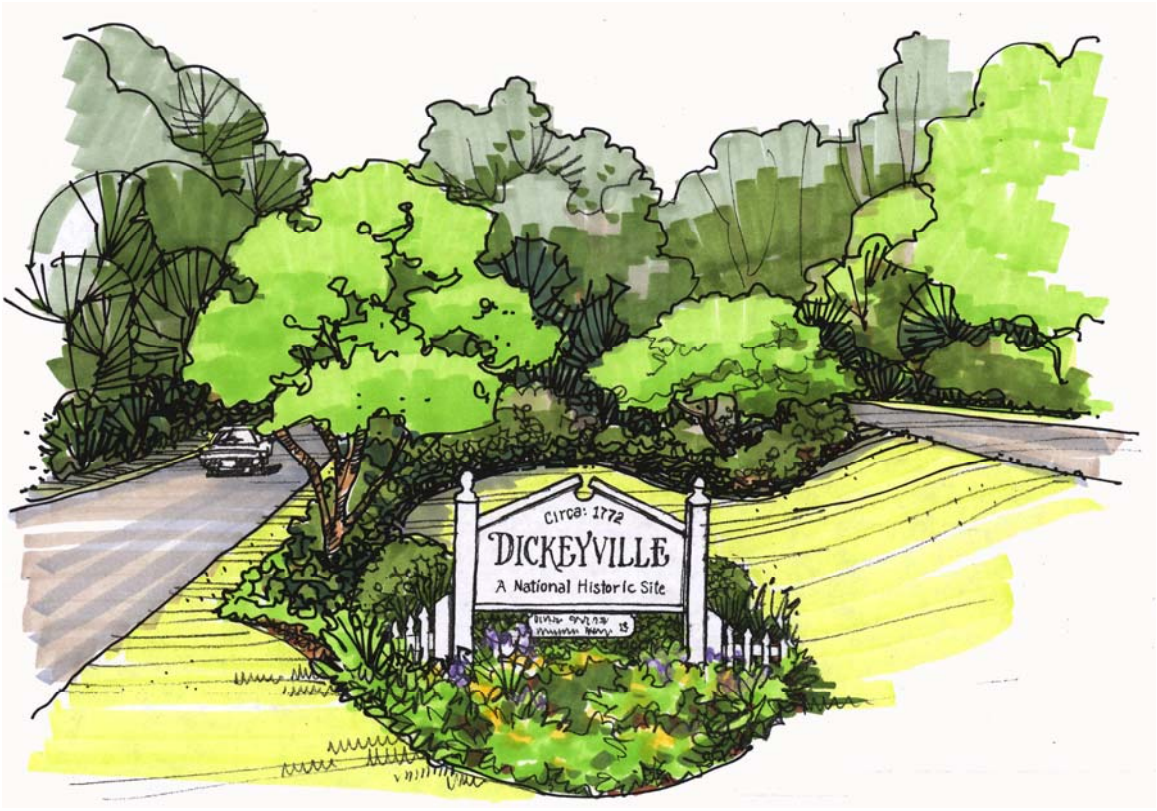


HISTORIC DICKEYVILLE

LANDSCAPE MASTER PLAN

SUPPLEMENTAL BOOKLET

Prepared for:

Historic Dickeyville Garden Club

Prepared by:

Stone Hill Design Associates, Inc.
January 30, 2008

PLANT MASSING

SCREENING PLANTS

NATIVE SPECIES

PLANTING CONCEPTS

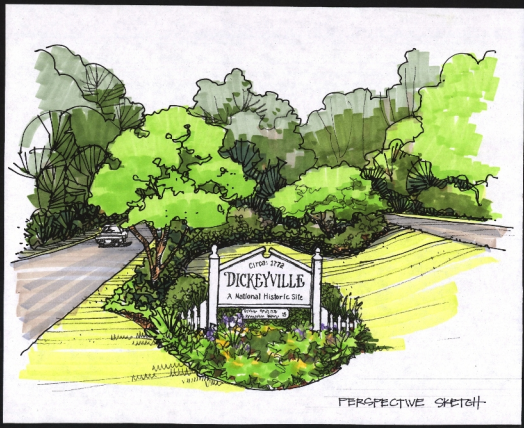
DICKEYVILLE ENTRY SIGN
(At Forest Park Drive & Pickwick Road)

Plan View Sketch
1" = 30'-0"

MEMBERS' CUTTING GARDEN

Plan View Sketch
1" = 30'-0"

DICKEYVILLE ENTRY SIGN
(At Wetheredsville Road & Forest Park Drive)



PERSPECTIVE SKETCH

HISTORIC DICKEYVILLE MASTER PLAN

Dickeyville Garden Club

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A. Neighborhood Survey & Summary

B. Plant Lists
1. Stream/Meadow/Forest Plant Palettes
2. Screening Plant Palette
3. Club Garden Plant Palette
4. Signage Plant Palette

C. Presentation Boards

I. INTRODUCTION

A NEIGHBORHOOD is the extension of our family and home, and says much about the values we share. The design guidelines outlined herein have been developed from the desire of the residents of Historic Dickeyville to preserve the visual qualities that makes Dickeyville a special place to live.

Stone Hill Design Associates, Inc. was commissioned by the Dickeyville Garden Club to analyze and evaluate the existing conditions of the neighborhood's landscape and to offer design solutions to enhance the neighborhood's unique identity. This booklet is a summary of the proposed landscape improvements and is a supplement to the Landscape Master Plan display boards currently in possession of the Dickeyville Garden Club.

II. COMMUNITY CONSESUS AND GOALS

As a means of community input, involvement, and support for the Landscape Master Plan, a neighborhood survey was circulated during the initial stages of the project (See appendix). The survey contained general questions relating to resident background information, open spaces, usages, preferences, and community needs. Some of the results were as follows (See Appendix for a summary survey):

- Historic lighting was unanimously agreed to be desirable and necessary for landscape improvement.
- A significant number of residents chose to live in Dickeyville due to its landscape amenities, including access to parks and community open spaces. Other reasons include historic character and rich architecture.
- The most common use described for the open spaces is walking/jogging, dog walking and biking. Many residents expressed the desire for more community activities such as outdoor concerts or family events.
- The people of the neighborhood and the overall sense of charm received the highest number of positives, following with the proximity to the natural environment.
- Crime was overwhelmingly sited as the worst liability of the neighborhood.

As a result of the community Questionnaire, meetings with Garden Club members, walk throughs with interested residents and professional observations, a list of common goals and objectives was established to guide the Master Plan. They include:

- Improve Streetscape Lighting.
- Analyze/Improve location and planting of entry signs.
- Assess and provide recommendations regarding the stream edges (specifically erosion control), promote wildlife habitat, and landscape aesthetics.
- Solidify and enhance the boundaries of the neighborhood to create a mood, character, and identity specific to Dickeyville.

III. MASTER PLAN RECOMMENDATIONS

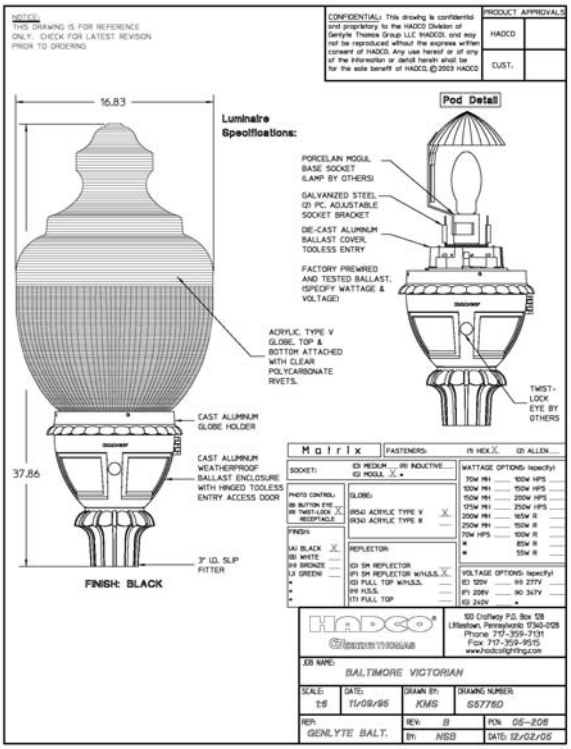
Based on community input from residents and design observations, three broad areas of improvements were identified. Lighting, Planting, and Neighborhood Identity are outlined herein:

A. LIGHTING IMPROVEMENTS

Historic Lighting is proposed to replace the existing Aluminum Cap and Cobra Head light fixtures. The Baltimore Victorian Style, as used on Forest Park Bridge, is the preferred style. The appropriate historic style of this fixture and the consistency of placement would be a huge improvement to the visual characteristics of Dickeyville's Streetscapes.

Spacing is recommended 40-60 feet on center, depending on selected luminaries; our intent is that lighting will be improved to minimize safety concerns. Care must be taken to work with selected manufacturer to minimize problems of broken bases, bulb replacements, etc.

The Master Plan also proposes removal of the neighborhood's telephone poles and relocation of all utility wires underground, with the stipulation that the existing cobblestone curbs must be maintained. This effort is currently being reviewed by the City of Baltimore and is being spear-headed by neighborhood residents. During this process, it is recommended that unsightly fire hydrants be replaced or repaired.



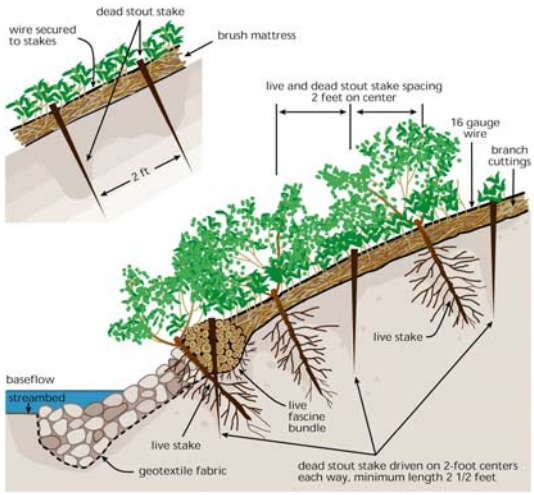
B. PLANTING IMPROVEMENTS

1. STREAM EDGE PLANTING

Stream stabilization is an important landscape improvement that must be an on-going process of planting and maintaining native plants along the banks of the Gwynns Falls. Strategic use of boulders and live and dead stakes is proposed at severely eroded areas such as the bend, after the dam. Live stakes can be purchased through native plant nurseries, and can be inserted through geo-textile fabric to minimize erosion while the new plants are getting established (See appendix).

On higher ground, native plants used in broad sweeping masses will provide erosion protection, wildlife habitat and low maintenance visual enhancement (See appendix for a suggested plant list of native species).

Fig. 8.46



Note:
Rooted/leafed condition of the living plant material is not representative at the time of installation.
Source: Chapter 16 Engineering Handbook, USDA-NRCS, 1997.

Fig. 8.40 – Cutting systems. Details of brushmattressing techniques.
In Stream Corridor Restoration: Principles, Processes, and Practices. 10/98.
Interagency Stream Restoration Working Group (FISRWG)(15 Federal agencies of the US).

2. SCREENING

Evergreen and deciduous plant material is proposed for the east edge of Forest Park Avenue. Deer resistant and shade tolerant plants are proposed to be installed among existing material for visual screening and noise buffering. Due to the very limited space along the public right-of-way of Forest Park Drive, it is the responsibility of each homeowner to plant screening material on their property. (See appendix for recommended plant species).

Screening is also required near the new bridge, especially on the North side. Due to bridge construction, an existing bamboo grove was removed and views to Forest Park Drive were exposed. Replacement plants by the contractor were unsuccessful and are mostly expired. Since bamboo is not an option due to its invasive nature, other species must be proposed. A mixture of deer resistant evergreens is recommended (See appendix).

3. GARDEN CLUB GARDEN

Due to the conservation easement placed on the Garden Club property (located directly across from Sekots Lane on Tucker Lane) native plants must be used. After meeting with nearby residents, low maintenance is also an important consideration.

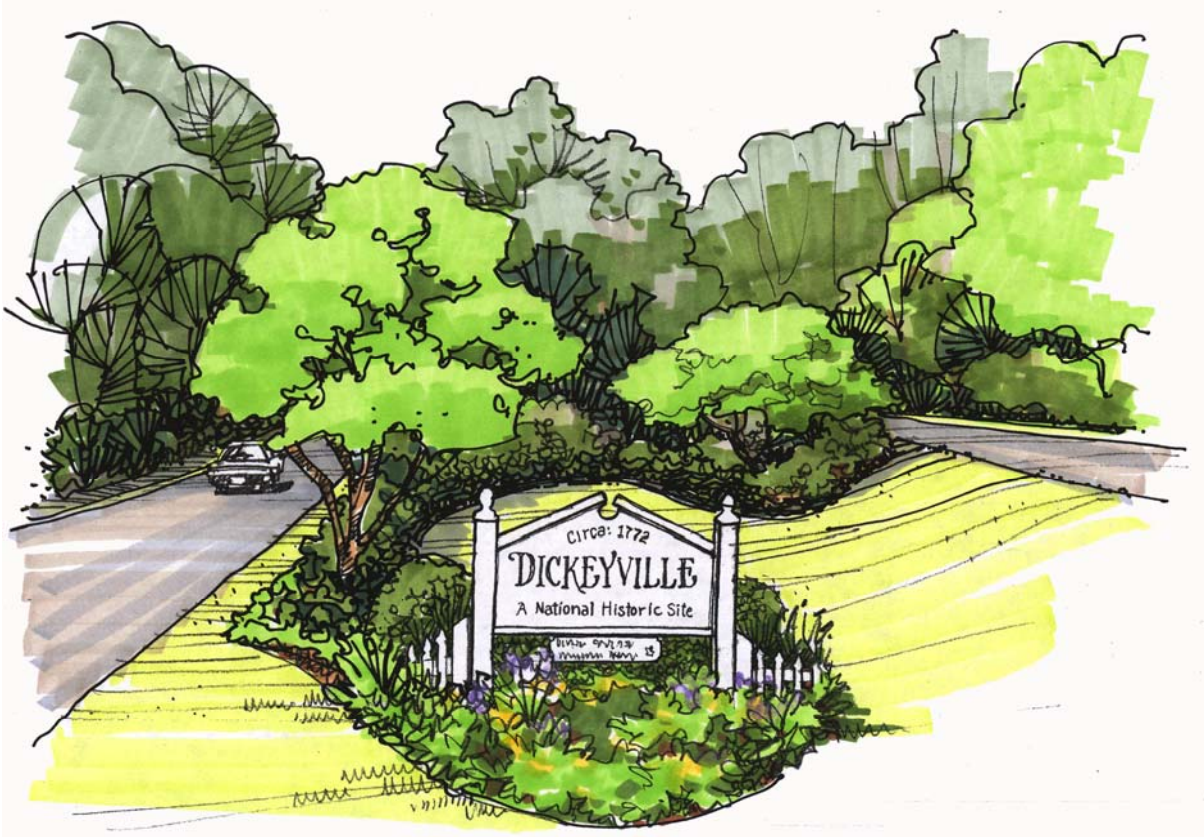
We have developed a simple planting design of redbuds and groundcover, working within the framework of the existing trees. A simple shrub mass is used to anchor the corners, but no other plants are proposed in order to keep maintenance low and to present an unassuming, but aesthetically pleasing look.

C. NEIGHBORHOOD IDENTITY

1. ENTRANCE SIGNS – CHARACTER & CONSISTENCY

a. SOUTHERN ENTRANCE

Relocation of entry sign is proposed to create a better interface with the community. Existing hedge should be removed and new plantings will be added to screen Forest Park Avenue. Roadway improvements have been proposed by Baltimore City engineers and are shown in the design sketch below.



b. NORTHERN ENTRANCE

Landscape improvements to the Community Sign and bridge memorial are proposed, including improvement of site distance along the sharp bend in Forest Park Avenue. Simple, low maintenance plants should be used at this location and given the extreme microclimate; non-native species are suggested as a rare exception (See plant list in appendix).

c. TRAIL HEAD & ENTRY SIGN

Native, low maintenance plant materials are suggested for this entry sign, keeping the palette simple to avoid blending with the existing woods behind and to minimize potential deer damage (See plant list in appendix).

2. SECONDARY ACCESS POINTS

Consistency of access and appearance is the goal for these access points to the neighborhood. The picket fence at the end of Tucker Lane is particularly successful in terms of making a strong but simple statement of arrival. This approach should be repeated at similar access points into the neighborhood, such as at the end of Sekots Lane, and should be encouraged on private property as well.

3. TRAIL MARKERS

Since the trail changes character along Gwynns Falls Stream, simple trail markers are proposed at key points along the way. These markers are a subtle way of announcing to pedestrian visitors the trail route and landscape "ownership." They also could be helpful in guiding visitors to the Gwynns Falls Trail, being promoted as a major walking and biking trail going from the edge of Dickeyville to the Inner Harbor.

4. SIGNATURE TREE

Another way to create neighborhood identity is to use a "signature tree" throughout the community public and private spaces. The Redbud (Cercis canadensis) has been chosen as Dickeyville's signature tree due to its gracious form, bold spring flowers, and tough constitution. It also is native and will tolerate both sunny and shady conditions. The use of this tree is encouraged, preferably planted in mass to create a striking effect. In the spring, the flowering effect of a neighborhood-wide signature tree would be memorable.

5. THE GEORGE KELLER MEMORIAL

The George Keller Memorial was inspired by members of the community who wished to remember this long-time resident and avid gardener. We have identified this memorial site on the Master Plan and shall include improvement to the old mill foundation to provide informal seating, a simple plaque, and a bold planting of native bulbs along the top of the streams bank.

This is a good example of how the community's residents can carve out "special" places in the landscape within the framework of the Master Plan.

IV. CONCLUSION

This Master Plan document should serve as a guiding tool to create and maintain the unique character of Historic Dickeyville. As with any Master Plan, these are the parameters that provide an overall framework for future improvements and renovation of public spaces within the community. Detailed hardscape and softscape plans should be developed for each project, as they occur, to assure the highest quality and best design solutions to remain within the defined character of the neighborhood.

We would like to thank all members of the community of Dickeyville that were involved and contributed to the development of the Master Plan. We hope that the residents of Historic Dickeyville will continue to cherish, inspire, and celebrate their unique neighborhood!

APPENDIX

A. Neighborhood Survey & Summary

B. Plant Lists

1. Stream/Meadow/Forest Plant Palettes
2. Screening Plant Palette
3. Club Garden Plant Palette
4. Signage Plant Palette

C. Presentation Boards

The Dickeyville Garden Club has engaged Shari Depasquale, Principal at Stone Hill Design, to create a master greening plan for our common spaces. Shari will begin work shortly, and we need your input now to help make the project successful. Please complete and return this form to Kathleen Vander Horst, 2422 Pickwick Road, by September 1. Many thanks.

I/we live in the _____ of _____.
(hundred block) (street)

Number of household members by age:
___ under 10
___ under 18
___ adults

How long have you lived in Dickeyville? _____

What led you to choose Dickeyville as your residence? (List all reasons applicable, with #1 indicating primary, #2 secondary…)
____Access to Park
____Architecture of Village
____Historic Community Status
____Green Spaces
____Location to
___work, __downtown,____highways, ___Washington, DC
____Other (Please be specific) _____
_____
_____

What Baltimore neighborhood would you live in if you did not choose to live in Dickeyville? _____

How do you and your family use Dickeyville's common areas?
(Please check all that are applicable)

	Streets	Park (in Dickeyville)	Leakin Park
Walking/Jogging	_____	_____	_____
Dog Walking	_____	_____	_____
Biking	_____	_____	_____
Strolling with children	_____	_____	_____

Other: (Please specify) _____
_____
_____

Are there ways that you would like to use Dickeyville's common areas? (Please be specific about what you would like.)

_____
_____
_____
_____

What is currently stopping you from using Dickeyville's common areas as you might like? (Please be specific.)

_____
_____
_____
_____

Would you like to see street lighting that is more in keeping with the architecture of the village? _____ yes _____ no

What do you think of the existing three sign areas "announcing" Dickeyville? ____ satisfactory ____ need improvement

What are the top three assets you ascribe to Dickeyville?
1. _____
2. _____
3. _____

What are the top three liabilities you believe Dickeyville has?
1. _____
2. _____
3. _____

Dickeyville Garden Club Master Greening Plan
Survey of Residents
Summary - September 2007

We received <u>30 completed surveys</u>, representing over 20 percent of Dickeyville households. Respondents included households with 3 children under 10, one with a child under 18, and 48 adult residents.

- **With the exception of Hillsdale, all areas of Dickeyville were represented by respondents**.

Pickwick,	2300 block	3
	2400 block	11
	2500 block	2
Wetherdsville	4900 block	1
	5000 block	4
	5100 block	4
Sekots	5100 block	1
Tucker	2300 block	3
No address		1

- **Length of residence in Dickeyville ranged from a few weeks to 35 years.**

0 – 5 years	4 respondents
6 – 10 years	12 respondents
11 – 20 years	4 respondents
over 20 years	10 respondents

- **What led you to choose Dickeyville as your residence? The explanation of how to respond to this question was, apparently, poorly worded. Rather than giving rank order, many respondents simply checked boxes.**

	Ch'd	#1	#2	#3	#4	#5	Total
Access to Park	4	1	1	4	4	0	14
Architecture of Village	10	4	2	1	0	0	17
Historic Community Status	3	1	0	1	1	1	7
Green Spaces	4	2	1	0	1	1	9
Location to							
Work	1	8	5	2	2	3	21
Downtown	1	5	3	2	1	2	14
Highways	0	2	1	1	0	1	5
Washington	0	3	0	1	2	1	7
Airport		1					1
Other reasons volunteered included:							
Specific House		3	0	1	0	0	4
Affordability of neighborhood		1	1	0	0	0	2
"Country quiet"	3	0	0	0	0	0	3

Single mentions included neighborhood reputation and sense of community

- **What Baltimore neighborhood would you live in if you did not choose to live in Dickeyville?** **Responses in rank order:**

  Mt. Washington 7
  Roland Park 5
  Ten Hills 4

  Bolton Hill, Ellicott City, Inner Harbor, Homeland and Out of State – 2 each
  Gwynn Oak area, Patterson Park, Ruxton, Homeland, Annapolis, Catonsville, Otterbein, Eastern Shore, Charlies Village and Mt. Vernon – 1 each

- **How do you and your family use Dickeyville's common ares?**

	Streets	Park	Leakin Park
Walking/Jogging	25	20	17
Dog Walking	15	17	10
Biking	10	10	15
Strolling w/children	5	5	4
Other uses volunteered			
Stream/Dam (sitting etc.)	-	5	-
Family Gatherings/Picnics	-	2	-

  Single mentions included – all in Leakin Park – Tennis, Herb Festival, Crimea, Train Rides; and Walks to Mail Box, Gardens, and Open Spaces.

- **Are there ways that you would like to use Dickeyville's common ares?**

  Croquet Court 3
  Volleyball Court 3
  Benches and Picnic Tables 3
  Playground 2

  Receiving single mentions: community activities, family events, picnics, outdoor concerts, summer outdoor movie series, communal exercise

- **What is currently stopping you from using common areas?**

  Trash and trash in stream 7
  Vandals/crime/fear of crime 6
  No seating 6
  Dog droppings 4
  Storm drain problems 2
  Poor lighting 2

  …And the favorite answer, "age and laziness"

- **Would you like to see street lighting more in keeping with the architecture of the village?** 25 Yes 0 No, however, a mention that all lighting should be unobtrusive

- **What do you think of the existing three sign areas "announcing" Dickeyville?**

  18 Satisfactory 9 need improvement

  (Note: Believe that the "need improvement" respondents probably meant landscaping and the "satisfactory" probably were only talking about the signs…again, apparently a poorly worded query.)

- **What are the top three assets you ascribe to Dickeyville?**

People	18
Architecture/Asthetics/Ambiance	18
Community Spirit/Activism	9
Parks/Nature	9
Location	6
Peaceful atmosphere	5
Gardens	3
Upkeep of homes	2

Receiving single mentions: community association, near work, July 4th celebrations, diversity, history, Belgian block gutters

- **What are the top three liabilities you believe Dickeyville has?**

Crime	22
Heavy traffic**	6
Poor schools***	7
Close to problems of city*	4
Poor Policing*	4
Lack of retail	4
Apartments/surrounding Neighborhoods*	3
Trash/Polluted Stream	3
Nathan House/lack of upkeep	3
Dog Waste	2
Elitism/social enclaves	2

Receiving single mentions were: poor lighting, monochromatic appearance, narrow streets, mosquitoes, high insurance and property tax rates, insufficient diversity, no sidewalks on Forest Park

*No doubt these mentions relate to crime, and if combined, would have crime at 40 mentions.

**4 mentions of Forest Park, 2 of speeding to and from Mill

***Specifically mentioned as reason for young families moving out or not moving in

Historic Dickeyville Master Plan

PLANT PALETTE

BOTANICAL NAME

MEADOW /FOREST EDGE PLANTS

Grasses & Grasslike Plants

Andropogon gerardii
Danthonia spicata
Elymus canadensis, rparius, virginicus
Schizachryium scoparium
Sorghastrum nutans
Tridens flavus

Herbaceous Plants

Heliopsis helianthoides
Liatris spicata, squarrosa
Monarda punctata
Oenothera biennis
Penstemon digitalis
Rudbeckia fulgida

Shrubs

Ceanothus americanus
Clethra alnifolia
Ilex verticillata
Itea virginica
Rhus glabra
Rosa carolina

Understory Trees

Cercis canadensis
Cornus florida
Ilex opaca
Magnolia virginiana
Sassafras albidum

SCREENING PLANTS (For Wood's Edge along Forest Park Drive)

Shrubs

Aucuba japonica
Prunus laurocerasus 'Otto Luyken' *
Prunus laurocerasus 'Skipkaensis' *
Viburnum opulus
Viburnum pragense *
Viburnum rhytidophyllum *

Understory Trees

Cercis canadensis
Cornus florida
Ilex opaca
Magnolia virginiana
Sassafras albidum

Evergreen Trees

Ilex opaca *

SCREENING PLANTS (For Bridge Screening)

Evergreen Trees

Picea abies * (long-term screen, neighbor's side)
Pinus strobus * (cheap and fast screen, road side)

Shrubs

Viburnum plicatum f. tomentosum 'Shasta' * (deciduous foreground)

*DEER RESISTANT

PLANT PALETTE

BOTANICAL NAME

WOODLAND PLANTS FOR STREAM BANKS

Ferns

Athyrium felix-femina
Dryopteris carthusiana, cristata, intermedia
Onoclea sensibilis
Osmunda cinnamomea, regalis

Grasses & Grasslike Plants

Agrostis perennas
Andropogon gerardii, glomeratus, virginicus
Carex crinita var crinita, lurdia, stricta, vulpinoidea
Dichanthelium clandestinum
Elymus riparius
Leersia oryzoides
Panium virgatum
Tripascum dactyloides

Herbaceous Plants

Asclepias incarnata
Caltha palustris
Chelone glabra
Eupatorium dubium, perfoliatum
Gentiana clausa
Helianthus angustifolius
Lobelia cardinalis, siphilitica
Mertensia virginica
Mimulus ringens
Monarda didyma
Rudbeckia laciniata
Saxifraga pensylvanica
Scutellaria integrifolia
Thalictrum pubescens (polygamum)
Veratrum viride
Verbena hastata
Vernonia noveboracensis
Veronicastrum virginicum

Shrubs

Aronia melanocarpa
Aster novae-angliae
Cephalanthus occidentalis
Clethra alnifolia
Cornus amomum
Hypericum densiflorum
Ilex verticillata
Itea virginica
Kalmia angustifolia, latifolia
Leucothoe racemosa
Lindera benzoin
Myrica pensylvanica
Rhododendrom maximum, viscosum
Rosa palustris
Salix humilis
Sambucus nigra ssp. canadensis
Spiraea alba v. latifolia, tomentosa
Vaccinium corymbosum, macrocarpon
Viburnum dentatum, nudum, cassinoides, prunifolium

Trees

Acer negundo, rubrum, saccharinum
Amelanchier canadensis
Betula alleganiensis, nigra
Carpinus caroliniana
Carya cordiformis, glabra
Chamaecyparis thyoides
Fraxinus pennsylvanica
Liquidambar styraciflua
Magnolia virginiana
Nyssa sylvatica
Platanus occidentalis
Quercus bicolor, nigra, palustris, phellos
Salix nigra, sericea
Taxodium distichum
Thuja occidentalis
Tsuga canadensis
Ulmus americana

Historic Dickeyville Master Plan

PLANT PALETTE

BOTANICAL NAME

MAIN ENTRY SIGN PLANTS

Flowering Trees

Amelanchier canadensis
Cercis canadensis
Ilex opaca

Shrubs

Ceratostigma plumbagnoides
Ilex verticillata
Itea virginiana
Liriope spicata
Narcissus
Viburnum x burkwoodii 'Conoy'

ENTRY SIGNS & MEMORIAL PLAQUE (At Pickwick Road & Forest Park Drive)

Shrubs

Hypericum calycinum
Itea virginiana
Liriope spicata
Narcissus
Viburnum x burkwoodii 'Conoy'

ENTRY SIGN @ TRAIL HEAD

Asarum species
Hypericum calycinum
Pieris japonica 'Cavatine'
Prunus laurocerasus

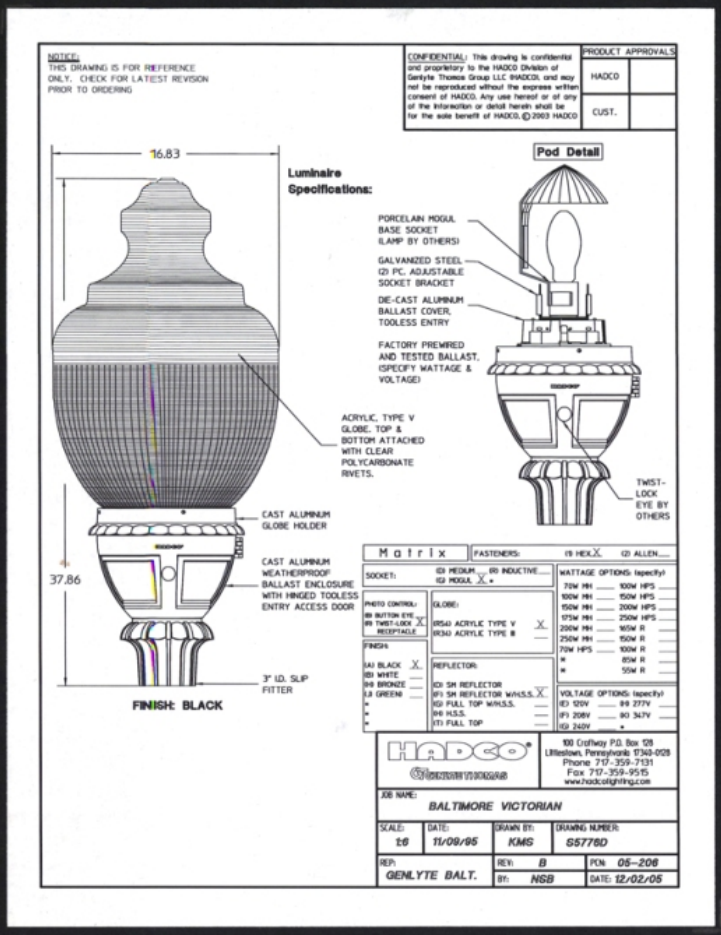
CLUB GARDEN PLANTS

Ceratostigma plumbagnoides
Cercis canadensis
Hypericum calycinum
Osmunda cinnamonea
Viburnum x burkwoodii 'Conoy'

REFERENCES:

U.S. Fish and Wildlife Service
Native Plants for Wildlife Habitat and Conservation Landscaping: Chesapeake Bay Watershed
The Perennial Farm Catalog
Ernst Conservation Seed Catalog

NORTHERN ENTRANCE –
Landscape improvements to the Community Sign and memorial are proposed, including improvement of site distance along the sharp bend in Forest Park Avenue.
STREAM EDGE PLANTING –
Stream stabilization is an important landscape improvement that must be an on-going process of planting and maintaining native plants along the banks of the Gwynns Falls. On higher ground native plants used in broad sweeping masses will provide erosion protection, wildlife habitat and low maintenance visual enhancement.
SCREENING ALONG FOREST PARK AVENUE –
Evergreen and deciduous plant material is proposed for the east edge of Forest Park Avenue. Deer resistant and shade tolerant plants are proposed and shall be installed among existing material for visual screening and noise buffering.
PEDESTRIAN TRAIL –
Since the trail changes character along Gwynns Falls Stream, simple trail markers are proposed at key points along the way. These markers are a subtle way of announcing to pedestrian visitors the trail route and landscape "ownership."
SOUTHERN ENTRANCE –
Relocation of entry sign is proposed to create a better interface with community. Existing hedge shall be removed and new plantings will be added to screen Forest Park Avenue. Roadway improvements have also been proposed by Baltimore City engineers.
HISTORIC LIGHTING –
Historic Lighting is proposed to replace the existing Cobra Head light fixtures. The Baltimore Victorian Style as used on Forest Park Bridge, is the preferred style.
SECONDARY ACCESS POINTS –
Consistency of access and appearance is the goal for these access points to the neighborhood. The picket fence at the end of Tucker Lane is particularly successful in terms of making a strong but simple statement of arrival. This approach should be repeated at similar access points into the neighborhood.
GWYNNS FALLS STREAM
EXISTING BRIDGE
EXISTING MEMORIAL
EXISTING SIGN
HISTORIC REMNANT
TRAIL ACCESS POINTS
DAM AND SPILLWAY
TRAIL MARKER (TYP)
CONNECTION TO HIKER/BIKER TRAIL
ASHLAND CHAPEL
PROPOSED LIGHT FIXTURE (TYP)
CLUB GARDEN
KERNAN HOSPITAL
MOHAWK AVENUE
CORLEY ROAD
CHALLEDON ROAD
LEAKIN PARK



BALTIMORE VICTORIAN LIGHT FIXTURE

Existing Aluminum Poles and Fixtures

Existing Poles and Overhead Wires

Existing Lights on New Bridge

EXISTING COBRA HEAD LIGHT FIXTURES

HISTORIC LIGHTING

TRAIL MARKER

EASTERN REDBUD

SIGNATURE TREE

FENCE/EDGE MARKER

NEIGHBORHOOD IDENTITY