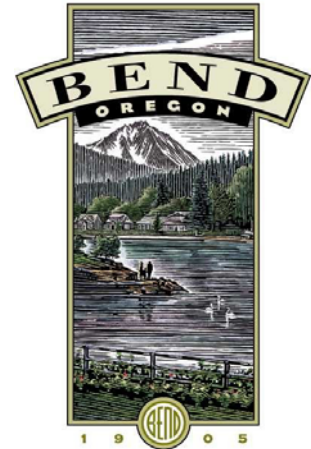


Landscaping
Old Bend or Drake Park Neighborhood
Historic Districts



These are the steps to take to have a successful landscaping project.

1. Look at old photos of your property. Staff can help you locate them.
 - A. Identify the landscape elements that you notice in the historic photo.
 - a) Fence: height, placement, type, materials, gates
 - b) Sidewalk
 - c) Paths: materials, rock, brick, concrete, width, placement
 - d) Rock walls, concrete walls
 - e) Concrete, rock or brick planter areas
 - f) Brickwork or other masonry
 - g) Stairs
 - h) Trees: type, location, age
 - i) Shrubs: type, location, age
 - j) Flowers: type, location, season
 - k) Lawn and other vegetation
 - l) Pergolas and trellises
 - m) Lighting
 - n) Ponds, water plants
 - o) Fountains
 - p) Edging around lawn
2. Identify what is in your yard today by using the same list.

Is anything the same? What?
Are any trees or shrubs or plants the same ones as seen in the old photo?
Are any of the hardscapes (paths, steps, ponds, fences etc) the same?
3. What style is your house?
 - a) Craftsman Bungalow, emphasis on horizontal lines and lots of texture.
 - b) English Cottage with asymmetrical lines.
 - c) Colonial Revival, with symmetry.
 - d) Dutch Colonial.
 - e) Tudor.
 - f) Post World War II tract, one story.
 - g) Foursquare.
 - h) Prairie.
 - i) Spanish Colonial Revival.

Look at the National Register Nomination to determine your architectural style.
4. How old is your house?
5. What landscaping styles and plants were popular when your house was constructed? Staff and the public library have books and magazines from the 1920s through 1940s that show examples. You can also look at old streetscape photos of Bend at the Deschutes County Historical Society.

6. What kinds of landscaping do you see associated with your style of house? Does the garden echo the house in appearance and style?
7. Draw your plan, identifying what existing elements that you plan to retain and what will be new. Label it with your name and address and the date you complete it. Staple the historic photo and a current photo of your yard to the plan.
8. Bring the plan and the photos to the City Hall Planning Division and drop it off for review by the Historic Preservation Planner. Or, bring it to Pat Kliewer's Office at 129 NW Idaho Avenue.
9. The review generally takes one to three days. Staff will visit your property.
10. If you are on the Oregon Special Assessment Program, submit the same plan and photos to the Oregon SHPO, attention Suzie Haylock.
11. Fences in front yards were rare in the historic period. If a fence is necessary, it would be from 36 to 42 inches tall and as open as is possible. Looped-top wire fences, wood picket fences and hedges were commonly used to keep pets and children in or out and to allow adults to jump over. Privacy fences were unheard of in Bend during the historic period. Neighbors cared for one another and the neighborhoods were closely knit, socially. You needed to be able to pass a pie or a pot of stew over the fence to your neighbor! A privacy fence created the suspicion that you were probably doing something illegal back there! Gates were often elaborate with trellises covered with flowering vines. Please check with staff if you need more guidance on fence and gate selection. Fences or walls on Riverside Blvd are discouraged.

Some tips

- a) Look at old photos of your neighborhood.
- b) Plan to keep the old trees and shrubs to give your yard a sense of age.
- c) Consider incorporating elements of the old design in your new plan.
- d) Use the historic plants such as birch trees, fruit trees, Hawthorne trees, lilac shrubs, hydrangea, wisteria, snowball bushes, spirea bushes, junipers, pines, rhododendrons, azaleas, shrub roses, climbing roses, privets, cotoneaster, daphne, spring bulbs, summer lilies, daylilies, iris, veronica, alyssum, dianthus, dahlias, snow on the mountain, snapdragons, begonias, cosmos, delphiniums, carnations, phlox, asters, bachelor's buttons, verbena, petunia, nicotinia, bleeding heart, peony, hollyhock, and poppies. Many of these historic plants are also "waterwise" plants.
- e) Does the landscape plan complement the size, age and style of your house, or does it compete for attention?
- f) Have you planned to use flagstone, rock, clay brick, concrete and other historic materials instead of concrete masonry units?

All fence plans need to be reviewed.

What is not allowed?

- a) Berms
- b) Extensive use of ground covers.
- c) Extensive use of pavers, bark, stones, or other mulch instead of lawn.
- d) Modernistic landscape styles with dwarf evergreen trees, bark, rocks, stones and grasses.
- e) Plans that would not have been used before 1950.
- f) Manorstone walls or walls made with similar modern concrete products.
- g) Vinyl fences