tree growing opposite the window.

A gate to the back yard might be appropriate on this side.

Appendix A: Preliminary Ideas
4 July 2000



NOTE to Landscape Architect:
This sketch represents the distillation of some of the discussions we've had. It is intended as a starting point NOT a proposed design.