

City of Raleigh



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COA-0010-2020

308 S BOYLAN AVE (RALEIGH HISTORIC LANDMARK)

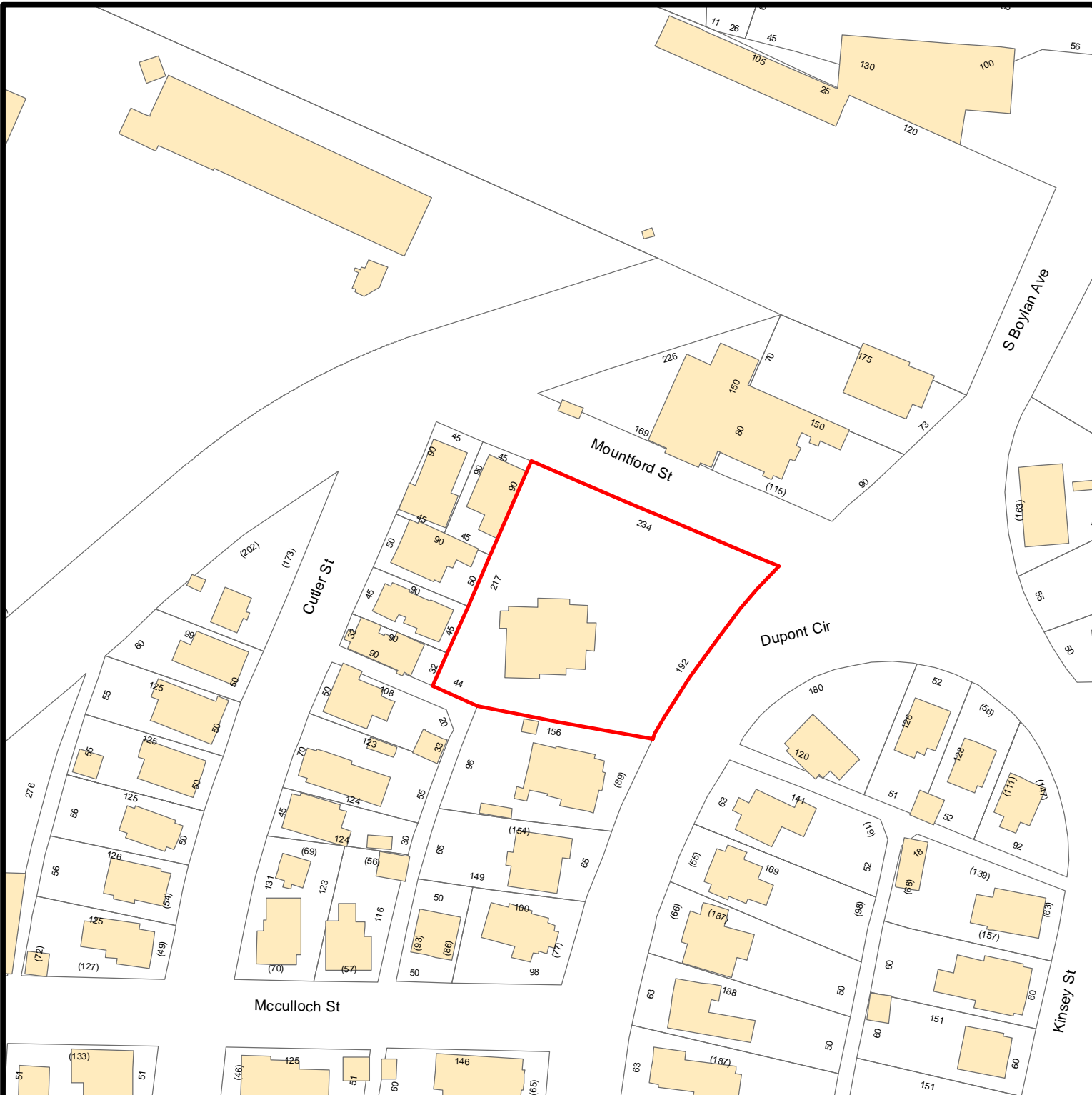
BOYLAN HEIGHTS (CX-3-CU)

0 35 70 140
Feet



Nature of Project:
Master landscape plan: including
removal of 17 trees; install walkway;
alter parking area; install firepit

APPLICANT:
BRIAN STARKEY
5410 TRINITY RD SUITE 102



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0010-2020 308 S BOYLAN AVENUE

Applicant: BRIAN STARKEY FOR TIMMONS

Received: 1/15/20

Meeting Date(s):

Submission date + 90 days: 04/14/20

1) 02/27/2020 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Raleigh Historic Landmark: MONTFORT HALL

Zoning: HOD-G

Nature of Project: Master landscape plan: including removal of 20 trees, planting new trees and shrubs; installation of new planting beds, alter and add walkways, alter approved parking areas, install refuse area; install patios; remove chain-link fence, install fence, install signage

Staff Notes:

- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...may not be denied.... However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance.... If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.”
- Due to a recent interpretation of State law by the City Attorney, a COA is not required for changes within the City right-of-way.
- This COA applications is the third filed for this project and will supersede some previously approved landscape features:
 - COA-0013-2019: Reopen alley access; install curb cut; remove 11 trees; replace trees; remove portion of fence; alter driveway; construct parking area; install metal roof. The submission of a Master Landscape Plan was a condition of approval.
 - COA-0033-2019: Construct rear addition; install wheelchair lift; alter balcony railing; install new balconies; replace columns
- COA cases mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features and Plantings	Master landscape plan: including removal of 20 trees, planting new trees and shrubs; installation of new planting beds, alter and add walkways, alter approved parking areas, install refuse area; install patios
1.4	Fences and Walls	Remove chain-link fence; install fence

1.5	Walkways, Driveways, & Off-street Parking	Install walkway, alter parking areas
1.8	Signage	Install signage

STAFF REPORT

Based on the information contained in the application and staff's evaluation:

- A. Implementing a Master landscape plan: including removal of 20 trees, planting new trees and shrubs; installation of new planting beds, alter and add walkways, alter approved parking areas, install refuse area; install patios, and install signage is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.9, 1.5.1, 1.5.4, 1.5.6, 1.5.7, 1.5.10, 1.8.4, 1.8.7, 1.8.8; however, the removal of healthy trees **is** incongruous according to *Guidelines* 1.3.1, 1.3.5, 1.3.7, 1.5.9 and the installation of signage on the fence **may be** incongruous according to *Guidelines* 1.8.2, 1.8.6; and a solid brick parking area may be incongruous according to *Guidelines* 1.5.5, and the following suggested facts:
- 1* The National Register of Historic Places nomination for Montfort Hall describes the relationship of the house to its site as: "The siting of Montfort Hall is still impressive, for it stands amid a one-acre plot of land on the highest elevation for some distance around. From this vantage point, once located in a semi-rural area but now surrounded by early twentieth century development, Montfort Hall overlooks the immediate neighborhood of Boylan Heights...This siting recalls Montfort Hall's proud role as one of a series of luxurious suburban mansions built shortly before the Civil War for Raleigh's wealthy families."
 - 2* The application included a photograph of the front garden at The Barracks, a property in Tarboro, NC designed by the same architect.
 - 3* The application mentions and includes a landscape plan approved through the City's Administrative Site Review (ASR) process. That plan did not receive approval through the COA process. Page 10 of the application is the proposal for this COA application.
 - 4* The application proposes the removal of 20 trees. The trees range in size from 8" DBH to 28" DBH. Thirteen trees are Cedar, 5 are Pine, 1 is a Pear, and 1 is an Oak. No assessment was provided on the health of the trees.
 - 5* Fifteen (15) trees were approved for removal for installation of the parking area in COA-0013-2019.

- 6* Sixteen of the trees proposed for removal are located on the north property line where stormwater utilities are proposed to be installed.
- 7* The application provides a description of the property and states that the building should not be screened from view.
- 8* The application proposes the planting of 36 new trees: 13 shade trees and 20 under story trees. The proposed planting calculations on the proposed landscape master plan do not align with the number of plantings shown on the plan.
- 9* The proposed landscape includes undulating, organic-form planting beds located along the north, east, and south property lines with an open lawn located on either side of the front walk.
- 10* A circular, brick roundabout is proposed in the front walk about one-third away from the front of the house. This feature is similar in design to the front walk of The Barracks.
- 11* A chart of proposed plant and tree selections with species and mature height was provided. The plan indicates the locations of shade trees understory trees, and shrubs.
- 12* A one-space parking area is proposed at the rear of the house adjacent the alley. This location is an alteration to the previously approved parking area off the alley. It is located closer to the rear property line.
- 13* The application states that permeable pavers are proposed for the parking areas. Specifications were not provided. Screening details were not provided.
- 14* Full brick parking areas are atypical in Boylan Heights.
- 15* The main parking area was approved in COA-0013-2019 with a gravel surface. This
- 16* The new landscape plan retains the screening for the parking area and proposes to change the surface to permeable pavers. Specifications were not provided.
- 17* A refuse area is proposed between the alley and the rear parking area. No details were provided on the design and screening of this area.
- 18* Two patios are proposed:
 - a. A circular pad located in the front yard on the south side of the property. It is proposed to be constructed of stone cobbles found on the property. The written description notes this pad will be 6' in diameter; while the drawing indicates that the pad is 12'.

- b. An 8'x8' square pad is located in the front yard on the north side of the property.

This pad will be constructed of the same brick pavers as the walkways.

19* Two locations are identified for signage. The application notes that the signage would be mounted to the fence. Signage appearance and material was not provided. There is insufficient information to make a recommendation.

B. Removing a chain-link fence and installing a fence are not incongruous in concept according to *Guidelines* 1.4.8, 1.4.10, 1.4.11; and the following suggested facts:

1* *Location:* The applicant proposes removing the existing chain-link fencing on the west and north property lines and installing a board fence along the west property line. No change in fence location is proposed.

2* *Material:* Wood is a traditional fencing material.

3* *Height:* The proposed new fence height was not noted.

4* *Configuration:* The proposed fence configuration is unclear. The application notes that a board fence will be installed along the west property line. A site plan noting location was not provided. The committee has regularly found that 6'-tall wood privacy fences are congruous with the character of the historic districts when installed in rear and side yards (except for corner lots).

5* *Design:* The existing fencing is chain-link. The proposed design of the wood fence was not included. Traditionally, fences were constructed with neighbor friendly design, with structural members facing inward.

6* The application also notes that the existing metal fencing along Boylan Avenue may be replaced and will not exceed the height of the existing fence. Replacement design and materials were not included.

Staff suggests that the committee discuss the tree removals, the tree demolition delay, and the parking paving material.

Pending the results of that discussion staff suggested that the committee approve the application with the following conditions:

1. That the previously approved tree protection plan remain in place for the duration of building and parking lot construction.

2. There not be a delay for the removal of the trees.
3. That replacement trees be 3" in caliper.
4. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. Parking area materials and details;
 - b. Refuse area design and screening;
5. That details and specifications for the following be provided to and approved by staff prior to construction or installation:
 - a. Patio design details;
 - b. Wood fence design, height, and specifications;
 - c. Exterior lighting, if any.
6. That changes to the front and south fence be submitted in a future COA application;
7. That signage be submitted in a future COA application.

Staff Contact: Collette Kinane, collette.kinane@raleighnc.gov

Type or print the following:

Applicant name: **BRIAN STARKEY**

Mailing address: **5410 TRINITY RD SUITE 102**

City: **RALEIGH**

State: **NC**

Zip code: **27607**

Date: **JAN. 15, 2020**

Daytime phone #: **919 532 3240**

Email address: **BRIAN.STARKEY@TIMMONS.COM**

Applicant signature: **BHST**

Minor work (staff review) – one copy

Major work (COA committee review) – ten
copies

Additions > 25% of building sq. footage

New buildings

Demolition of building or structure

All other

Post approval re-review of conditions of
approval

Office Use Only

Transaction #: _____

File #: COA-0010-2020

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: **308 S. BOYLAN AVE RALEIGH 27603**

Historic district: **BOYLAN HEIGHTS**

Historic property/Landmark name (if applicable): **MONTFORT HALL**

Owner name: **MH BOYLAN LLC**

Owner mailing address: **308 S. BOYLAN AVE RALEIGH 27603**

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address

Property Owner Name & Address

REFERENCE

ATTACHED LIST

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: _____ _____
Did you consult with staff prior to filing the application? Yes <input checked="" type="radio"/> No <input type="radio"/>	

Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
		REFERENCE ATTACHED
		DESCRIPTION

Minor Work Approval (office use only)

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____.

Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) _____ Date _____

1703373984
MARSCHALL, DAVID J
315 CUTLER ST
RALEIGH NC 27603-1919

1703375997
MOUNTFORD AVENUE ASSOCIATES
706 MOUNTFORD ST
RALEIGH NC 27603-1944

1703373754
SHACKLETON, SCOTT P
PO BOX 28123
RALEIGH NC 27611-8123

1703373648
LEE, RICHARD EUGENE
311 CUTLER ST
RALEIGH NC 27603-1919

1703373767
FUTORANSKY, DONNA
307 CUTLER ST
RALEIGH NC 27603-1919

1703374838
WILKINS, CHARLES P JR
626 W JONES ST
RALEIGH NC 27603-1575

1703373899
CAMPBELL, KEVIN S
2805 NC 97 HWY
WENDELL NC 27591-6986

1703373882
ROWE, MATTHEW ROWE, TRACI
305 CUTLER ST
RALEIGH NC 27603-1919

1703377518
WOOSTER, ANDREW WOOSTER, DONNA
315 S BOYLAN AVE
RALEIGH NC 27603-1907

1703377911
WAZEE PROPERTIES LLC
C/O RILEY LEWIS GENERAL
CONTRACTORS
PO BOX 6481
RALEIGH NC 27628-6481

1703374673
WHELAN, ANDREW EDWARD KREMER,
DARLA J
316 S BOYLAN AVER
RALEIGH NC 27603

1703377648
WARD, CAITLIN HARTWELL
521 W CABARRUS ST
RALEIGH NC 27603-1911

1703375717
MH BOYLAN LLC
308 S BOYLAN AVE
RALEIGH NC 27603-1908

1703376583
ZAYTOUN, ADAM
317 S BOYLAN AVE
RALEIGH NC 27603-1907

1703374566
RAVENMORE PROPERTIES LLC
320 S BOYLAN AVE
RALEIGH NC 27603-1908

February 6, 2020

Attention: *Raleigh Historic Districts Commission*

Project: *Montfort Hall / Alternate Landscape Plan / Landscape Master Plan*

Introduction

This submittal is to gain approval of the landscape master plan for the Montfort Hall project. A landscape plan was previously approved by the city through the Administrative Site Plan and Concurrent Site Plan review process. This plan is compliant with UDO requirements for landscaping based on Montfort Hall as a commercial use. Because Montfort Hall is not a typical commercial use and because plantings compliant with the UDO may impact existing and mature vegetation and impact the view of the building, we will be pursuing a variance from the Board of Adjustment to decrease the requirements in the buffer areas. We understand that the only approval we can receive from RHDC is on the landscape master plan and any change to the approved concurrent plans will require a variance through the Board of Adjustment. This master plan will guide the implementation of the landscape improvements.

We have looked at precedent landscapes and have crafted a plan based on the anticipated use of exterior spaces, preservation of existing trees and maintaining views to this wonderful building from the street. Exterior spaces allow for wedding ceremonies and other events. Large trees exist on site and we are concerned about planting additional landscape in the critical root zones of these trees. Finally, we want to make sure that the view of this wonderful building will not be negatively impacted. This is not a building that should be screened from view.

Our plan submittal is intended to describe the history of approvals through RHDC and the city and outline the reasons why we would like to have an alternate landscape plan approved, based on this landscape master plan, which we feel is more appropriate to the context of the project.

RHDC Guidelines

Referencing the RHDC Guidelines (section 1.3) regarding site features and plantings, we offer the following in support of our application:

1. There are no existing significant site features other than mature trees. We are preserving major trees and this is part of the reason we are seeking relief from buffer plantings that are required by the UDO.
2. We are preserving the relationship between building and grounds. However, there are no significant landscape features other than trees.
3. We are protecting numerous mature trees on site
4. There are no missing or deteriorated features other than the front walk which we are replacing
5. Plant material removed is being replaced with historically appropriate plantings
6. Large trees are being preserved and views of the building are being framed by landscape improvements
7. Areas with mature trees have been fenced off removing the risk of damage including root compaction

8. The proposed built area to open space ratio to original built area to open space was addressed in previous COA application and this ratio has not changed significantly.

Existing Built Area	13%	Approved Built Area	22%
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9. We are introducing three new site features in the plan. They are the parterre garden at the front entry, a fire pit on the left side of the house and a pad for wedding ceremonies on the right side. The fire pit will be a simple pad constructed out of stone cobbles found on site. It will be 6' in diameter. The pad for weddings will be constructed out of pavers matching the brick being used for sidewalks. This pad is 8' x 8'.
10. The parking area will be made of permeable pavers and will not compromise the historic character of the building.
11. No incompatible features are planned for the site.
12. There are no permanent site features proposed that are stylistically anachronistic with the character of the building
13. Landform surrounding the building is not being altered substantially.
14. There are no significant archeological resources known to be on site. Very little heavy equipment is being used during construction and any equipment or staging areas are limited to areas outside the tree protection areas.

Referencing the RHDC Guidelines (section 1.4) regarding site features and plantings, we offer the following in support of our application:

1. Existing fencing is not relevant to the period of the house. The fencing along the front and south property line is being maintained. The chain link fence along Mountford Street and the western edge is being removed. Along the western side a simple board fence will be installed. In the future a fence along the front, south and northern sides may be installed and it is understood that a fence up to 42" in height would be a minor works approval.
2. Existing fencing is not considered to be a contributor to overall historic character.
3. Until replaced existing fence along the front and south side will be maintained appropriately
4. There are no historic walls or fences to preserve
5. There are no historic walls or fences to be repaired or replaced
6. There are no historic walls or fences to be replaced
7. No historic walls or fences are being replaced
8. New board fence being proposed along the western property line is consistent with other privacy fences in the district
9. No historic walls or fences are being covered
10. There is no chain link or vinyl fencing proposed
11. Future fences / walls will be submitted for approval separately and will comply with 65% maximum opacity requirement.
12. The owner may replace existing fence in the future and it would be located in the same place as the existing fence. Design of fence is not currently designed and may be more than 42" in height but will not exceed the height of the fence currently along the front of the property.

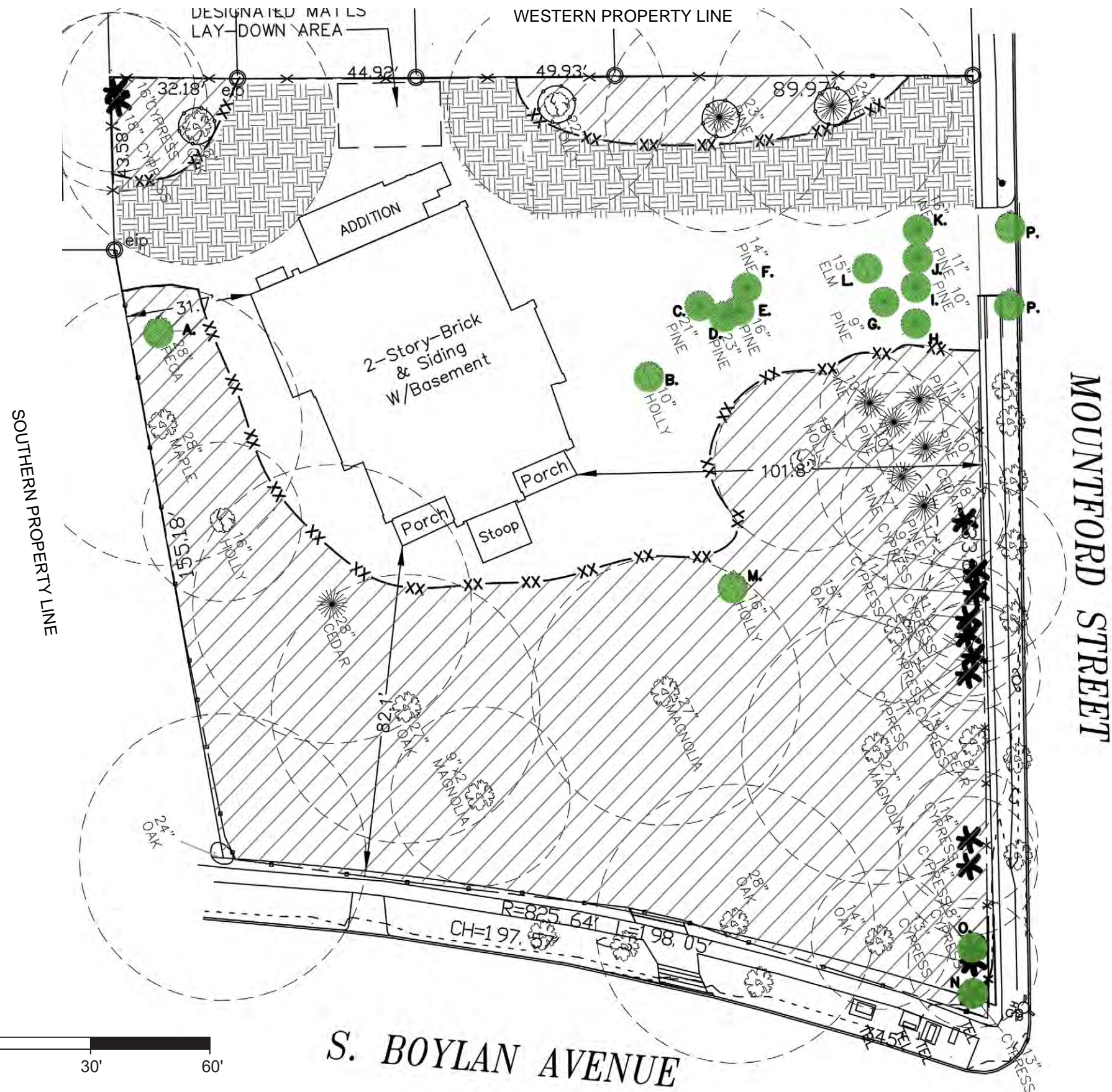
Other Features / Signage

Proposed locations for signage have been indicated on plan. These signs would be mounted on the fence and are located on the corner of Boylan Ave. and Mountford Street and near the gate on Boylan Avenue



MONTFORT HALL

Raleigh Historic Development Commission - COA (Major)

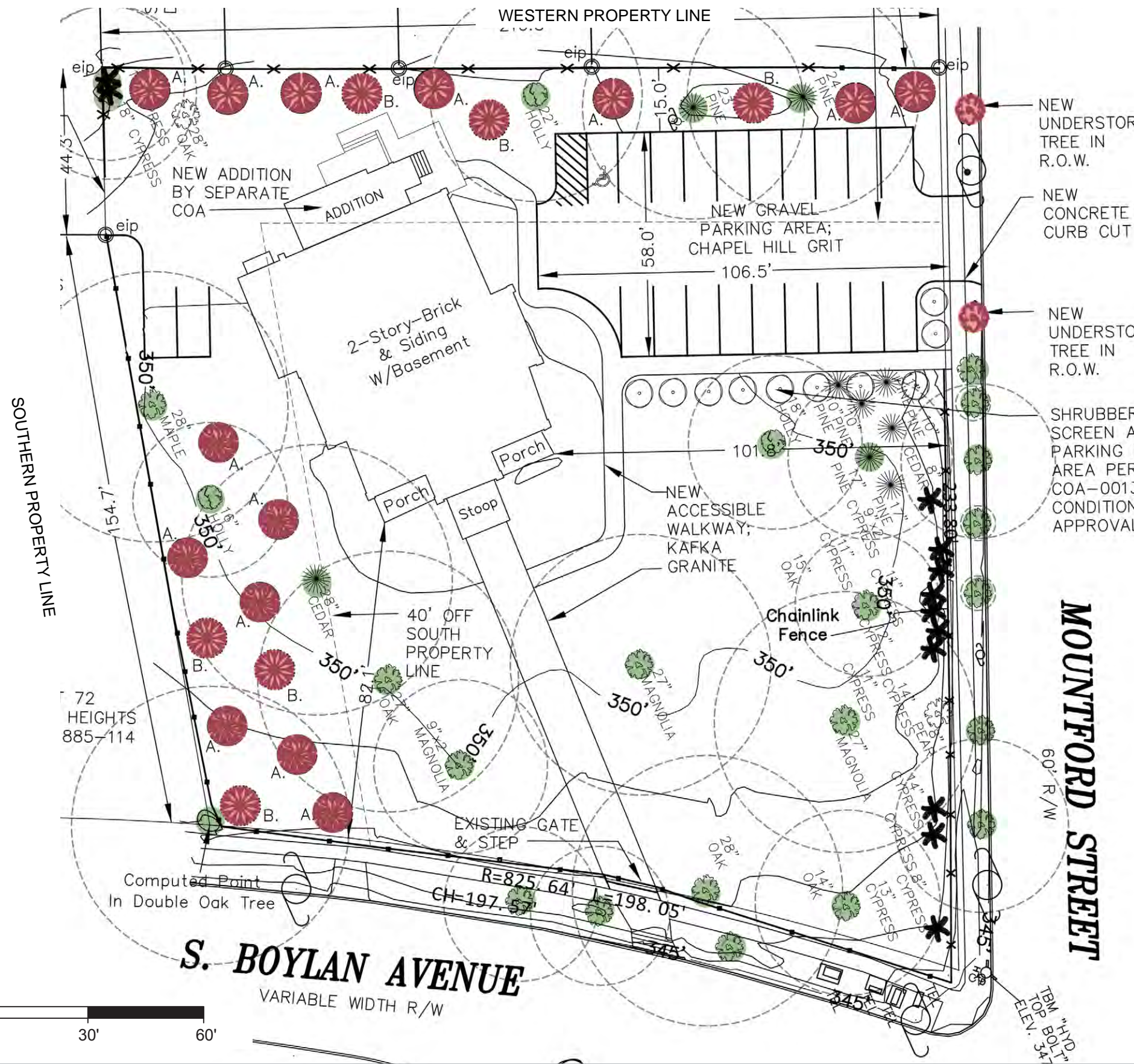


TREES PROPOSED FOR REMOVAL:

- A. 28" PECAN - DAMAGED/DISEASED
- B. 10" HOLLY - PARKING AREA
- C. 21" PINE - PARKING AREA
- D. 23" PINE - PARKING AREA
- E. 16" PINE - PARKING AREA
- F. 14" PINE - PARKING AREA
- G. 9" PINE - PARKING AREA
- H. 8" PINE - PARKING AREA
- I. 10" PINE - PARKING AREA
- J. 11" PINE - PARKING AREA
- K. 16" PINE - PARKING AREA
- L. 28" ELM - PARKING AREA
- M. 16" HOLLY - DAMAGED/DISEASED
- N. 13" CYPRESS - VIEW CORRIDOR
- O. 8" CYPRESS - VIEW CORRIDOR
- P. (2) UNDERSTORY STREET TREES IN R.O.W.

LEGEND:

-  EXISTING TREES TO BE REMOVED



REQUIRED PLANTINGS:

REQUIREMENT:

NOTE: AN AREA MEASURING AT LEAST 40' FROM THE PROPERTY' S COMMON BOUNDARY LINE WITH THE ADJACENT RESIDENTIAL PROPERTIES SHALL HAVE A MINIMUM OF 7 TREES PER 100 LINEAR FEET INSTALLED THAT MEETS THE STANDARDS SET FORTH IN UDO SEC. 7.2. 7.3.B FOR AN UNDERSTORY TREE. THIS STANDARD MAY BE SATISFIED THROUGH EXISTING AND/OR INSTALLATION OF NEW TREES.

SOUTHERN PROPERTY LINE (155 LINEAR FEET)

THERE ARE A TOTAL OF 14 NEW & EXISTING TREES ALONG THE SOUTH PROPERTY LINE.

WESTERN PROPERTY LINE (217 LINEAR FEET)

THERE ARE A TOTAL OF 15 NEW & EXISTING TREES ALONG THE WEST PROPERTY LINE

A TOTAL OF 20 NEW UNDERSTORY TREES ARE PROPOSED.



STREET TREES:

2 NEW UNDER STORY TREES IN R.O.W.

PARKING LOT SCREENING:

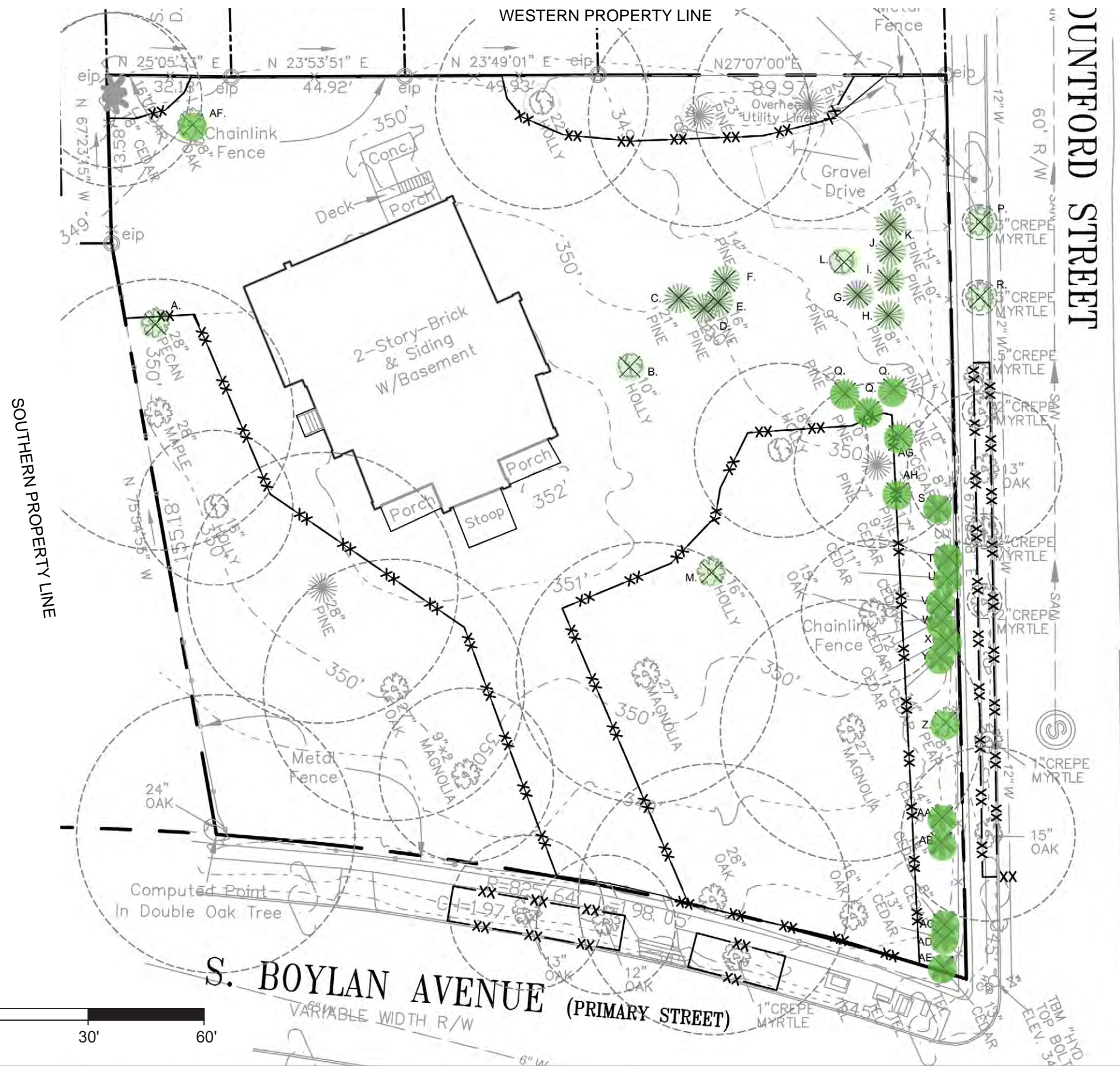
SHRUBBERY SCREEN AT PARKING LOT AREA PER COA-0013-2019 CONDITION OF APPROVAL

LEGEND:

-  EXISTING TREES TO REMAIN
-  PROPOSED UNDERSTORY TREES

MONTFORT HALL

APPROVED SITE PLAN, COA, April, 2019



TREES PROPOSED FOR REMOVAL AFTER REVIEW PROCESS:

- A. 28" PECAN - DAMAGED/DISEASED
- B. 10" HOLLY - PARKING AREA
- C. 21" PINE - PARKING AREA
- D. 23" PINE - PARKING AREA
- E. 16" PINE - PARKING AREA
- F. 14" PINE - PARKING AREA
- G. 9" PINE - PARKING AREA
- H. 8" PINE - PARKING AREA
- I. 10" PINE - PARKING AREA
- J. 11" PINE - PARKING AREA
- K. 16" PINE - PARKING AREA
- L. 28" ELM - PARKING AREA
- M. 16" HOLLY - DAMAGED/DISEASED
- N. 13" CYPRESS - VIEW CORRIDOR
- O. 8" CYPRESS - VIEW CORRIDOR
- P. 4" CREPE MYRTLE - UNDER STORY STREET TREE IN R.O.W.
- Q. (3) PINE - CONCRETE WALK AREA
- R. 3" CREPE MYRTLE - UNDER STORY STREET TREE IN R.O.W.
- S. 8" CEDAR - STORMWATER UTILITIES*
- T. (2) 9" CEDAR - STORMWATER UTILITIES*
- U. 11" CEDAR - STORMWATER UTILITIES*
- V. 11" CEDAR - STORMWATER UTILITIES*
- W. 12" CEDAR - STORMWATER UTILITIES*
- X. 11" CEDAR - STORMWATER UTILITIES*
- Y. 14" CEDAR - STORMWATER UTILITIES*
- Z. 8" PEAR - STORMWATER UTILITIES*
- AA. 14" CEDAR - STORMWATER UTILITIES*
- AB. 14" CEDAR - STORMWATER UTILITIES*
- AC. 8" CEDAR - STORMWATER UTILITIES*
- AD. 13" CEDAR - STORMWATER UTILITIES*
- AE. 13" CEDAR - STORMWATER UTILITIES*
- AF. 28" OAK - PARKING AREA
- AG. 11" PINE - STORMWATER UTILITIES*
- AH. 17" PINE - STORMWATER UTILITIES*

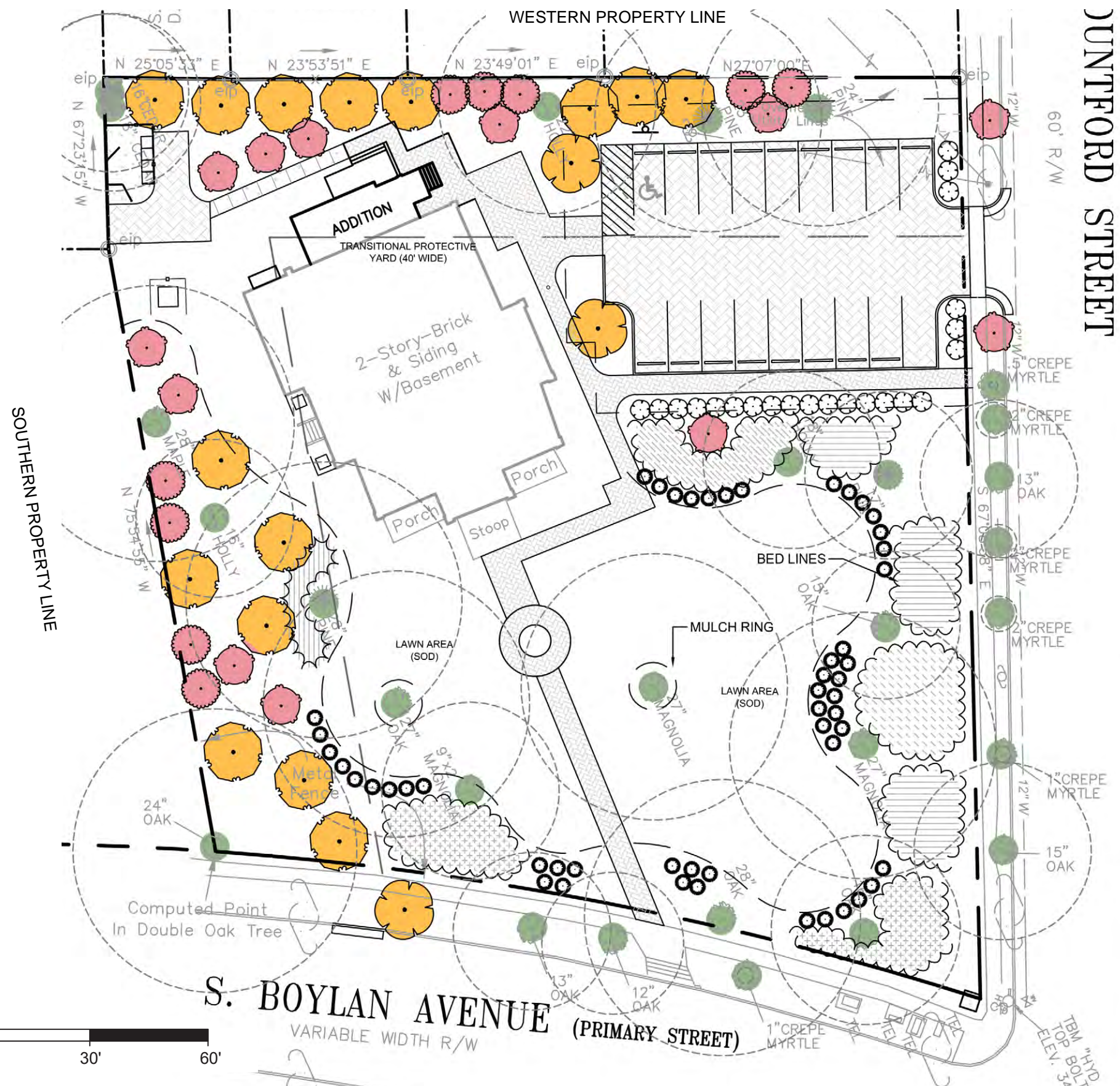
* - Refer to Landscape Master Plan for Stormwater Utility location

LEGEND:

-  EXISTING TREES TO BE REMOVED

MONTFORT HALL

APPROVED TREE DEMOLITION PLAN, SITE PLAN REVIEW, November, 2019



REQUIRED PLANTINGS:

NEIGHBORHOOD TRANSITION YARDS:

TYPE 3: WIDE REQUIREMENTS:

6 SHADE TREES PER 100 LF

5 UNDER STORY TREES PER 100 LF

60 SHRUBS PER 100 LF

SOUTHERN PROPERTY LINE (155 LINEAR FEET)

40' WIDTH

10 SHADE TREES REQUIRED / 7 NEW & 3 EXISTING PROVIDED

8 UNDER STORY TREES REQUIRED / 8 NEW PROVIDED

93 SHRUBS REQUIRED / 93 NEW PROVIDED

WESTERN PROPERTY LINE (217 LINEAR FEET)

40' WIDTH

14 SHADE TREES REQUIRED / 10 NEW & 4 EXISTING PROVIDED

11 UNDER STORY TREES REQUIRED / 11 NEW PROVIDED





130 SHRUBS REQUIRED / 130 NEW PROVIDED

STREET YARD (BOYLAN AVE & MOUNTFORD STREET:

REQUIRED: 1 TREE PER 50'

1 ADDITIONAL TREE REQUIRED / PROVIDED ON BOYLAN AVE
TO MEET REQUIREMENT

LEGEND:

-  PROPOSED SHADE TREE
-  PROPOSED UNDERSTORY TREE
-  PROPOSED SHRUBS
-  EXISTING TREES TO REMAIN



FEBRUARY 5, 2020

MONTFORT HALL

EXISTING CONDITIONS IMAGES, 2019



FEBRUARY 5, 2020



MONTFORT HALL

EXISTING CONDITIONS IMAGES, 2019

SOUTHERN PROPERTY LINE



WESTERN PROPERTY LINE



FEBRUARY 5, 2020



THE BARRACKS (1858),
TARBORO, NC
ARCHITECT: PERCIVAL, WILLIAM

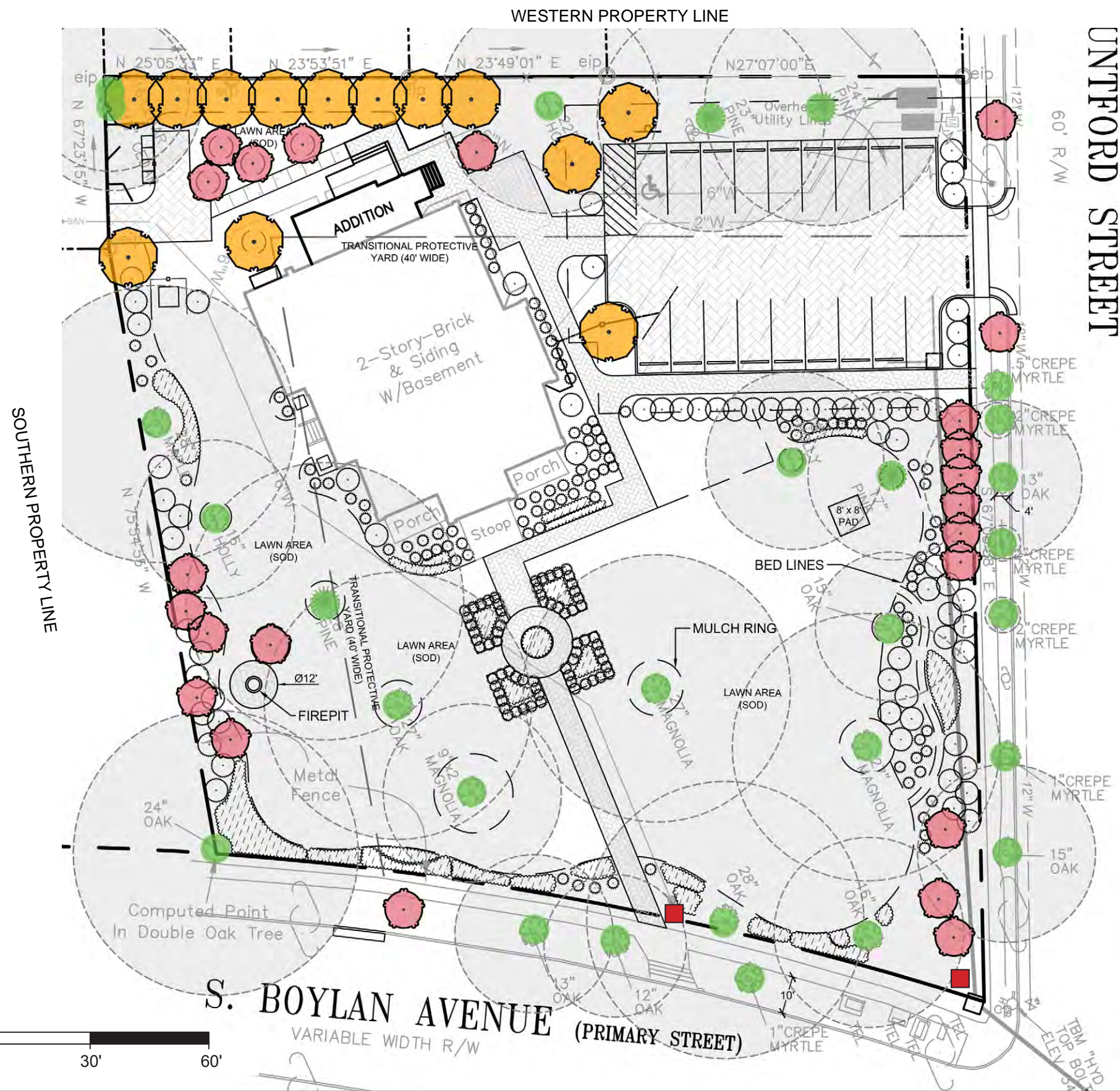


“Percival especially favored the Italianate style. Some of his most extravagant and innovative designs were for Italianate suburban villas. Two of these—**The Barracks** built for planter and industrialist William S. Battle on the outskirts of Tarboro, and **Montfort Hall** built for William Montfort Boylan on the western edge of Raleigh—are symmetrical villas with classical motifs, their plans centered on rotundas lighted by skylights.”

Bushong, William B. and Catherine W. Bishir. "Percival, William (fl. 1850s)". NC State Universities Libraries. <https://ncarchitects.lib.ncsu.edu/people/P000124> (published 2009, accessed February 4, 2020).

MONTFORT HALL

HISTORIC PRECEDENT IMAGES, 2019



PROPOSED PLANTINGS:

NEIGHBORHOOD TRANSITION YARDS:

TYPE 3: WIDE REQUIREMENTS:

6 SHADE TREES PER 100 LF

5 UNDER STORY TREES PER 100 LF

60 SHRUBS PER 100 LF

SOUTHERN PROPERTY LINE (155 LINEAR FEET)

40' WIDTH

10 SHADE TREES REQUIRED / **2 NEW & 3 EXISTING PROPOSED**

8 UNDER STORY TREES REQUIRED / 8 NEW PROVIDED

93 SHRUBS REQUIRED / 93 NEW PROVIDED

WESTERN PROPERTY LINE (217 LINEAR FEET)

40' WIDTH

14 SHADE TREES REQUIRED / 10 NEW & 4 EXISTING PROVIDED

11 UNDER STORY TREES REQUIRED / 11 NEW PROVIDED

130 SHRUBS REQUIRED / 130 NEW PROVIDED

STREET YARD (BOYLAN AVE & MOUNTFORD STREET:

REQUIRED: 1 TREE PER 50'

1 ADDITIONAL TREE REQUIRED / 1 UNDERSTORY TREE (UNDER OVERHEAD UTILITIES) PROVIDED ON BOYLAN AVE TO MEET REQUIREMENT

LEGEND:

- PROPOSED SHADE TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUBS
- EXISTING TREES TO REMAIN
- CRITICAL ROOT ZONE
- PROPOSED SIGNAGE

MONTFORT HALL

PROPOSED LANDSCAPE MASTER PLAN, February 2020

SOUTHERN PROPERTY LINE

SHADE TREES



Platanus x acerifolia
London Planetree
Mature Height: 70-100'
Bloom Time: April



Halesia carolina
Snowdrop Tree
Mature Height: 20'-40'
Bloom Time: Spring

UNDERSTORY TREES



Lagerstroemia indica
Crape Myrtle
Mature Height: 6'-25'
Bloom Time: July-September



Cercis canadensis
Eastern Redbud
Mature Height: 20'-30'
Bloom Time: April

SHRUBS & GROUNDCOVERS



Liriope muscari
Lily Turf
Mature Height: 1'
Bloom Time: August-September



Loropetalum chinense 'Raspberry'
Chinese fringe-flower
Mature Height: 4-6'
Bloom Time: April

WESTERN PROPERTY LINE

SHADE TREES



Acer rubrum 'Bowhall'
Bowhall Red Maple
Mature Height: 40' x 15'
Fall color



Quercus virginiana
Live Oak
Mature Height: 40'-80'
Bloom Time: March-April



Halesia carolina
Snowdrop Tree
Mature Height: 20'-40'
Bloom Time: Spring

UNDERSTORY TREES



Lagerstroemia indica
Crape Myrtle
Mature Height: 6'-25'
Bloom Time: July-September



Cornus florida 'Cherokee Princess'
Dogwood
Mature Height: 15'-30'
Bloom Time: April



Cupressus sempervirens
Italian Cypress
Mature Height: 40-50' x 5'
Evergreen

FOUNDATION PLANTINGS

SHRUBS & GROUNDCOVERS



Rosa banksiae 'Lutea'
Yellow Lady Banks Climbing Rose
Mature Height: 15'
Bloom Time: Spring



Camellia Sasanqua
Sasanqua Camellia
Mature Height: 6'-10'
Bloom Time: September-December



Rhododendron 'Conleb'
Encore Azalea Autumn Embers™
Mature Height: 3'-4'
Bloom Time: Spring - Mid-Summer



Loropetalum chinense 'Emerald Snow'
Chinese fringe-flower
Mature Height: 3'-4'
Bloom Time: Spring - Mid-Summer



Buddleia davidii 'Harlequin'
Butterfly Bush
Mature Height: 4'-6'
Bloom Time: Mid-Summer - Fall



Pennisetum setaceum 'Rubrum'
Purple Fountain Grass
Mature Height: 3'-5'
Bloom Time: July - October

ENTRY PARTERRE

SHRUBS & GROUNDCOVERS



Buxus sempervirens 'Suffruticosa'
Dwarf Boxwood
Mature Height: 1'-2'
Evergreen hedge



Buxus x 'Green Mountain'
Green Mountain Boxwood
Mature Height: 5' x 3'
Evergreen



Pennisetum setaceum 'Rubrum'
Purple Fountain Grass
Mature Height: 3'-5'
Bloom Time: July - October



Iris x robusta 'Dark Aura'
Iris
Mature Height: 3'
Bloom Time: June

PERENNIALS



Agapanthus x 'Midnight Blue'
Midnight Blue Lily of the Nile
Mature Height: 2'-3'
Bloom Time: Spring



Achillea Moonshine
Moonshine Yarrow
Mature Height: 2'-3'
Bloom Time: June - September

MONTFORT HALL

PROPOSED PLANT SELECTIONS, February 2020

UNDERSTORY TREES



Cornus florida 'Cherokee Princess'
Dogwood
Mature Height: 15'-30'
Bloom Time: April



Cornus florida f. rubra
Pink-flowering Dogwood
Mature Height: 15'-30'
Bloom Time: April - May



Lagerstroemia indica
Crape Myrtle 'Sarah's Favorite'
Mature Height: 15'-20'
Bloom Time: Summer



Magnolia grandiflora 'Little Gem'
Little Gem Dwarf Southern Magnolia
Mature Height: 15'-20'
Bloom Time: May - July

SHRUBS & GROUNDCOVERS



Rhododendron x 'Rlhi-14p14'
Double Shot Grape Azalea
Mature Height: 2'-3'
Bloom Time: Spring, Late Summer



Camellia Sasanqua
Sasanqua Camellia
Mature Height: 6'-10'
Bloom Time: September-December

SHRUBS & GROUNDCOVERS



Azalea 'Raspberry Sundae'
Raspberry Sundae Azalea
Mature Height: 3'
Bloom Time: Spring, Summer



Rhododendron indica 'Formosa'
Formosa Azalea
Mature Height: 4'-8'
Bloom Time: Early spring



Pieris Japonica 'Cavatine'
Cavatine Dwarf Andromeda
Mature Height: 2'
Bloom Time: Spring



Gardenia jasminoides 'Frostproof'
Frost Proof Gardenia
Mature Height: 5'
Bloom Time: Summer



Azalea 'G. G. Gerbing'
G. G. Gerbing Azalea
Mature Height: 6'-8'
Bloom Time: Spring



Abelia x grandiflora
Glossy Abelia
Mature Height: 3'-6'
Bloom Time: May - September