

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3928 Baltimore Street, Kensington	Meeting Date:	3/27/2019
Resource:	Outstanding (Primary One) Resource (Kensington Historic District)	Report Date:	3/20/2019
Applicant:	Myles Perkins (Kelley Oklessen, Agent)	Public Notice:	3/13/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	31/06-19E	Staff:	Michael Kyne
PROPOSAL:	Hardscape and landscape alterations		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding (Primary One) Resource within the Kensington Historic District
STYLE: American Foursquare
DATE: c. 1880-1910

PROPOSAL:

The applicants propose the following work items at the subject property:

- Remove two (2) 16" dbh female Ginkgo Biloba trees from the north side (front) of the property.
- Remove three (3) 14" to 20" dbh female Ginkgo Biloba trees from the west (right) side of the property.
- Remove one (1) 10" dbh American Dogwood tree from the south side (rear) of the property.
- Plant 25 new trees at the subject property.
- Replace the existing concrete steps from the front sidewalk with new stone steps with 14" high stone cheek walls.
- Construct a new 225 sf flagstone patio at the rear.
- Add three (3) 18" high stone seat walls at the rear patio.
- Add a built-in stone grill cabinet at southeast (rear/left) side of the existing rear patio.
- Install three (3) 2' x 3' flagstone pavers on sod at the east (left) side of the property.
- Install four (4) 2' x 3' flagstone pavers on sod at the west (right) side of the property
- Replace the existing 8' wide brick paver front walkway with an 8' wide flagstone front walkway (random flagstone walkway with regular flagstone border).
- Install lighting fixtures (landscape and hardscape illumination) throughout the property, with a maximum height of 18".

Please note that the proposed replacement of the non-historic front porch steps is NOT under consideration at this time. Additional information will be submitted for the proposed front porch steps replacement as part of a future HAWP application.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2 and #9*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

contact email: kelley@groundsmithcollective.com Contact Person: Kelley Oklesson
Daytime Phone No.: 301-641-2057
Tax Account No.: 01023360
Name of Property Owner: Myles Perkins Daytime Phone No.: 301-807-6111
Address: 3928 Kensington Baltimore Street 20895
Street Number City Street Zip Code
Contractor: Not selected yet Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Kelley Oklesson Daytime Phone No.: 301-641-2057

LOCATION OF BUILDING/PREMISE

House Number: 3928 Street: Baltimore Street
Town/City: Kensington Nearest Cross Street: Detrick Avenue
Lot: 21&22 Block: 11 Subdivision: 0015
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: ☒ Construct ☐ Extend ☒ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☒ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☒ Fence/Wall (complete Section 4) ☐ Other: _____
1B. Construction cost estimate: \$ \$200,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 1 feet 6 inches Seatwalls for backyard patio
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On party line/property line ☒ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Kelley Oh 3.6.19
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:
Approved architectural enhancements were recently made to the property. This application
is seeking approval for landscape improvements that fit the historical character of the
Town of Kensington neighborhood.
- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
The plans seek to focus on aesthetic and environmental enhancements to the property
through careful selection of plan materials, hardscape materials, and lighting. New
environmental site features will subtly, yet effectively manage stormwater runoff,
increase native tree canopy, encourage habitat, and offer food sources for pollinators.
All materials were chosen base on character of existing house and neighborhood.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. ***Schematic construction plans***, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

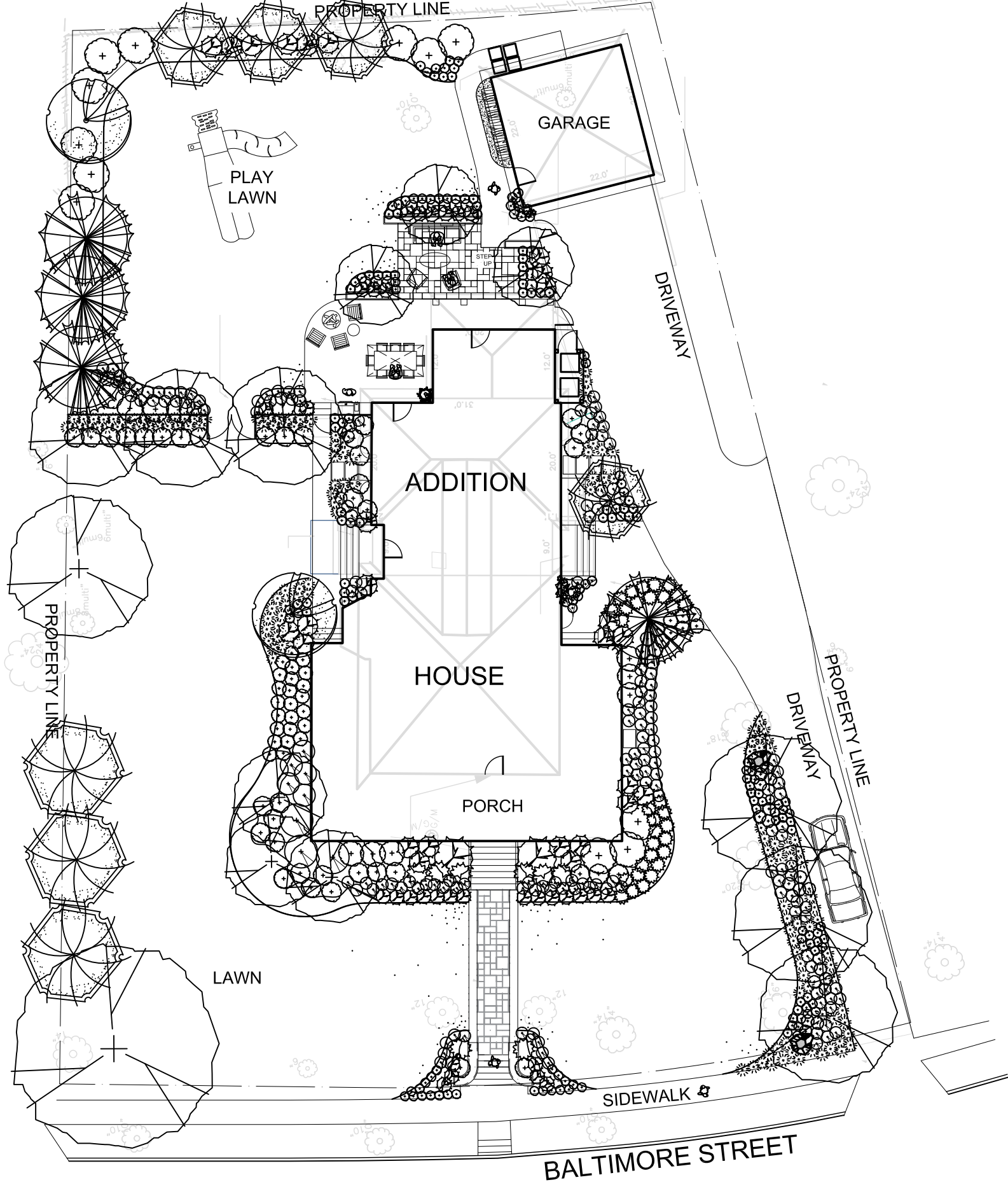
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address 3928 Baltimore Street Kensington, MD 20895	Owner's Agent's mailing address 7003 Eversfield Drive Hyattsville, MD 20782
Adjacent and confronting Property Owners mailing addresses	
3924 Baltimore Street Kensington, MD 20895	3934 Baltimore Street Kensington, MD 20895
3929 Baltimore Street Kensington, MD 20895	3927 Baltimore Street Kensington, MD 20895



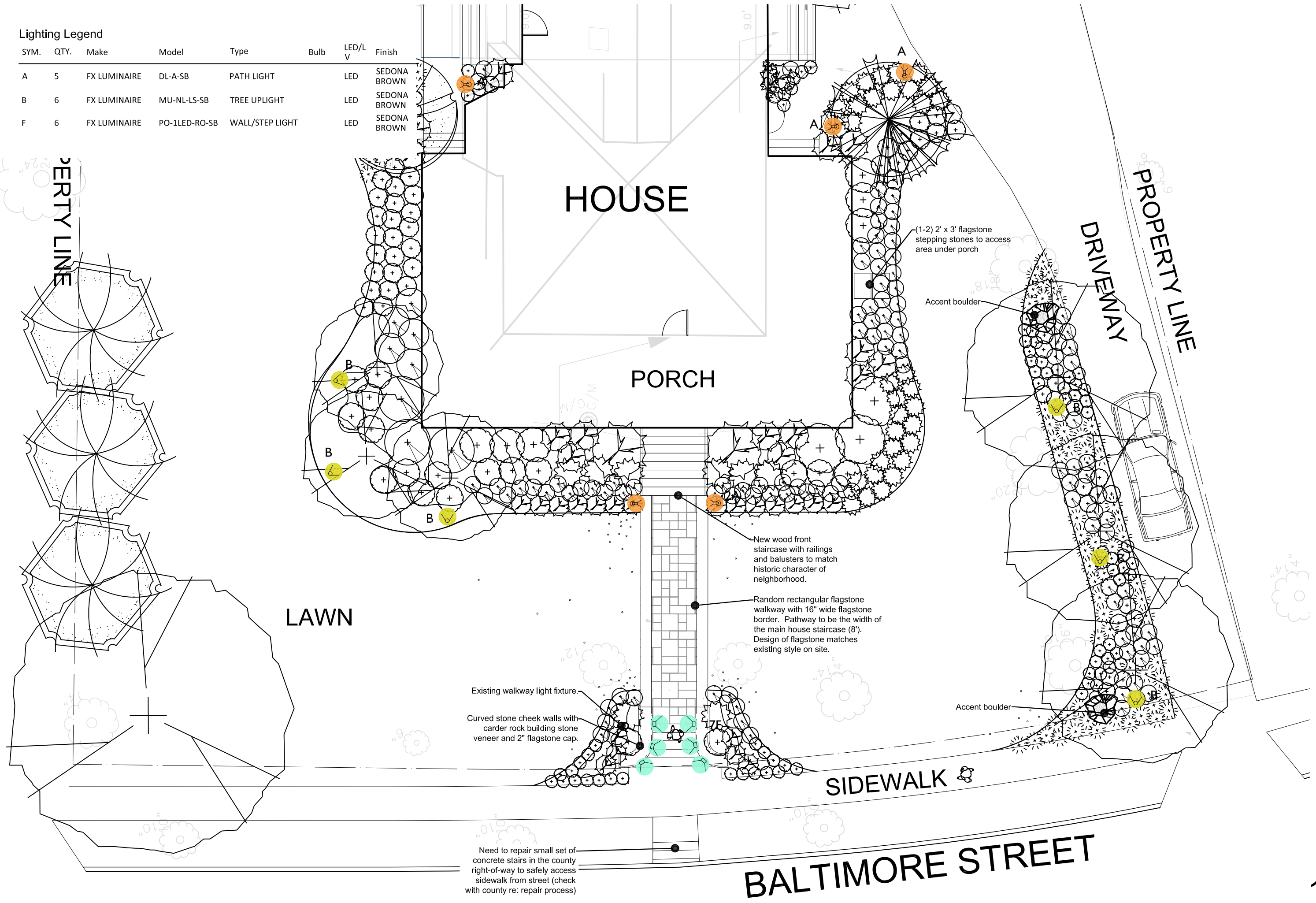
Historic & Existing Conditions
3928 Baltimore Street
Kensington, MD 20895
Perkins Residence



1"=20'

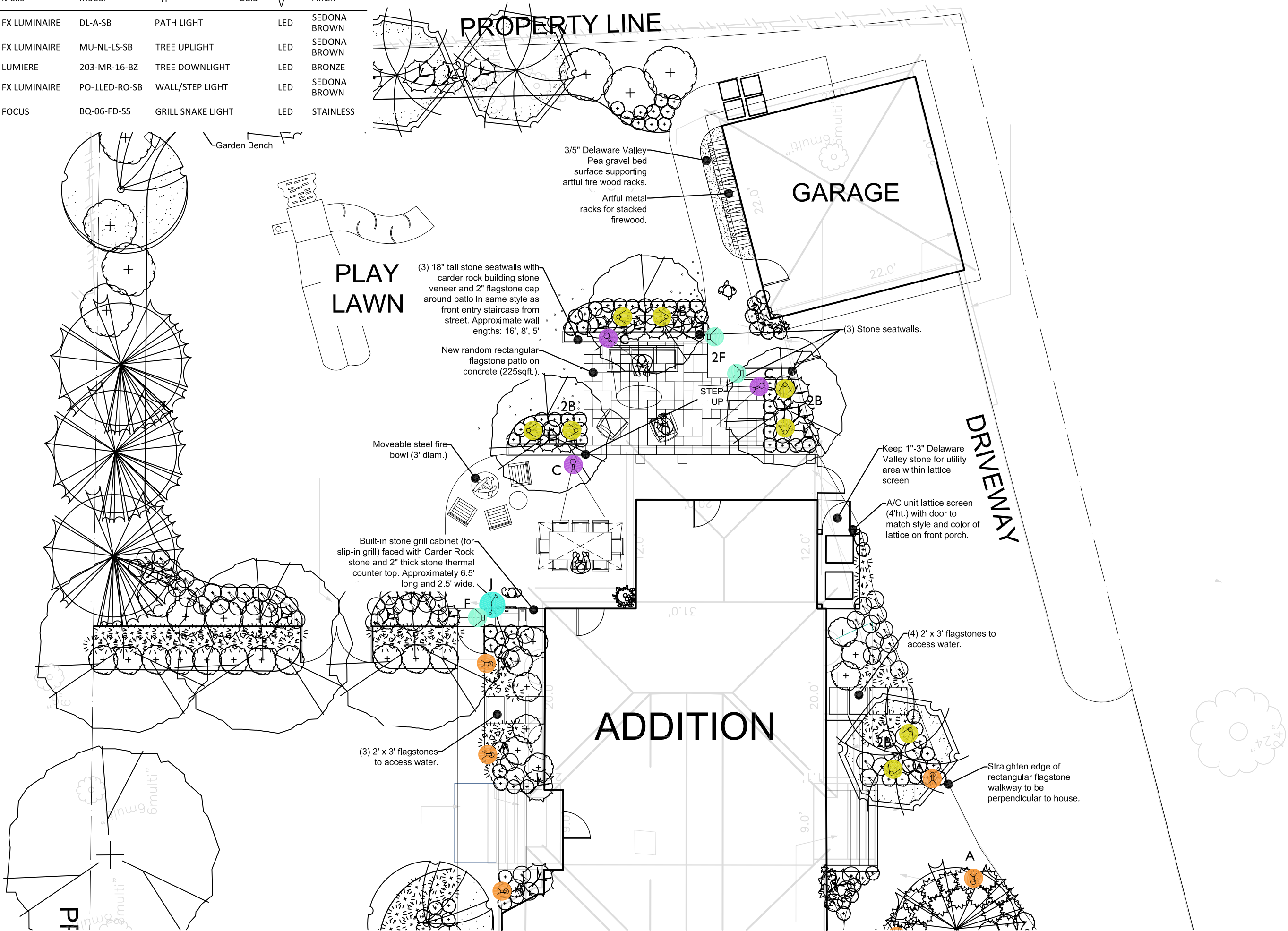
Lighting Legend

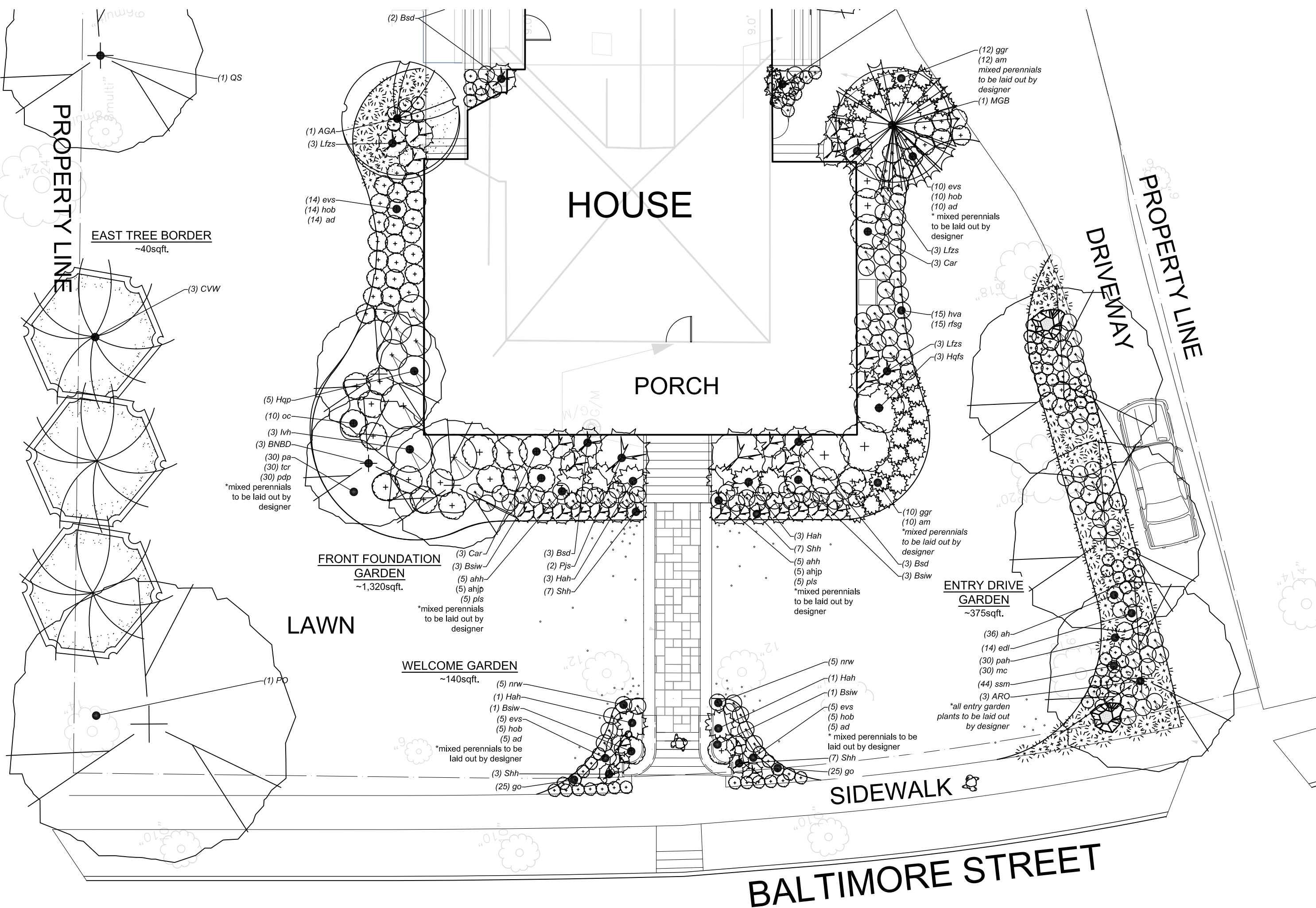
SYM.	QTY.	Make	Model	Type	Bulb	LED/L V	Finish
A	5	FX LUMINAIRE	DL-A-SB	PATH LIGHT		LED	SEDONA BROWN
B	6	FX LUMINAIRE	MU-NL-LS-SB	TREE UPLIGHT		LED	SEDONA BROWN
F	6	FX LUMINAIRE	PO-1LED-RO-SB	WALL/STEP LIGHT		LED	SEDONA BROWN

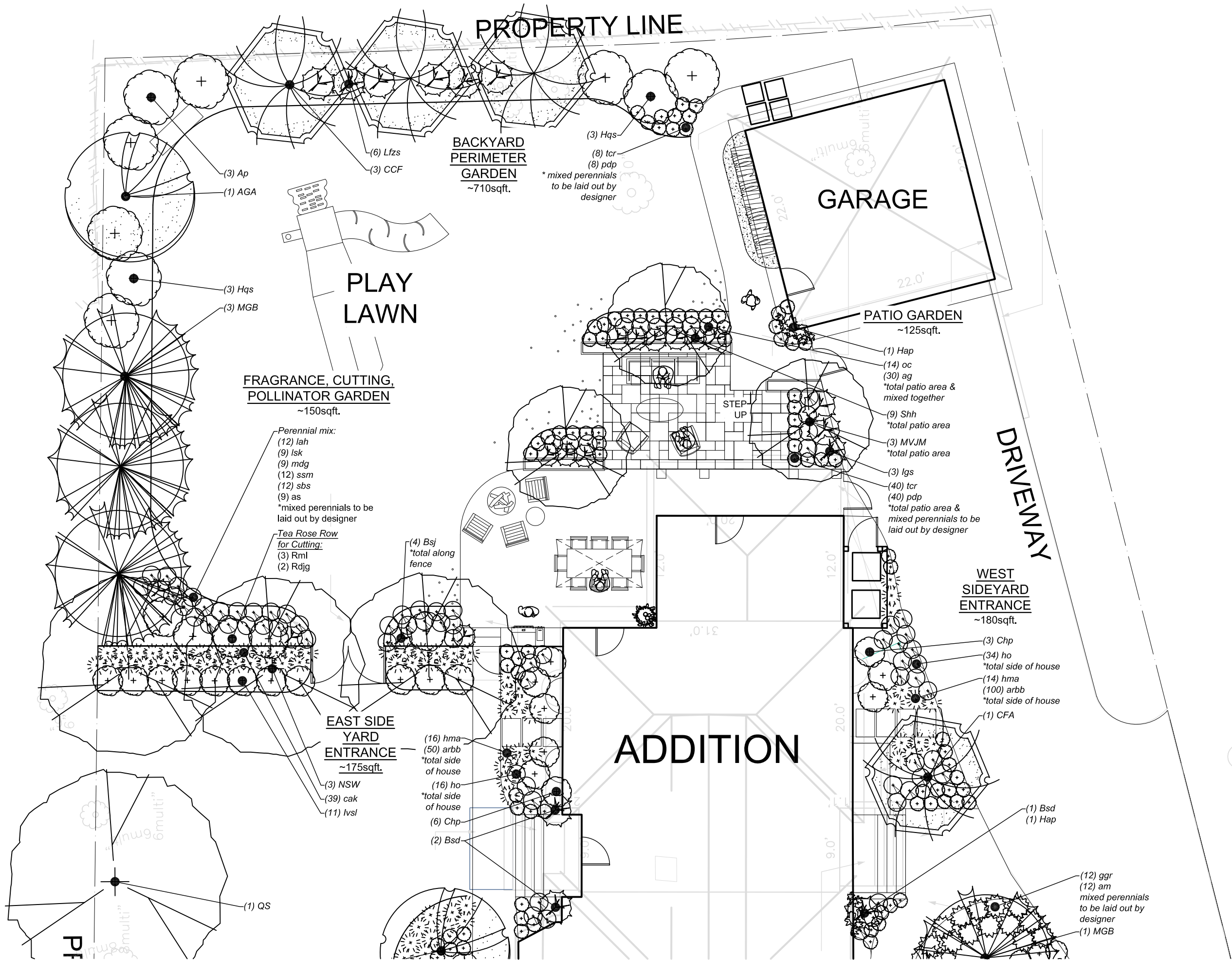


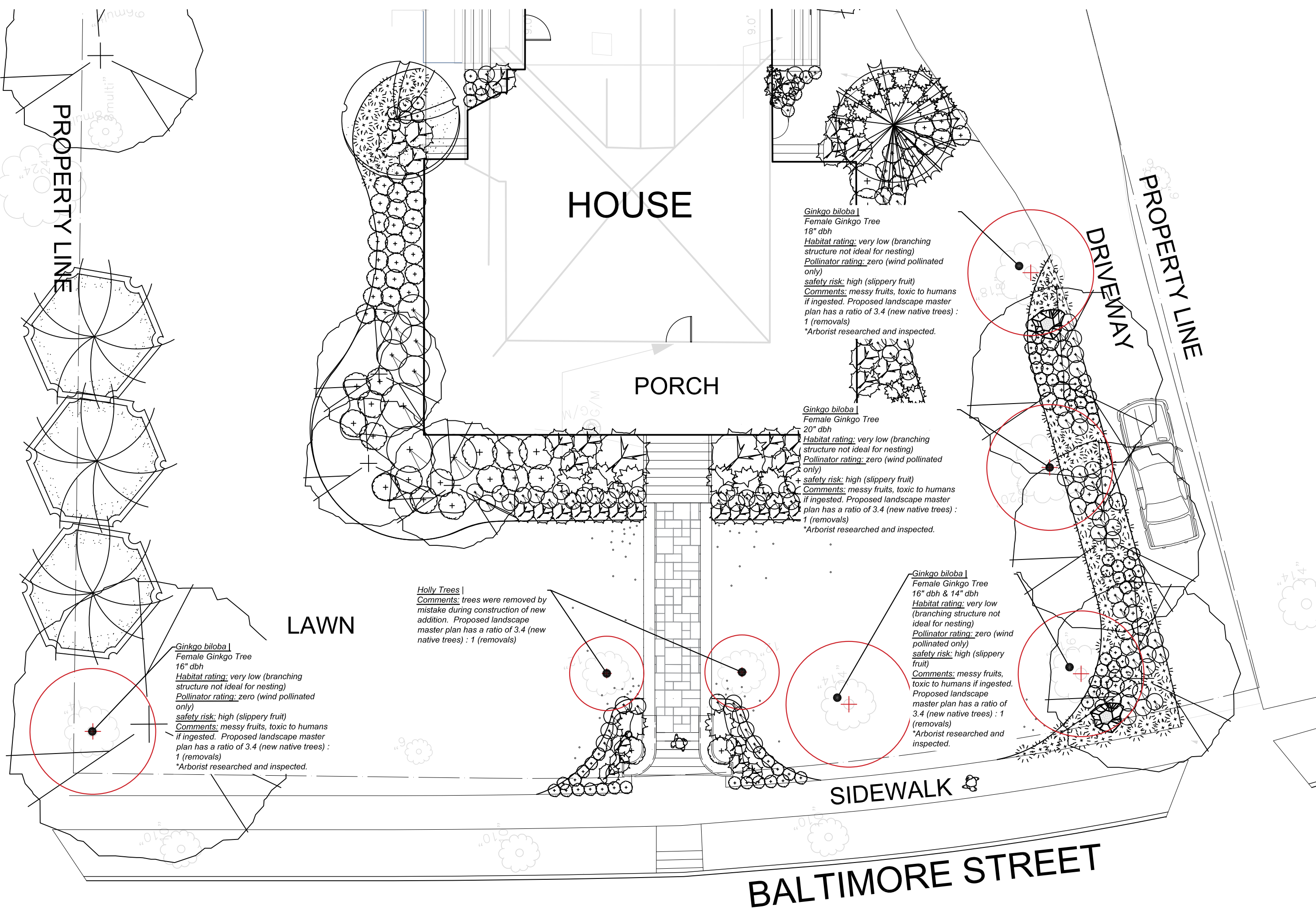
Lighting Legend

SYM.	QTY.	Make	Model	Type	Bulb	LED/L V	Finish
A	3	FX LUMINAIRE	DL-A-SB	PATH LIGHT		LED	SEDONA BROWN
B	8	FX LUMINAIRE	MU-NL-LS-SB	TREE UPLIGHT		LED	SEDONA BROWN
C	4	LUMIERE	203-MR-16-BZ	TREE DOWNLIGHT		LED	BRONZE
F	7	FX LUMINAIRE	PO-1LED-RO-SB	WALL/STEP LIGHT		LED	SEDONA BROWN
J	1	FOCUS	BQ-06-FD-SS	GRILL SNAKE LIGHT		LED	STAINLESS









PROPERTY LINE

HOUSE

PORCH

LAWN

DRIVEWAY

PROPERTY LINE

SIDEWALK

BALTIMORE STREET

Ginkgo biloba
Female Ginkgo Tree
16" dbh
Habitat rating: very low (branching structure not ideal for nesting)
Pollinator rating: zero (wind pollinated only)
safety risk: high (slippery fruit)
Comments: messy fruits, toxic to humans if ingested. Proposed landscape master plan has a ratio of 3.4 (new native trees) : 1 (removals)
*Arborist researched and inspected.

Holly Trees
Comments: trees were removed by mistake during construction of new addition. Proposed landscape master plan has a ratio of 3.4 (new native trees) : 1 (removals)

Ginkgo biloba
Female Ginkgo Tree
18" dbh
Habitat rating: very low (branching structure not ideal for nesting)
Pollinator rating: zero (wind pollinated only)
safety risk: high (slippery fruit)
Comments: messy fruits, toxic to humans if ingested. Proposed landscape master plan has a ratio of 3.4 (new native trees) : 1 (removals)
*Arborist researched and inspected.

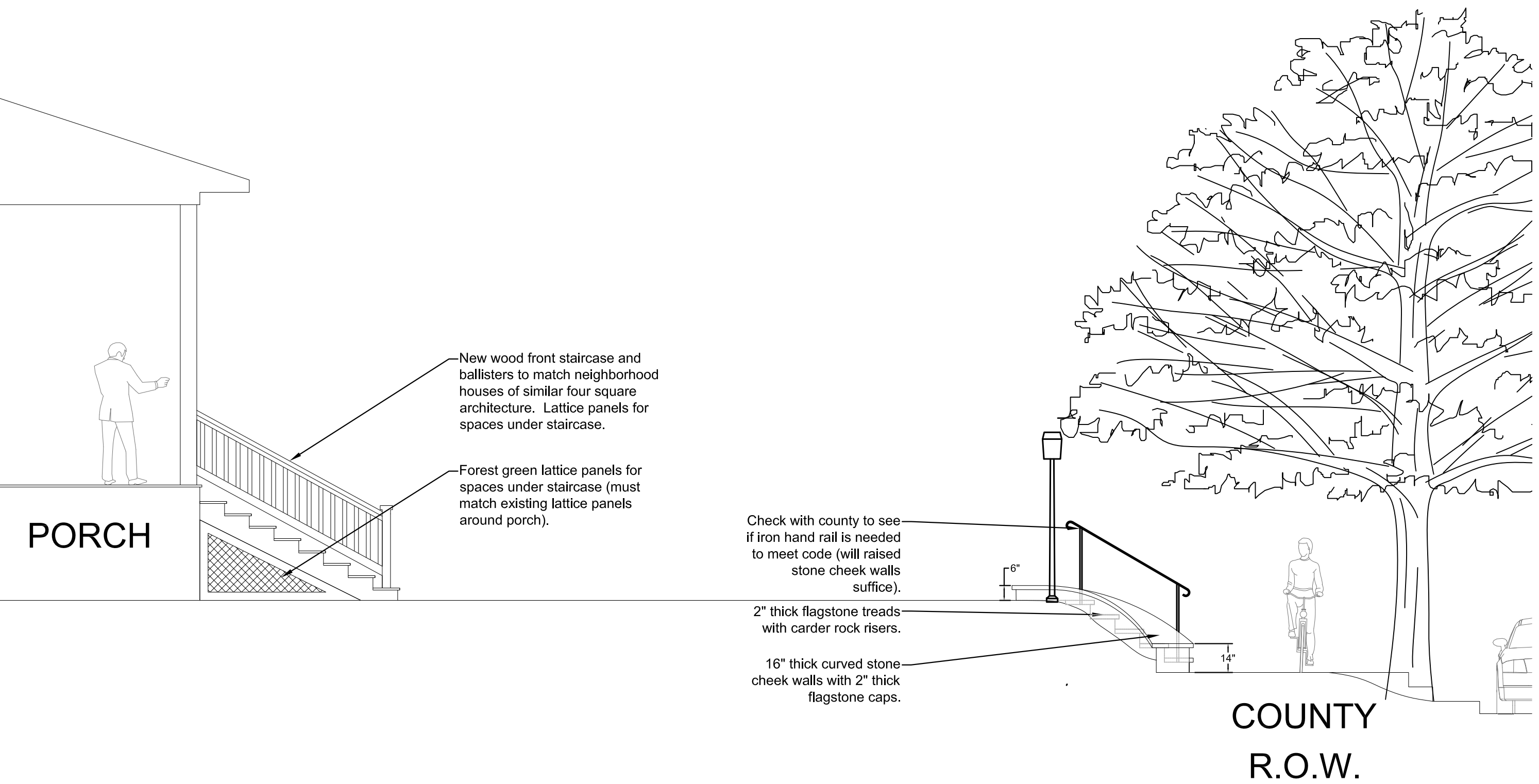
Ginkgo biloba
Female Ginkgo Tree
20" dbh
Habitat rating: very low (branching structure not ideal for nesting)
Pollinator rating: zero (wind pollinated only)
safety risk: high (slippery fruit)
Comments: messy fruits, toxic to humans if ingested. Proposed landscape master plan has a ratio of 3.4 (new native trees) : 1 (removals)
*Arborist researched and inspected.

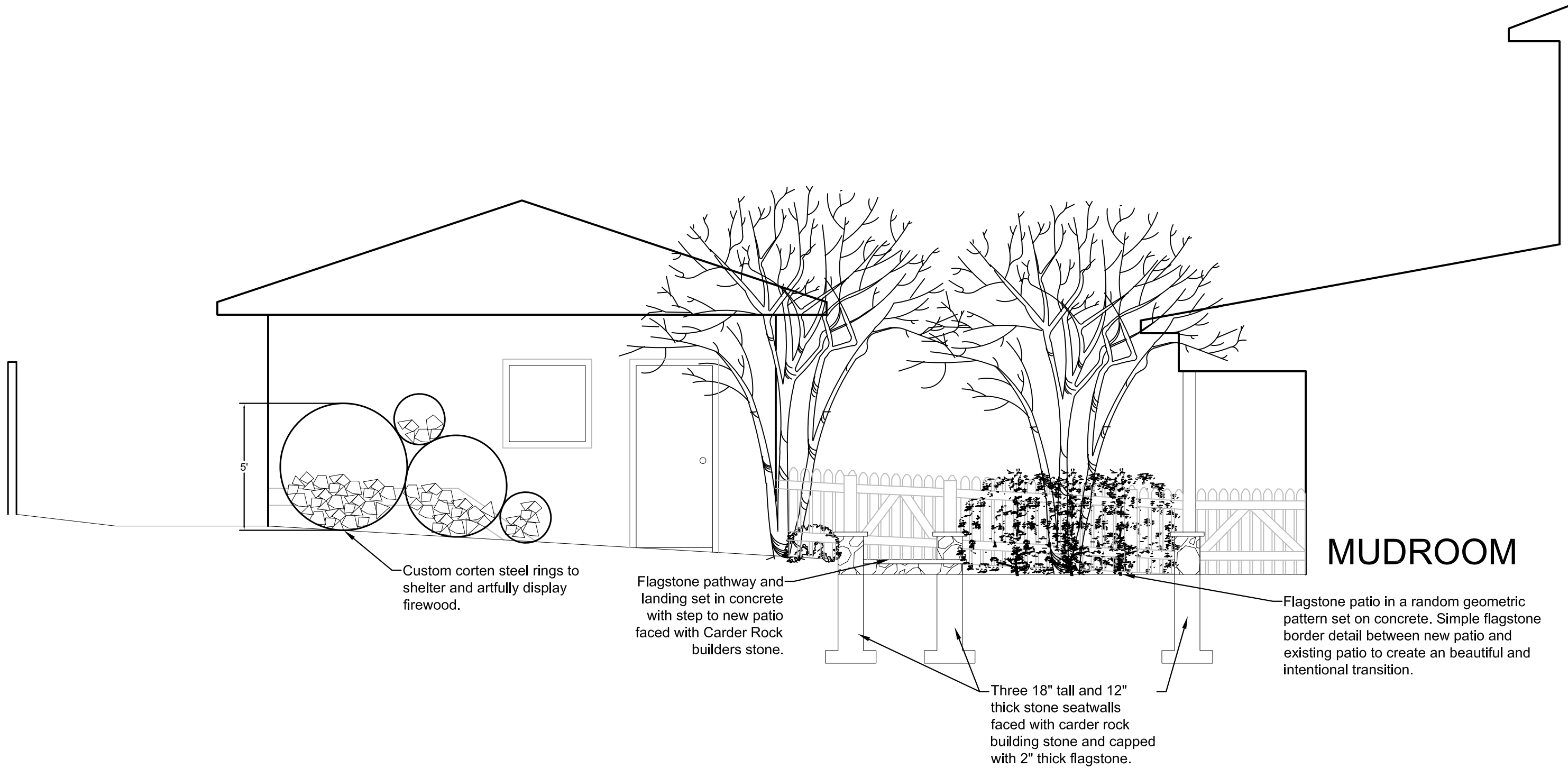
Ginkgo biloba
Female Ginkgo Tree
16" dbh & 14" dbh
Habitat rating: very low (branching structure not ideal for nesting)
Pollinator rating: zero (wind pollinated only)
safety risk: high (slippery fruit)
Comments: messy fruits, toxic to humans if ingested. Proposed landscape master plan has a ratio of 3.4 (new native trees) : 1 (removals)
*Arborist researched and inspected.

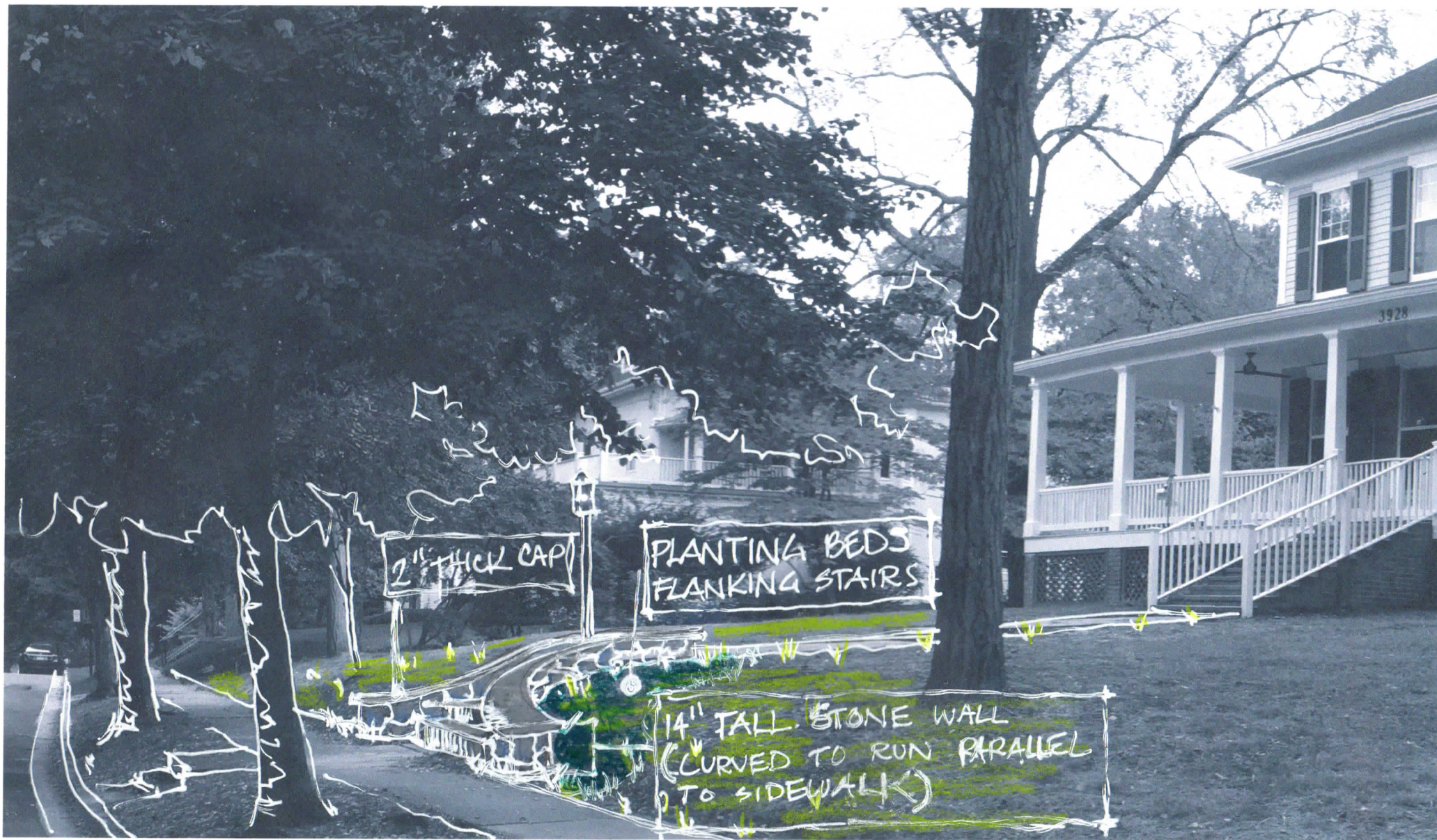
1"=4'

SECTION ELEVATION | FRONT "F"

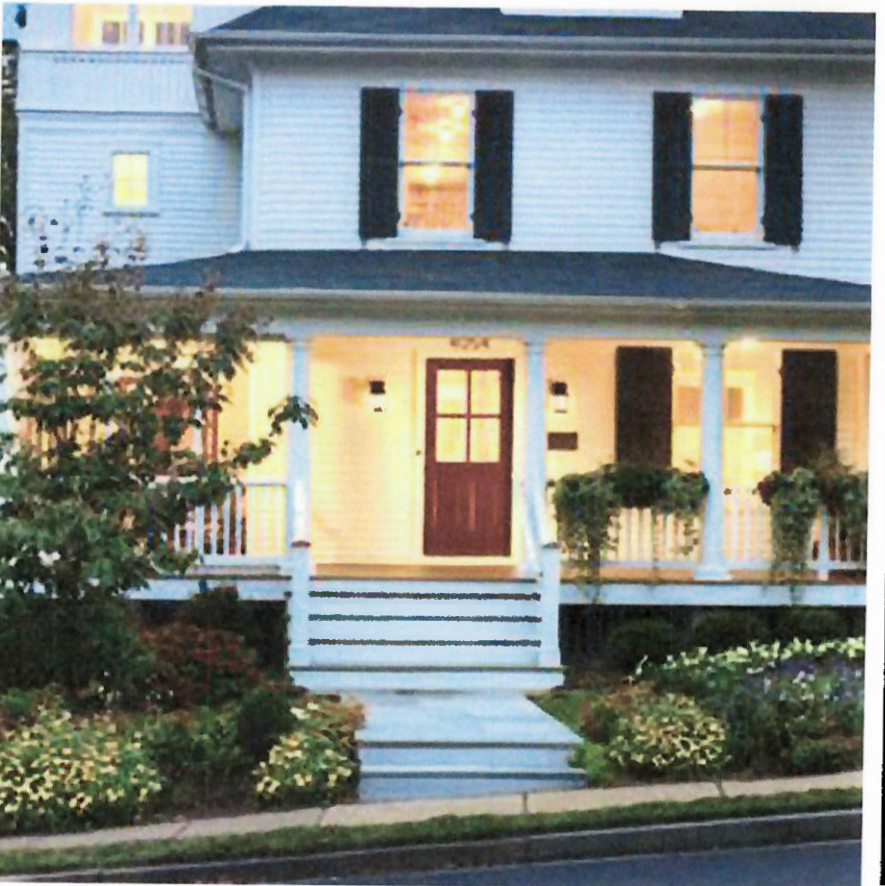
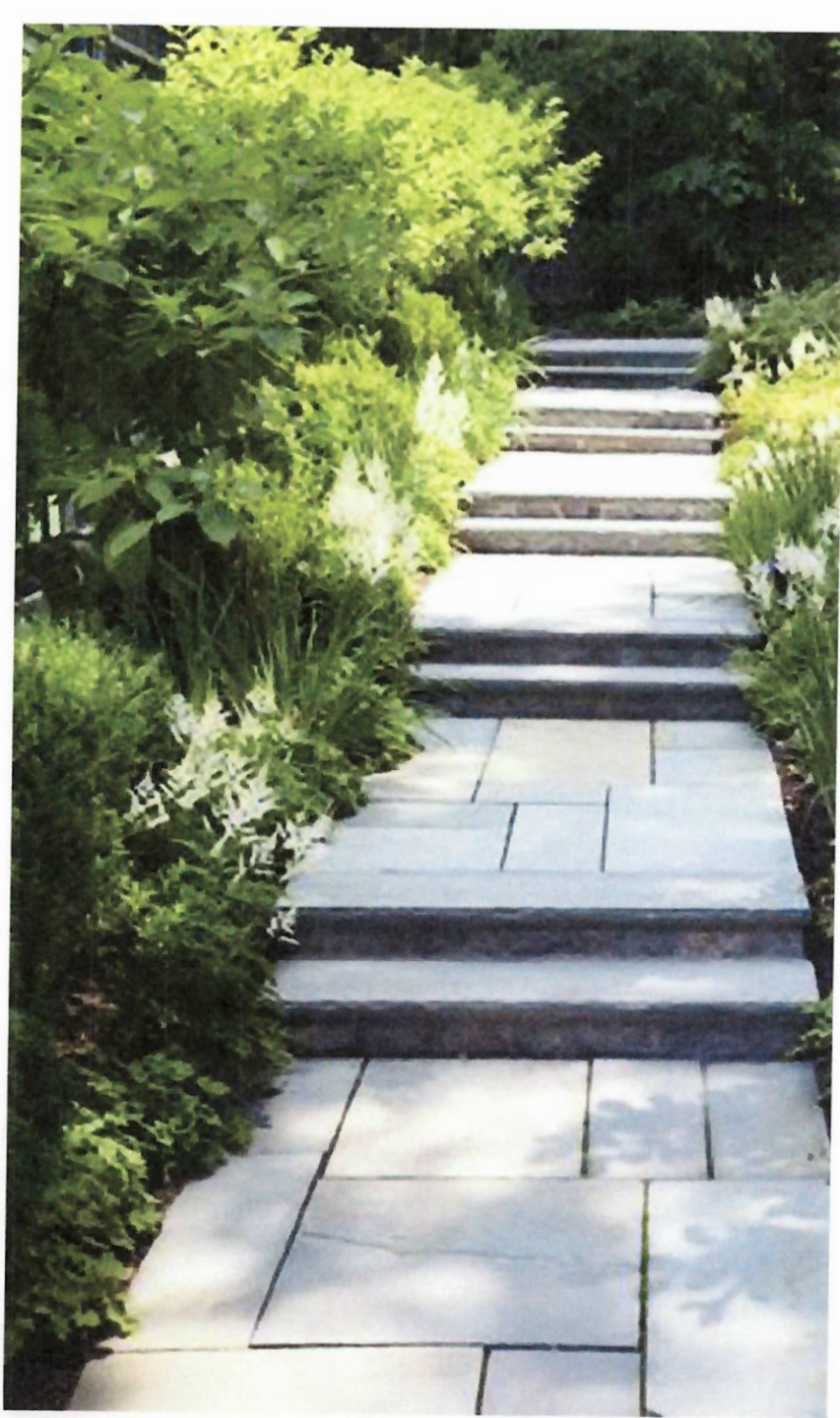
3928 Baltimore Street
Kensington, MD 20895
Perkins Residence







CURVED STONE ENTRY STAIRS
PERSPECTIVE SKETCH (LOOKING EAST) | PERKINS RESIDENCE
3.13.19



Hardscape & Lighting Inspiration
 3928 Baltimore Street
 Kensington, MD 20895
 Perkins Residence

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 03.06.2019

Groundsmith Collective



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Groundsmith Collective

Light Fixture Inspiration
3928 Baltimore Street
Kensington, MD 20895
Perkins Residence

Qty.	Key	Scientific Name	Common Name	Spacing	Install Size	Bloom Color	Bloom Season	Notes
Perennials								
10	ad	Astilbe 'Deutschland'	White Astilbe	18" o.c.	1 gal.	White	July-Sept.	Shade-loving perennial that has fuzzy, foam-like flowers that look great dried.
10	evs	Epimedium x versicolor 'Sulphureum'	Bishop's Hat	18" o.c.	1 qt.	Yellow	April	Fantastic groundcover that brightens up shady garden borders.
50	go	Galium odoratum	Sweet Woodruff	12" o.c.	1 qt.	White	April-May	A stand-out perennial with bright green foliage that looks fantastic en-masse.
10	hob	Helleborus orientalis 'Brandywine Series'	Brandywine Lenten Rose	18" o.c.	1 qt.	Mixed	Feb.-April	Evergreen perennial that comes in a mix of colors that bloom in winter.
10	nrw	Nepeta racemosa 'Walker's Low'	Catmint	24" o.c.	1 gal.	Lavender Blue	April-Sept.	Lovely minty scented perennial herb that has blue green foliage.
Shrubs								
10	Shh	Sarcococca hookeriana var. Humilis	Sweetbox	3' o.c.	3 gal.	White	March-April	Spreading evergreen shrub with great texture and a spreading form.

Qty.	Key	Scientific Name	Common Name	Spacing	Install Size	Bloom Color	Bloom Season	Notes
Perennials								
36	ah	Amsonia hubrichtii	Arkansas Bluestar	30" o.c.	1 gal.	Powdery Blue	April-May	A gorgeous, feather-like textured native plant with golden fall color.
14	edl	Eupatorium dubium 'Little Joe'	Dwarf Joe Pye Weed	18" o.c.	1 gal.	Green	June-July	A wonderful native perennial that shows up at the end of summer and attracts butterflies.
30	mc	Muhlenbergia capillaris	Pink Muhly Grass	30" o.c.	3 gal.	Pink	Aug.-Oct.	A whimsical ornamental grass with soft, pink seed heads.
30	pah	Pennisetum alopecuroides 'Hamlen'	Fountain Grass	30" o.c.	1 gal.	Pinkish White	Aug.-Oct.	Beloved perennial grass with soft seedheads, reminiscent of little foxtails.
44	ssm	Salvia x sylvestris 'Mainacht' MAY NIGHT	May Night Salvia	12" o.c.	1 gal.	Purple	June-Sept.	A stand-out perennial that looks fantastic en-masse.
Trees								
3	ARO	Acer rubrum 'October Glory'	Upright Red Maple	10' o.c.	8'-10'	Reddish-Green	April	A maple tree with award-winning fall color.
Materials								
2		Accent Boulder		See plan				

Qty.	Key	Scientific Name	Common Name	Spacing	Install Size	Bloom Color	Bloom Season	Notes
Trees								
3	CVW	Crataegus viridis 'Winter King'	Green Hawthorn	15' o.c.	8'-10'	White	May	This gorgeous tree supports pollinators with it's lovely flowers and birds with its bright red berries that persist into winter.
1	PO	Platanus occidentalis	American Sycamore	See plan	10'-12'	Yellow to Red	June-July	A lovely native tree that has remarkable bark features.
1	QS	Quercus shumardii	Shumard Oak	See plan	10-12'	Greenish	June-July	A gorgeous native tree that has brilliant fall color.

Qty	Key	Scientific Name	Common Name	Spacing	Install Size	Bloom Color	Bloom Season	Notes
Perennials								
10	Ahh	Anemone x hybrida 'Honorine Jobert'	Windflower	18" o.c.	1 gal.	White	Aug.-Sept.	Classic fall blooming flower with attractive foliage and is deer resistant.
10	Ahp	Anemone x hybrida 'Pretty Lady Diana'	Windflower	18" o.c.	1 gal.	Pink	Aug.-Sept.	Classic fall blooming flower with attractive foliage and is deer resistant.
22	amt	Alchemilla mollis 'Thriller'	Lady's Mantle	18" o.c.	1 gal.	Chartreuse	June	Wonderful clumping perennial that forms a lovely groundcover.
24	ad	Astilbe 'Deutschland'	White Astilbe	18" o.c.	1 gal.	White	July-Sept.	Shade-loving perennial that has fuzzy, foam-like flowers that look great dried.
24	evs	Epimedium x versicolor 'Sulphureum'	Bishop's Hat	18" o.c.	1 qt.	Yellow	April	Fantastic groundcover that brightens up shady garden borders.
22	ggr	Geranium 'Gerwat' ROZANNE	Purple Cranesbill	18" o.c.	1 gal.	Purple	May-July	Lovely groundcover for partial shade.
18	hma	Hakonechloa macra 'All Gold'	Japanest Forest Grass	18"	1 gal.	Greenish-White	July-Aug.	Ornamental grass with bright yellow-green foliage that likes parte shade and tolerates moisture.
15	hva	Heuchera villosa 'Autumn Bride'	Hairy Alum Root	24" o.c.	1 gal.	White	Aug.-Sept.	A great shade-loving perennial that is striking en-masse.
24	hob	Helleborus orientalis 'Brandywine Series'	Brandywine Lenten Rose	18" o.c.	1 qt.	Mixed	Feb.-April	Evergreen perennial that comes in a mix of colors that bloom in winter.
30	pdb	Phlox divaricata 'Blue Moon'	Woodland Phlox	12" o.c.	1 qt.	Lavender Blue	April-May	Woodland perennial with sweet flower clusters that bring elegance to the garden.
10	oc	Osmundastrum cinnamomeum	Cinnamon Fern	12" o.c.	1 gal.	N/A	N/A	Perennial with dark purple foliage that looks incredible when paired with a chartreuse colored plant.
30	pa	Packera aurea	Golden Groundsel	12" o.c.	1 gal.	Yellow	May-June	A woodland gem that creates a lovely groundcover and brightens shady garden locations.
10	pls	Paeonia lactiflora 'Sarah Bernhardt'	Pink Peony	30" o.c.	2 gal.	Pink	May-July	A classic flower that brightens every garden in which it grows.
15	rfsg	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Black Eyed Susans	18" o.c.	1 gal.	Yellow	June-Sept.	A stand-out perennial that looks fantastic en-masse.

30	tcr	Tiarella cordifolia 'Running Tapestry'	Foam Flower	18" o.c.	1 gal	White	April-May	Boarder perennial that loves shade and has soft, foam-like flowers.
Shrubs								
6	Bsd	Buxus sempervirens 'Dee Runk'	Upright Boxwood	See Plan	10 gal.	N/A	N/A	Upright evergreen shrub that is great for narrow spaces.
6	Bsiw	Buxus sinica var. insularis 'Wintergreen'	Wintergreen Boxwood	4' o.c.	5 gal.	Greenish-White	June-Oct.	Classic evergreen shrub that adds structure to the garden.
6	Car	Clethra alnifolia 'Ruby Spice'	Sweet Pepperbush	4' o.c.	3 gal.	Rose Pink	July-Aug.	Native woodland shrub with fragrant flowers that attract pollinators.
6	Hah	Hydrangea arborescens 'Haas Halo'	Smooth Hydrangea	3' o.c.	5 gal.	Greenish-White	June-Oct.	Beloved shrub known for it's large flower plumes that look gorgeous dried.
3	Hqfs	Hydrangea quercifolia 'Flemygea' SNOW QUEEN	Oak Leaf Hydrangea	See Plan	7 gal.	White to Pink	June-July	A native shrub with oak-leaf shaped leaves and flowers that are gorgeous when dried.
5	Hqp	Hydrangea quercifolia 'Pee Wee'	Dwarf Oak Leaf Hydrangea	4' o.c.	7 gal.	White	June-July	Native shrub with large flower panicles and oak-shaped leaves that display spectacular fall color.
3	Ivh	Itea virginica 'Henry's Garnet'	Virginia Sweetspire	4' o.c.	7 gal.	White	June-July	A native shrub with a cascading habit and rich red fall color.
9	Lfzs	Leucothoe fontanesiana 'Zebild' SCARLETTA	Fetterbush	4' o.c.	3 gal.	White	May	Evergreen shrub that likes moist, shade conditions.
2	Pjs	Pieris japonica 'Scarlet O'Hara'	Japanese Pieris	See Plan	7 gal.	White	April	Evergreen shrub with maroon-evergreen leaves that highlight shady garden spots.
14	Shh	Sarcococca hookeriana var. Humilis	Sweetbox	3' o.c.	3 gal.	White	March-April	Spreading evergreen shrub with great texture and a spreading form.
Trees								
1	AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10' o.c.	10'-12'	White	April-May	A native flowering tree that produces edible berries in June.
3	BNBD	Betula nigra 'BNMTF' DURA-HEAT	River Birch	15' o.c.	8'-10'	Brownish-Green	April-May	A favorite small ornamental shade tree with lovely foliage and incredible peeling bark.
1	MGB	Magnolia grandiflora 'Bracken's Brown Beauty'	Dwarf Southern Magnolia	10' o.c.	10'-12'	White	May-June	Lemon-scented flowers with glossy evergreen leaves.

Qty.	Key	Scientific Name	Common Name	Spacing	Install Size	Bloom Color	Bloom Season	Notes
Perennials								
50	arbb	Ajuga reptans 'Binblasca' BLACK SCALLOP	Bungfweed	8" o.c.	1 qt.	Bluish-Purple	May-June	A low-growing perennial with striking purple foliage.
16	hma	Hakonechloa macra 'All Gold'	Japanest Forest Grass	18"	1 gal.	Greenish-White	July-Aug.	Ornamental grass with bright yellow-green foliage that likes parte shade and tolerates moisture.
16	ho	Heuchera x 'Obsidian'	Coral Bells	18" o.c.	1 gal.	White-Pink	June-July	Chosen for it's striking black foliage that pops when planted near yellows.
Shrubs								
2	Bsd	Buxus sempervirens 'Dee Runk'	Upright Boxwood	See Plan	10 gal.	N/A	N/A	Upright evergreen shrub that is great for narrow spaces.
6	Chp	Cephalotaxus harringtonia 'Prostrata'	Japanese Spreading Plum Yew	3' o.c.	7 gal.	Insignificant	N/A	Shade-loving shrub with a spreading habit and soft-textured evergreen foliage.
11	Ivsl	Itea virginica 'Sprich' LITTLE HENRY	Dwarf Virginina Sweetspire	3' o.c.	3 gal.	White	June-July	Native shrub with drooping flowers and wonderful fall color.
Trees								
3	NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	See plan	6'-8'	White	May	A favorite native tree with sweet fragrant flowers and stunning red fall color.

Qty	Key	Scientific Name	Common Name	Spacing	Install Size	Bloom Color	Bloom Season	Notes
Perennials								
9	as	Allium schoenoprasum	Chives	12" o.c.	1 gal.	Pink-Purple	April-May	A garden herb that adds a pop of color to the spring color palette.
12	lah	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	18" o.c.	1 gal.	Deep Purple	June-August	A rich purple standout variety that blooms twice when flowers are cut after first bloom.
9	lsk	Liatris spicata 'Kobold'	Gayfeather	12" o.c.	1 gal.	Purple	July-Aug.	A joyful perennial that makes quite a statement in the garden, especially paired with other summer blooming perennials.
9	mdg	Monarda didyma 'Grand Marshall'	Bee Balm	18" o.c.	1 gal.	Magenta	June-July	A medicinal herb with wonderfully fragrant flowers that attract a bevy of pollinators.
12	ssm	Salvia x sylvestris 'Mainacht' MAY NIGHT	May Night Salvia	12" o.c.	1 gal.	Purple	June-Sept.	A stand-out perennial that looks fantastic en-masse.
12	sbs	Stachys byzantina 'Silver Carpet'	Lamb's Ear	12" o.c.	1 gal.	N/A	N/A	A perennial groundcover known for it's silvery green, fuzzy foliage.
Shrubs								
4	Bsij	Buxus sinica var. insularis 'Justin Brouwers'	Justin Brouwers Boxwood	2' o.c.	3 gal.	Greenish White	April-May	A classic evergreen shrub that is on the smaller side and keeps a nice round habit when mature.
2	Rdjg	Rosa 'Dr. Jane Goodall'	Dr. Jane Goodall Hybrid Tea Rose	3' o.c.	5 gal.	Dark Red/Magenta	June-Frost	A lovely rose bloom with a soft, spicy scent that is great for cutting.
3	Rml	Rosa 'Mister Lincoln'	Knock Out Rose	3' o.c.	5 gal.	Light Pink	June-Frost	An intoxicatingly fragrant rose with a rich, velvety bloom.

Qty.	Key	Scientific Name	Common Name	Spacing	Install Size	Bloom Color	Bloom Season	Notes
Perennials								
8	pdb	Phlox divaricata 'Blue Moon'	Woodland Phlox	12" o.c.	1 qt.	Lavender Blue	April-May	Woodland perennial with sweet flower clusters that bring elegance to the garden.
8	tcr	Tiarella cordifolia 'Running Tapestry'	Foam Flower	18" o.c.	1 gal	White	April-May	Boarder perennial that loves shade and has soft, foam-like flowers.
Shrubs								
3	Ap	Aesculus parviflora	Bottlebrush Buckeye	6' o.c.	10 gal.	White	June-July	A shade-loving shrub that is quite stunning by it's self.
6	Hqfs	Hydrangea quercifolia 'Flemygea' SNOW QUEEN	Oak Leaf Hydrangea	See Plan	7 gal.	White to Pink	June-July	A native shrub with oak-leaf shaped leaves and flowers that are gorgeous when dried.
6	Lfzs	Leucothoe fontanesiana 'Zebild' SCARLETTA	Fetterbush	4' o.c.	5 gal.	White	May	Evergreen shrub that likes moist, shade conditions.
Trees								
1	AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10' o.c.	10'-12'	White	April-May	A native flowering tree that produces edible berries in June.
3	CCF	Cercis canadensis 'Forest Pansy'	Purple Leaf Redbud	15' o.c.	2" cal.	Purple	March-April	A favorite small ornamental shade tree with lovely purple-green foliage.
3	MGB	Magnolia grandiflora 'Bracken's Brown Beauty'	Dwarf Southern Magnolia	10' o.c.	10'-12'	White	May-June	Lemon-scented flowers with glossy evergreen leaves.

Qty.		Scientific Name	Common Name	Spacing	Install Size	Bloom Color	Bloom Season	Notes
Perennials								
14	oc	Osmundastrum cinnamomeum	Cinnamon Fern	12" o.c.	1 gal.	N/A	N/A	Perennial with dark purple foliage that looks incredible when paired with a chartruse colored plant.
40	pdb	Phlox divaricata 'Blue Moon'	Woodland Phlox	12" o.c.	1 gal.	Lavender Blue	April-May	Woodland perennial with sweet flower clusters that bring elegance to the garden.
40	tcr	Tiarella cordifolia 'Running Tapestry'	Foam Flower	18" o.c.	1 gal	White	April-May	Boarder perennial that loves shade and has soft, foam-like flowers.
Shrubs								
3	lgs	Ilex glabra 'Shamrock'	Dwarf Japanese Holly	3' o.c.	7 gal.	Insignificant	N/A	Lovely evergreen shrub that is upright and can handle wet to moist conditions
10	Shh	Sarcococca hookeriana var. Humilis	Sweetbox	3' o.c.	3 gal.	White	March-April	Spreading evergreen shrub with great texture and a spreading form.
Trees								
3	MVJM	Magnolia virginiana 'Jim Wilson' MOONGLOW	Sweetbay Magnolia	See plan	8'-10'	White	May-June	Lemon-scented flowers with leaves that have a silvery underside.
Vines								
1	shm	Schizophragma hydrangeoides 'Moonlight'	Climbing Hydrangea	See Plan	3 gal.	White	July-Aug.	A climbing vine with fragrant flowers and subtly varigated leaves.
Bulbs								
30	ag	Allium 'Globemaster'	Ornamental Onion	See plan	bulb	Purple	May	An ornamental bulb that adds playfulness to the garden.

Qty.	Key	Scientific Name	Common Name	Spacing	Install Size	Bloom Color	Bloom Season	Notes
Perennials								
50	arbb	Ajuga reptans 'Binblasca' BLACK SCALLOP	Bungleweed	8"o.c.	1 qt.	Bluish-Purple	May-June	A low-growing perennial with striking purple foliage.
14	hma	Hakonechloa macra 'All Gold'	Japanest Forest Grass	18"	1 gal.	Greenish-White	July-Aug.	Ornamental grass with bright yellow-green foliage that likes parte shade and tolerates moisture.
34	ho	Heuchera x 'Obsidian'	Coral Bells	18" o.c.	1 gal.	White-Pink	June-July	Chosen for it's striking black foliage that pops when planted near yellows.
Shrubs								
1	Bsd	Buxus sempervirens 'Dee Runk'	Upright Boxwood	See Plan	10 gal.	N/A	N/A	Upright evergreen shrub that is great for narrow spaces.
3	Chp	Cephalotaxus harringtonia 'Prostrata'	Japanese Spreading Plum Yew	3' o.c.	7 gal.	Insignificant	N/A	Shade-loving shrub with a spreading habit and soft-textured evergreen foliage.
Trees								
1		Cornus florida 'Appalachian Spring'	Flowering Dogwood	See Plan	2" cal.	White	April-May	A favorite small ornamental flowering tree with lovely form and good fall color.