
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 2010 The Plaza

SUMMARY OF REQUEST: New Construction-Multi-family

APPLICANT/OWNER: Panchali Sau, Rusty Gibbs, Paul Sagadin

Details of Proposed Request

Existing Conditions

The property at 2010 The Plaza is the Van Landingham Estate, a designated local historic landmark. The four-acre property has two accessory buildings with fairly dense landscaping.

Proposal

The project is the construction of four new buildings that comprise a total of 22 townhomes.

- Ten (10) units are accessed from The Plaza and face the main house.
- Twelve (12) units are accessed from Belvedere Avenue and face Thurmond Place.
- Maximum roof peak is approximately 35'-10".
- Proposed material palette is Nichiha Savannah Smooth siding, Miratec (trim), brick, aluminum clad windows with brick mold trim/fiber cement trim.
- Roof details include wood fascia and brackets
- Other site features include landscaping, tree planting, and new driveways and walkways.

Policy & Design Guidelines for New Construction, page 6.1

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

Zoning along the edges of some areas of the historic districts allows larger, multifamily or commercial buildings. To minimize their impacts on neighboring historic dwellings the HDC shall enforce the design guidelines through scale reducing techniques. Designing these structures to minimize their impacts on neighboring historic dwellings is a challenging exercise. Scale-reducing techniques such as dividing the elevation elements into smaller bays, varying building planes, breaking up roof masses, using multiple materials, and taking clues from

nearby historic buildings are essential to reducing the negative impacts of these larger structures. All New Construction projects are evaluated based on the project’s relationship to its surroundings (Context) and how the project relates internally to its site (Details).

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis

Staff has the following comments about the proposal:

1. Context: The context is the immediate surroundings of a project. The context of The Plaza and the Plaza Midwood local historic district is different that the context of East Boulevard in Dilworth and West Boulevard in Wilmore.
 - a. Guidelines, page 2.5: “In evaluating a project proposal, the HDC and its staff refer to the adopted design guidelines that are based on the Secretary of Interior’s Standards for Rehabilitation. They also examine the specific context of the property in question.”
 - b. New Construction Guidelines, page 6.1 “Charlotte’s historic districts’ distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass, and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.”
2. Massing + Spacing: The project consists of three buildings with 5 units and one building with 7 units, which makes for a long mass, not historically seen in historic multifamily in the Plaza Midwood neighborhood. Breaking the townhomes up into smaller buildings of two or three townhomes would help to break down the massing of the project and provide spacing more in-keeping with the residential structures throughout Plaza Midwood. This also applies to width of new buildings, page 6.6.
3. Setback: Should align with the average setback of the historic houses along the Plaza.
4. Orientation to Belvedere: 1800 and 1806 Belvedere are new construction and located outside of the Plaza Midwood Local Historic District boundary.

5. Height: At three stories the townhomes are significantly taller than any other historic structure in the Plaza Midwood neighborhood. The topography of the lot does lessen this impact along the Plaza, but not along Belvedere Avenue. See Height + Width Guidelines, page 6.6.
6. Directional Expression: 1900 Nassau and 1908 Nassau are new construction and located outside of the Plaza Midwood Local Historic District boundary.
7. HVAC location/screening.
8. Additional information about a few properties referenced in the presentation:
 - a. 1424 Thomas Avenue is a one-story, single family structure.
 - b. 1720 Thomas Avenue is a historic brick quadruplex.
 - c. 1511 The Plaza is a two-story is single-family structure.



HDCRMA 2020-00467

PID: 09506101, 09506131, 09506102

LOCAL HISTORIC DISTRICT: PLAZA MIDWOOD

PROPOSED PROJECT: NEW CONSTRUCTION MULTI-FAMILY

November 18, 2020





HISTORIC

PLAZA

MIDWOOD

THE CORE OF PLAZA MIDWOOD, THE HISTORIC DISTRICT, RANGES FROM GRAND ESTATES TO COMPACT BUNGALOWS. FROM ITS START AS ONE OF CHARLOTTE'S FIRST STREETCAR SUBURBS "THE PLAZA" HAS REMAINED CHARMING, DIVERSE AND ARCHITECTURALLY INSPIRING.

The Residences at VanLandingham

The Vanlandingham Estate, much like its namesake, is a property of rare gifts and unmistakable quality.

The Charlotte News

Existing Conditions

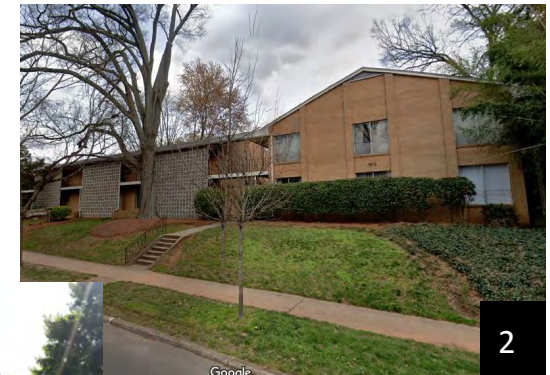
1. CURRENT HOME ON THE SOUTHWEST CORNER FACING THE PLAZA
2. SIDE AND BACK VIEW OF THE HOME FACING THE PLAZA
3. LOOKING EAST ALONG THE REAR OF THE ESTATE
4. CURRENT POND TO BE RESTORED
5. LOOKING SOUTH DOWN THURMOND
6. LOOKING WEST ALONG THE SIDE OF THE ESTATE



Surrounding Conditions

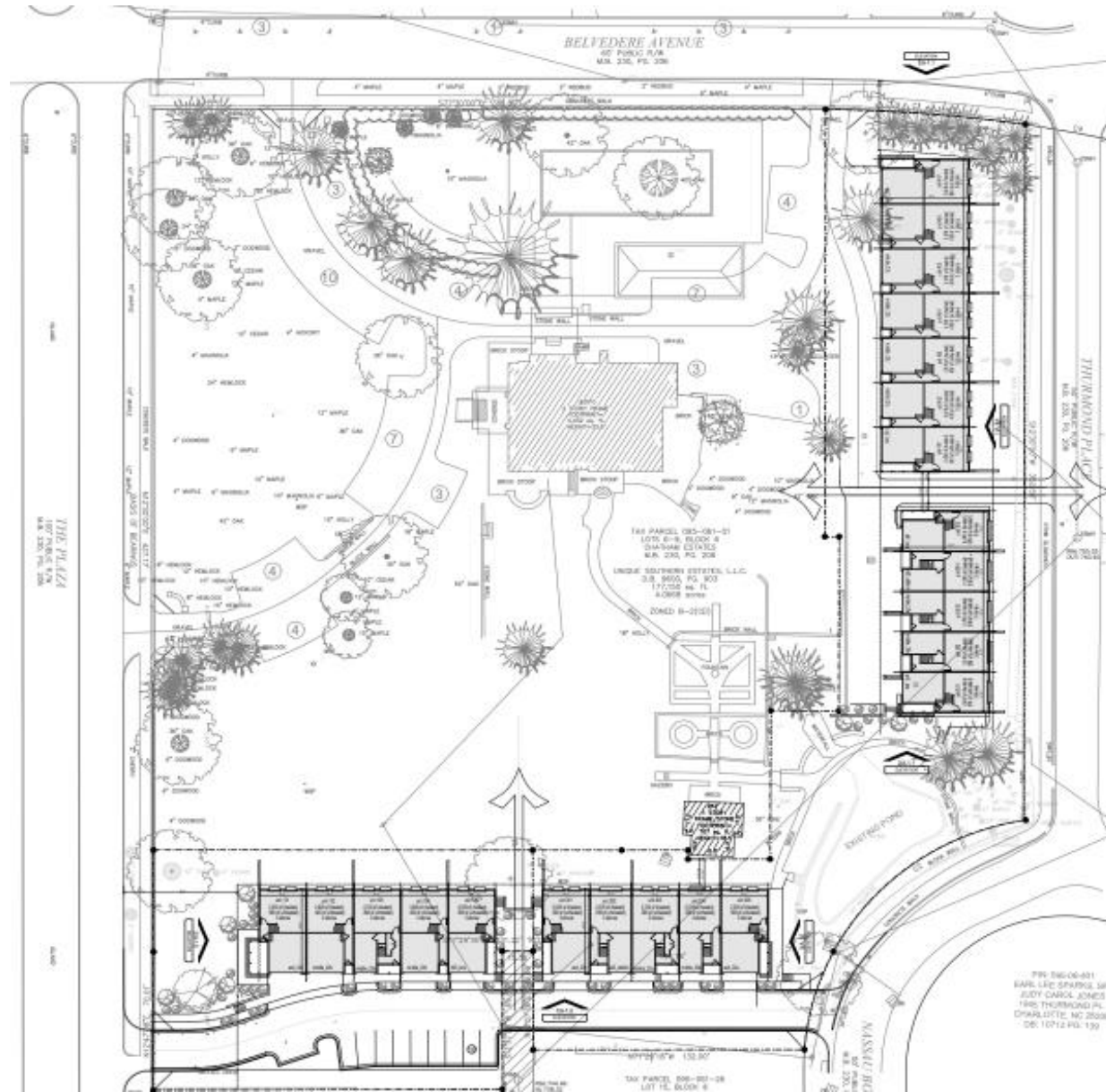
Primary Reference Properties

1. HOLY TRINITY LUTHERAN CHURCH
2. 1812 THE PLAZA (THE RIVIERA)
3. 2100 THE PLAZA (THE KILGO HOUSE)
4. THE VANLANDINGHAM ESTATE
5. 1501 THE PLAZA



Schematic Plan

THE PROJECT CONSISTS OF FOUR BUILDINGS WITH 5 TOWNHOME UNITS IN THREE OF THE BUILDINGS AND 7 UNITS IN THE FOURTH. THERE WILL BE PRIMARY ELEVATIONS ON THE PLAZA AND ON BELVEDERE. DESIGNED TO BE ACCESSIBLE TO THE AMENITIES AND LANDSCAPE OF THE SURROUNDINGS, THE TOWNHOMES LOOK TO CREATE THEIR OWN PRESENCE WHILE COMPLIMENTING THE PLAZA MIDWOOD HISTORIC DISTRICT.



IN REFERENCE TO STAFF ANALYSIS THE DESIGN/FORMAT AND UNIT COUNT WERE NOT ALTERED FROM THE EXISTING APPROVED REZONING PLAN

COMPATIBILITY CRITERIA

- **Setback**

- **Spacing**

- **Massing**

- **Height & Width**

- **Scale**

- **Size**

- **Context**

- **Orientation**

- **Directional Expression**

- **Materials**

- **Foundations**

- **Porches**

- **Doors & Windows**

- **Cornices & Trim**

- **Roof Form & Materials**

- **Rhythm**

- **Landscaping**



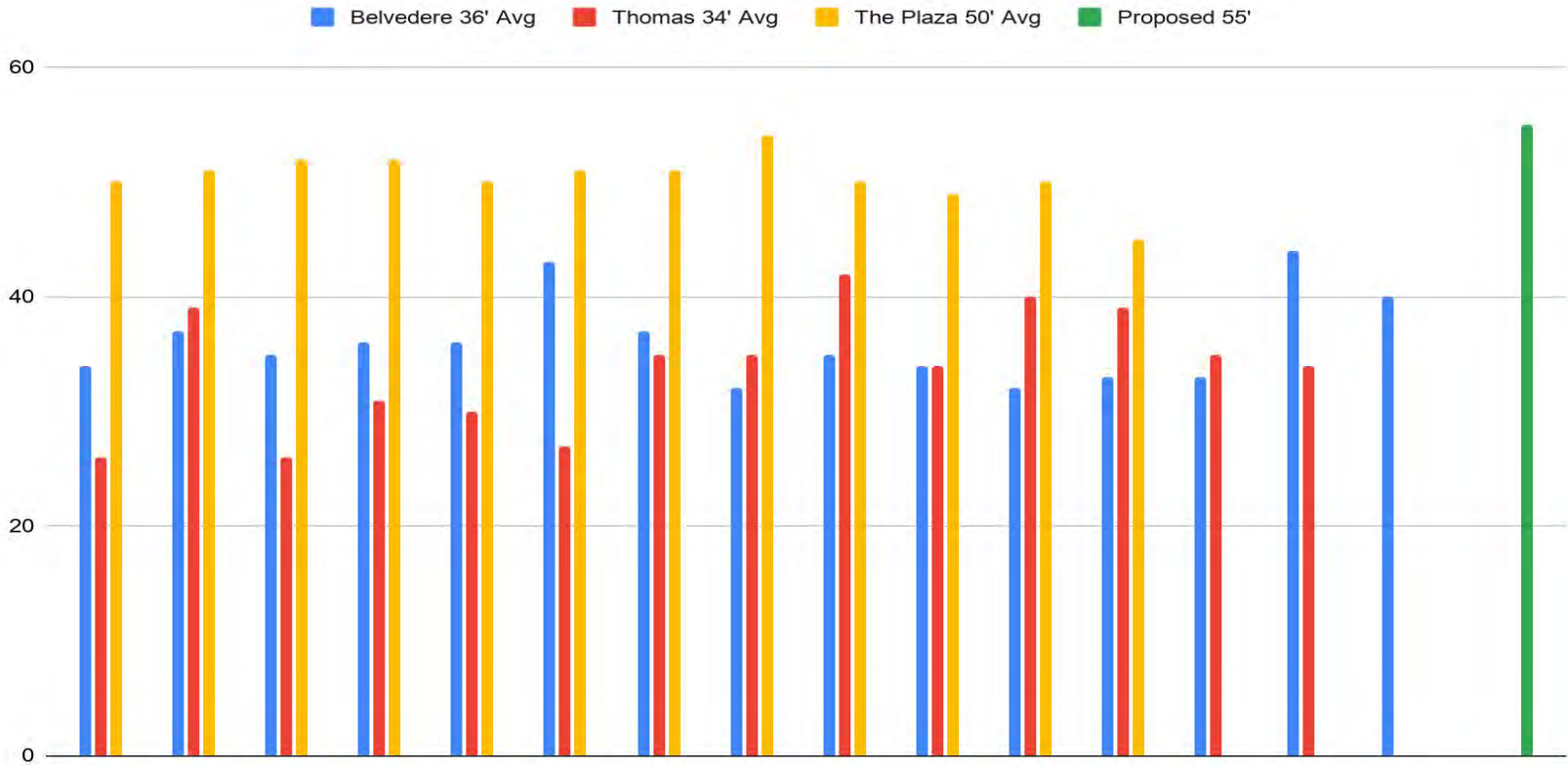
CANOPYCLT

RESIDENTIAL COMMERCIAL DEVELOPMENT

Setback

The relationship to the setback of the immediate surroundings

- THE BUILDING SETBACKS ARE BASED ON THE CITY ZONING REQUIREMENTS AND ADHERE TO THE APPROVED REZONING DOCUMENTS FOR THE SETBACK.
- BELVEDERE WEST OF THE PLAZA AVERAGE 36'
- EAST SIDE OF THOMAS AVERAGE 34'
- THE PLAZA ACROSS FROM VLE AVERAGE 50'
- THE CHURCH 55' THE RIVIERA 40''
- OUR PLAZA SETBACK 55'
- OUR BELVEDERE SETBACK 35'
- VANLANDINGHAM 165'



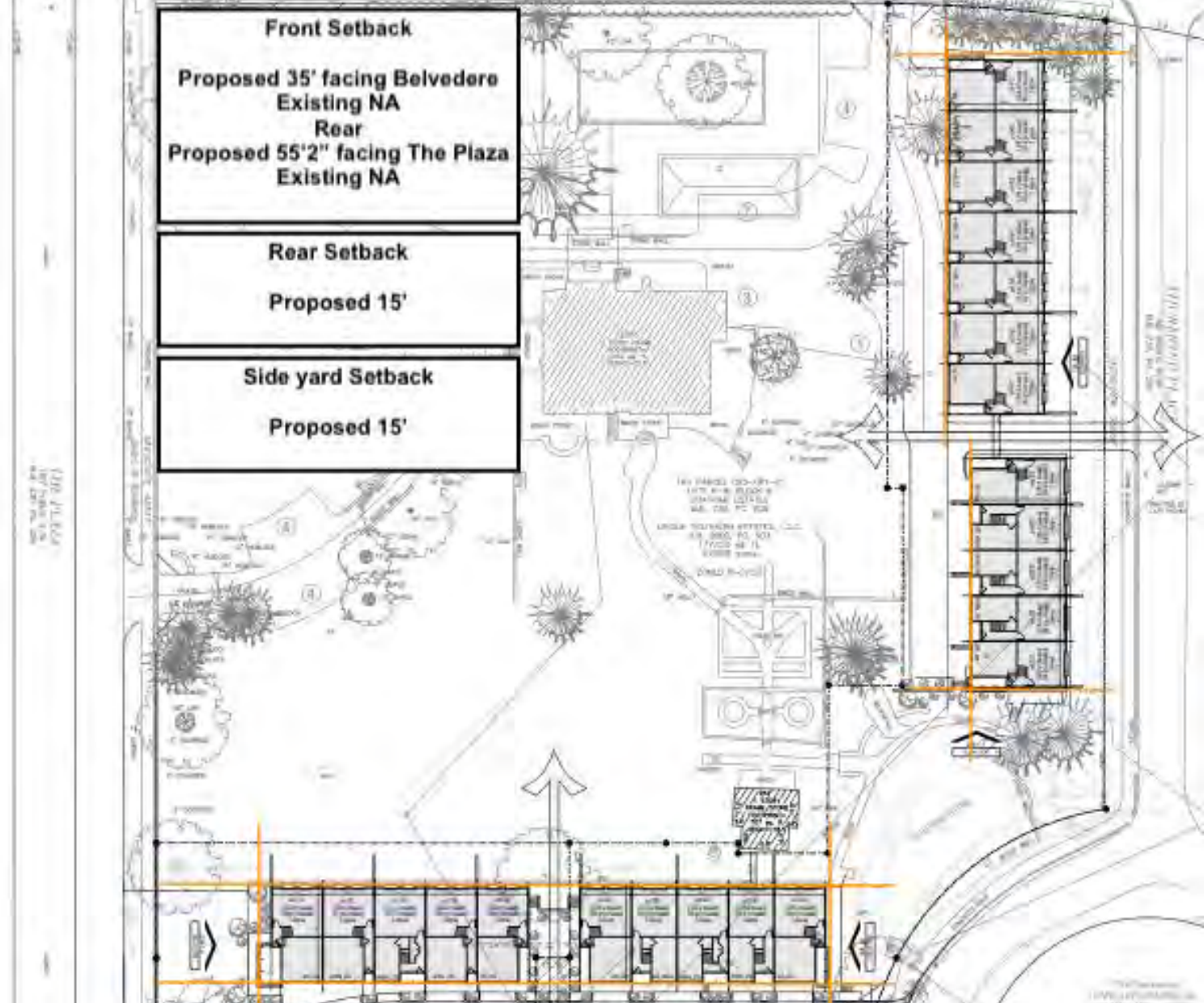
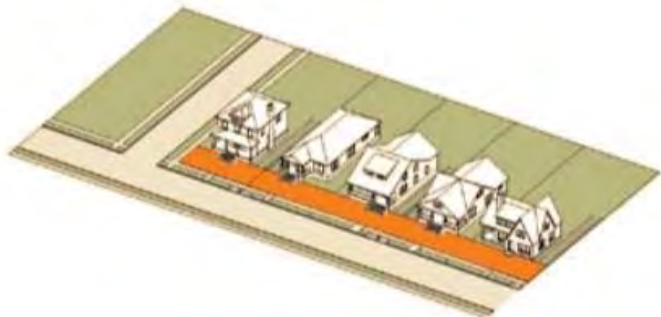
Belvedere Ave 1500-1599 36' Average	1501	1505	1509	1513	1517	1521	1525	1529	1537	1541	1601	1605	1609	1613	
36' Avg Setback	34	37	35	36	36	43	37	32	35	34	32	33	33	44	40
Thomas Ave 1900-1999 34' Average	1900	1906	1910	1914	1918	1922	1926	1930	2000	2004	2008	2012	2016	2020	
34' Avg Setback	26	39	26	31	30	27	35	35	42	34	40	39	35	34	
The Plaza 1900-2099 50' Average	2037	2328	2027	2021	2015	2009	2001	1927	1919	1913	1909	1901			
50' Avg Setback	50	51	52	52	50	51	51	54	50	49	50	45			

IN REFERENCE TO STAFF ANALYSIS A GIS ANALYSIS WAS DONE ON THE SETBACKS OF 3 HISTORIC BLOCKS. BELVEDERE ON THE WEST SIDE OF THE PLAZA AVERAGED 36'. THOMAS DOWN FROM BELVEDERE AVERAGED 34'. THE PLAZA ACROSS FROM THE VANLANDINGHAM AVERAGED 50'. OUR PLAZA SETBACK IS 55' AND OUR BELVEDERE SETBACK IS 35'.

Setback continued

The relationship to the setback
of the immediate surroundings

- THE BUILDING SETBACKS ARE BASED ON THE CITY ZONING REQUIREMENTS AND ADHERE TO THE APPROVED REZONING DOCUMENTS FOR THE SETBACK.
- BELVEDERE WEST OF THE PLAZA AVERAGE 36'
- EAST SIDE OF THOMAS AVERAGE 34'
- THE PLAZA ACROSS FROM VLE AVERAGE 50'
- THE CHURCH 55' THE RIVIERA 37'
- OUR PLAZA SETBACK 55'
- OUR BELVEDERE SETBACK 35'
- VANLANDINGHAM 165'

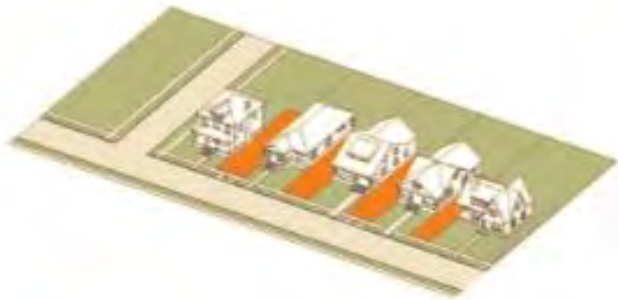
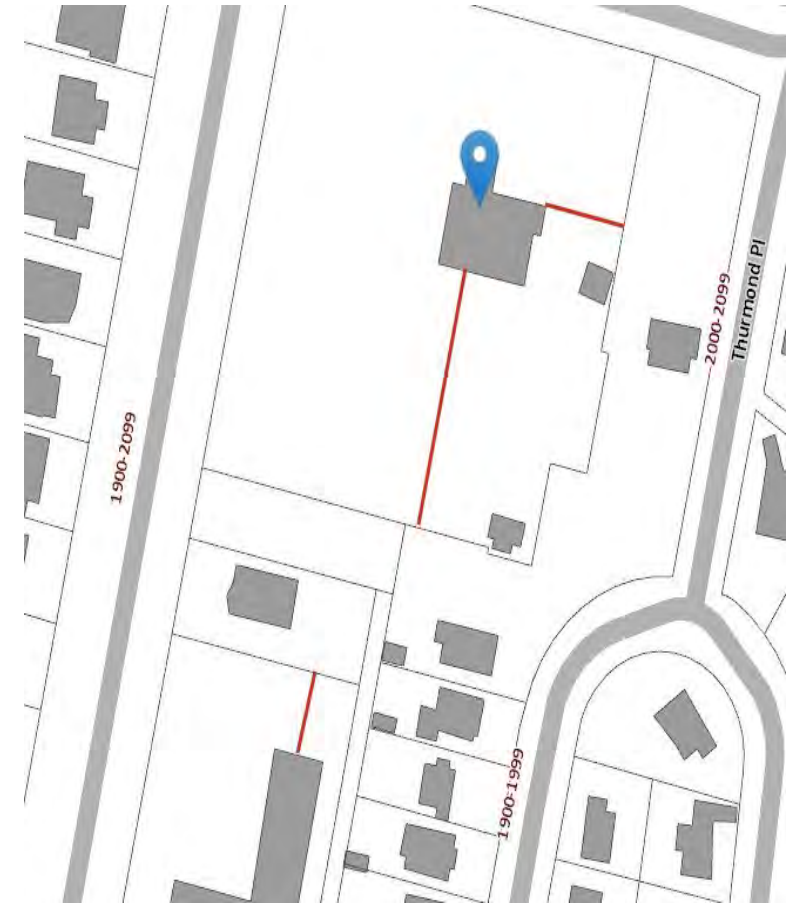
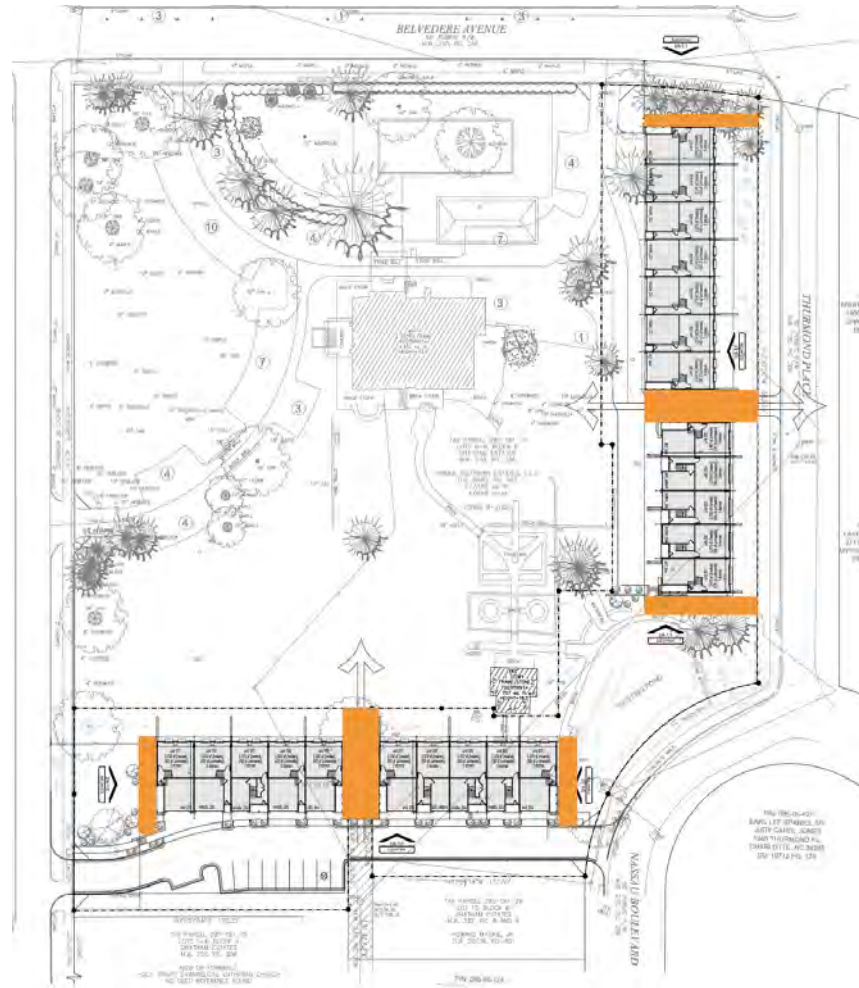


Spacing

side distance from adjacent buildings as it relates to other buildings in the district

BOUND BY PUBLIC ROADS ON 3 SIDES THE SPACING OF THE PLAZA AND BELVEDERE FACING UNITS AND THE SPACING BETWEEN THE BUILDING SETS ARE CONSISTENT WITH THOSE IN THE SURROUNDING COMMUNITY.

- OUR BACK PROPERTY LINE TO THE VANLANDINGHAM ALONG BELVEDERE IS 70FT
- PROPERTY LINE TO THE CHURCH IS 60 FT
- PROPERTY LINE BACK TO THE VLE IS 165 FT
- THE WEST SIDE OF THE PLAZA AVG 15 FT
- SPACING BETWEEN UNIT SETS 19 TO 22 FT



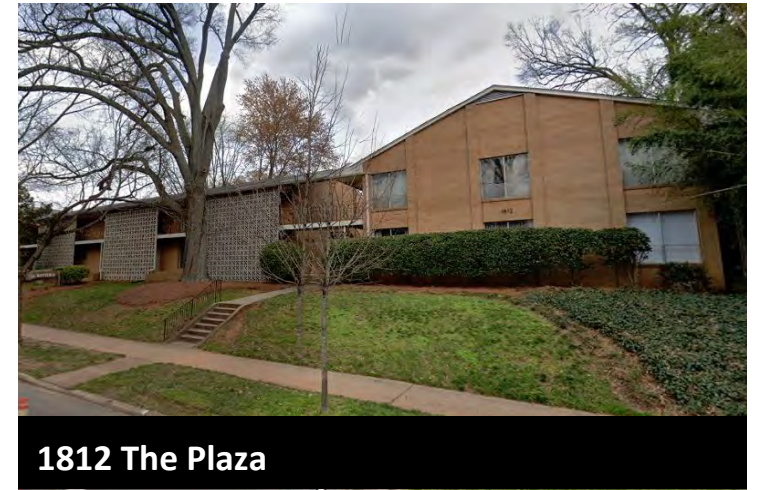
Massing

the organization and relative size of the building sections or parts of a building in relationship to each other and other buildings on the street

OUR DESIGN AND SCALE DRAWS FROM BOTH THE NEWLY RESTORED VANLANDINGHAM AS WELL AS SURROUNDING DISTRICTS MULTIFAMILY, TAKING INTO ACCOUNT SIMPLICITY, SPREADING ROOFS, DORMERS, LIGHTNESS OF CONSTRUCTION AND BRACKETED SOFFITS. THE ASYMMETRICAL EXTERIOR APPEARANCE, LOW ROOFED CANOPIES AND SCREENING SURROUNDED BY THE NATURALISTIC SETTING ALL PAY HOMAGE TO THE VANLANDINGHAM'S TRUE STYLE.



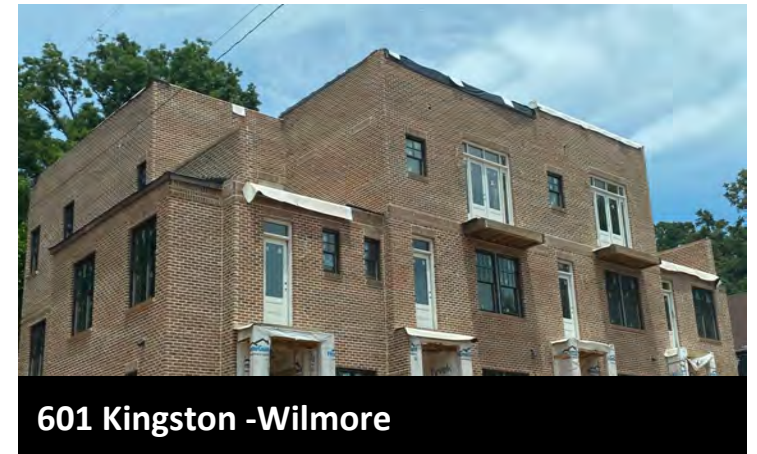
The VanLandingham Estate



1812 The Plaza



525 East-Dilworth



601 Kingston -Wilmore



IN REFERENCE TO STAFF ANALYSIS HISTORICALLY MULTIFAMILY AND COMMERCIAL HAVE A DIFFERENT PRESENCE THAN SINGLE FAMILY AND AS WAS SUGGESTED TO US IN THE WORKSHOP WE ALSO REVIEWED OTHER HISTORIC AREAS TO CREATE COMPARABLES. THE VERTICAL OF 601 KINGSTON AND THE HORIZONTAL OF 525 EAST BLVD SPECIFICALLY AS MULTIFAMILY.

Massing continued

The organization and relative size of the building sections or parts of a building in relationship to each other and other buildings on the street

- OUR THREE NEW 5 UNIT BUILDINGS MEASURE APPROX. 4525,4860 AND 5530 SQUARE FEET
- OUR NEW 7 UNIT BUILDING 6,990 SF
- 525 DILWORTH 7,915 SF ON 14,014 SF LOT=56%
- 601 KINGSTON 3,665 SF ON 11,890 SF LOT=31%
- 1424 THOMAS 2,690 SF ON 7,330 SF LOT= 37%
- 1720 THOMAS 2,540 SF ON 7,600 SF LOT= 33%
- 1511 THE PLAZA IS 62 FT WIDE, OUR MASSING/SCALE TO THE ROAD IS APPROXIMATELY 44 FEET
- ALL 4 OF OUR BUILDINGS EQUAL APPROXIMATELY 21,900SF ON 73,600 SF OF LAND=APPROX 30%



The VanLandingham Estate



1812 The Plaza



525 East-Dilworth



601 Kingston -Wilmore

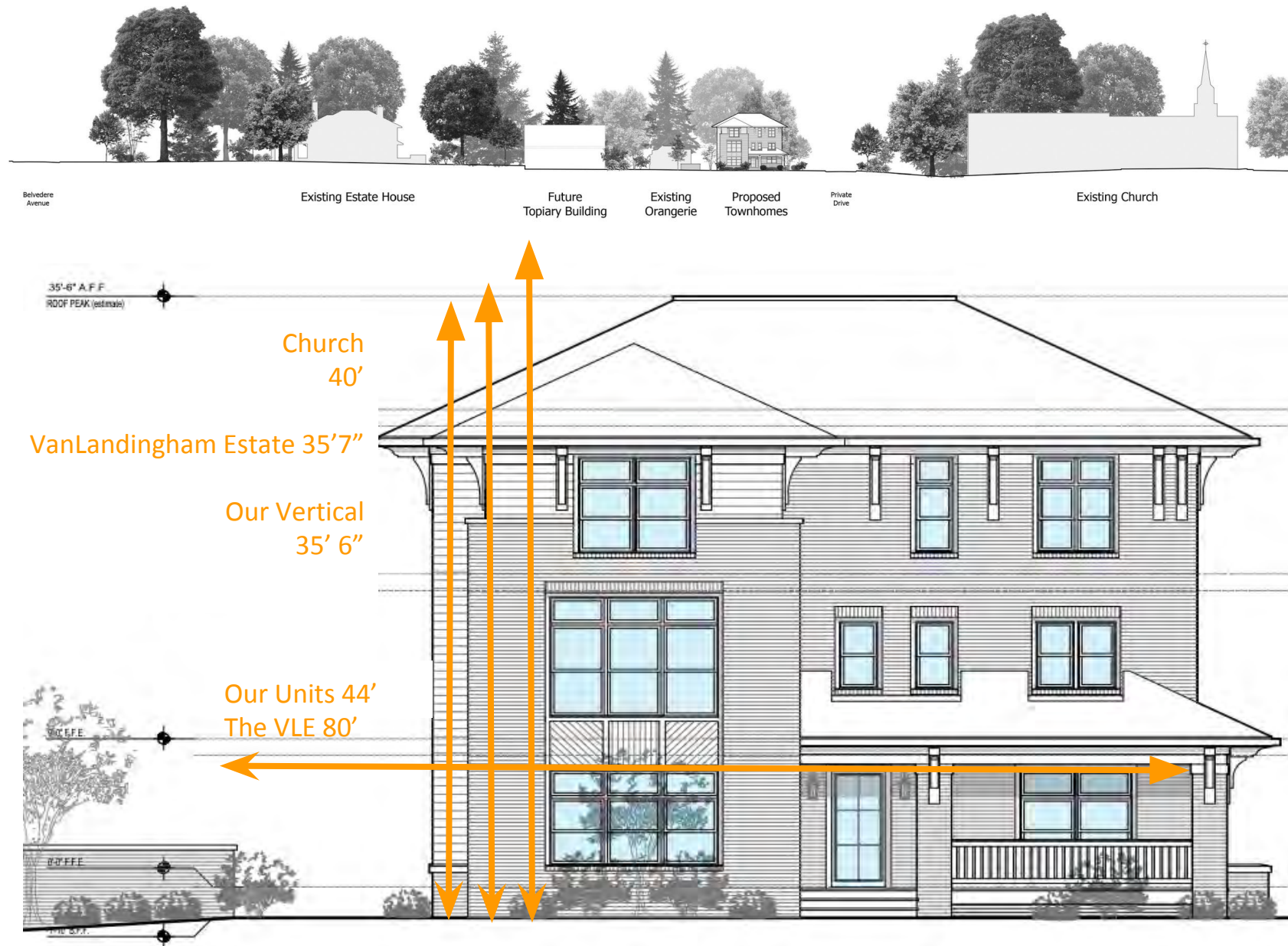


IN REFERENCE TO STAFF ANALYSIS WE DID A GIS REVIEW OF THE BUILDING SIZES AND LOT SIZES OF MULTIPLE MULTI AND SINGLE FAMILY PROPERTIES IN HISTORIC DISTRICTS TO SUPPORT OUR OVERALL MASSING AND SCALE. 525 EAST IS LARGER THAN OUR LARGEST BUILDING AND WE ARE BELOW A NUMBER OF MULTI AND SINGLE FAMILY FOR OVERALL PROPERTY TO LAND RATIO.

Height & Width

the relationship to height and width of buildings in the projects surroundings

THE ROOF PEAK FOR THE PROJECT AT ITS HIGHEST POINT IS 35' 6". LOWER THAN THE VANLANDINGHAM AND THE HEIGHT OF THE ADJACENT CHURCH. THE WIDTH ALONG THE STREET FACINGS ARE 44 FEET, NARROWER THAN THE VLE AND CHURCH. THE DESIGN THEN USES THE ROOF LINES, MATERIAL CHANGES AND ASYMMETRICAL WINDOW AND TRIM DESIGNS TO BREAK UP THE ELEVATION ACROSS EACH SET.



IN REFERENCE TO STAFF ANALYSIS THE HEIGHTS OF OUR UNITS ARE ALL LOWER THAN THE VANLANDINGHAM ESTATE, AS WELL AS THE ADJACENT CHURCH

Scale

the relationship of the building to those around it and the human form.

TO REMAIN CONSISTENT WITH THE SURROUNDING CONDITIONS OUR DESIGN'S IMPLEMENTATION OF THE STEPS, CORNICES, BRACKETS, BRICK WATER TABLE, AND PORCH ELEMENTS BRINGS THE SCALE OF THE BUILDING DOWN TO MORE HUMAN SIZE. IN ADDITION, THE USE OF HIP ROOF FORMS AND VARIATION IN ROOF PROJECTIONS FURTHER BREAKS DOWN SCALE OF THE BUILDING.



Size

the relationship of the project
to its site

OUR 5 UNITS COMPARED TO THE RIVIERA MEASURES
ROUGHLY 65% OF THE RIVIERA'S WIDTH, THE 7 UNIT
ROUGHLY 80%. OUR HEIGHTS HAVE LOWER ROOF LINES

THAN THE ESTATE HOME AND THE CHURCH

- OUR NEW 5 UNIT BUILDINGS 4525,4860 AND 5530 SF
- OUR NEW 7 UNIT BUILDING 6990 SF
- 525 DILWORTH 7915 SF ON 14014 SF LOT=56%
- 601 KINGSTON 3665 SF ON 11890 SF LOT=31%
- 1424 THOMAS 2690 SF ON 7330 SF LOT= 37%
- 1720 THOMAS 2540 SF ON 7600 SF LOT= 33%
- 1511 THE PLAZA IS 62 FT WIDE, OUR MASSING/SCALE TO THE ROAD IS APPROXIMATELY 44 FEET
- ALL 4 OF OUR BUILDINGS = APPROXIMATELY 21,900SF ON 73,600 SF OF LAND=APPROX 30%.



Existing Estate House

Future
Topiary Building

Existing
Orangerie

Proposed
Townhomes

Private
Drive

Existing Church



The VanLandingham Estate



1812 The Plaza (The Riviera)



2100 The Plaza



525 East-Dilworth



601 Kingston -Wilmore

Context

the overall relationship of the project to its surroundings.

COMMERCIAL, MULTIFAMILY AND SINGLE FAMILY ARE PRESENT IN THE IMMEDIATE AREA. THE ELEVATIONS AND DESIGN OF THE CORNER UNITS ON BELVEDERE AND PLAZA ARE HARMONIOUS TO THE EXISTING STREETScape AND FURTHER EXTEND THE STREET CHARACTER OF THE SURROUNDING PROPERTIES. THE SIMILARLY STYLED UNITS ALONG THURMOND WILL BACK TO THE HEDGEROW AND THE RUN OF UNITS ALONG THE CHURCH SIDE WILL FRONT A PRIVATE ROAD AND NEW SCREENING ADJACENT TO THE CHURCH'S PARKING LOT.



Orientation to The Plaza

The direction of the front of the buildings as
it relates to other buildings

OUR ORIENTATION TO THE PLAZA MIMICS A
SINGLE FAMILY HOME AND FOLLOWS ALONG
THE ORIENTATION HEADED SOUTH AND
NORTH AS WELL AS ACROSS THE
BOULEVARD FACING THE PLAZA. OUR
FRONT PORCH ORIENTATION IS CONSISTENT
WITH HOMES IN THE DISTRICT.



1927 The Plaza



1913 The Plaza



2015 The Plaza



Orientation to Belvedere

The direction of the front of the buildings as it relates to other buildings

OUR ORIENTATION TO BELVEDERE MIMICS A SINGLE FAMILY HOME AND FOLLOWS ALONG THE ORIENTATION HEADED EAST AND WEST AS WELL AS THE NON HISTORIC HOMES ACROSS THE STREET FACING BELVEDERE. OUR FRONT PORCH ORIENTATION IS CONSISTENT WITH HOMES IN THE DISTRICT.



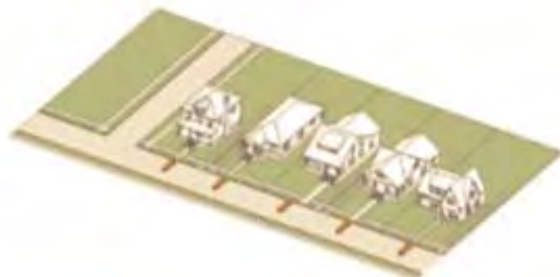
1609 Belvedere Ave



1614 Belvedere Ave



1601 Belvedere Ave



IN REFERENCE TO STAFF ANALYSIS WE HAVE UPDATED ELEVATIONS TO USE HOMES ON BELVEDERE ON WEST SIDE OF THE PLAZA, NO HOMES ON BELVEDERE FACING THE VLE ARE HISTORIC.

Directional Expression

the vertical or horizontal expression proportions of the building as it relates to other buildings

THE DIRECTIONAL VARIETY SURROUNDING THE PROPERTY IS VARIED IN ITS PROPORTIONS BETWEEN HORIZONTAL, VERTICAL & SQUARE . OUR DESIGN INCORPORATES THESE STYLES INTO A SINGULAR DESIGN AS TO BE CONSISTENT WITH ITS SURROUNDINGS.



2100 The Plaza



1812 The Plaza



1501 The Plaza



525 East Blvd.

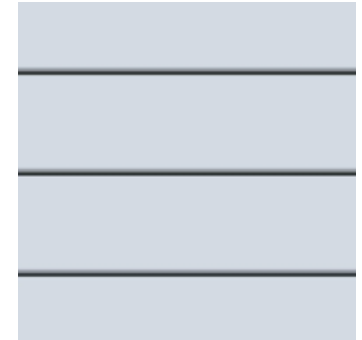
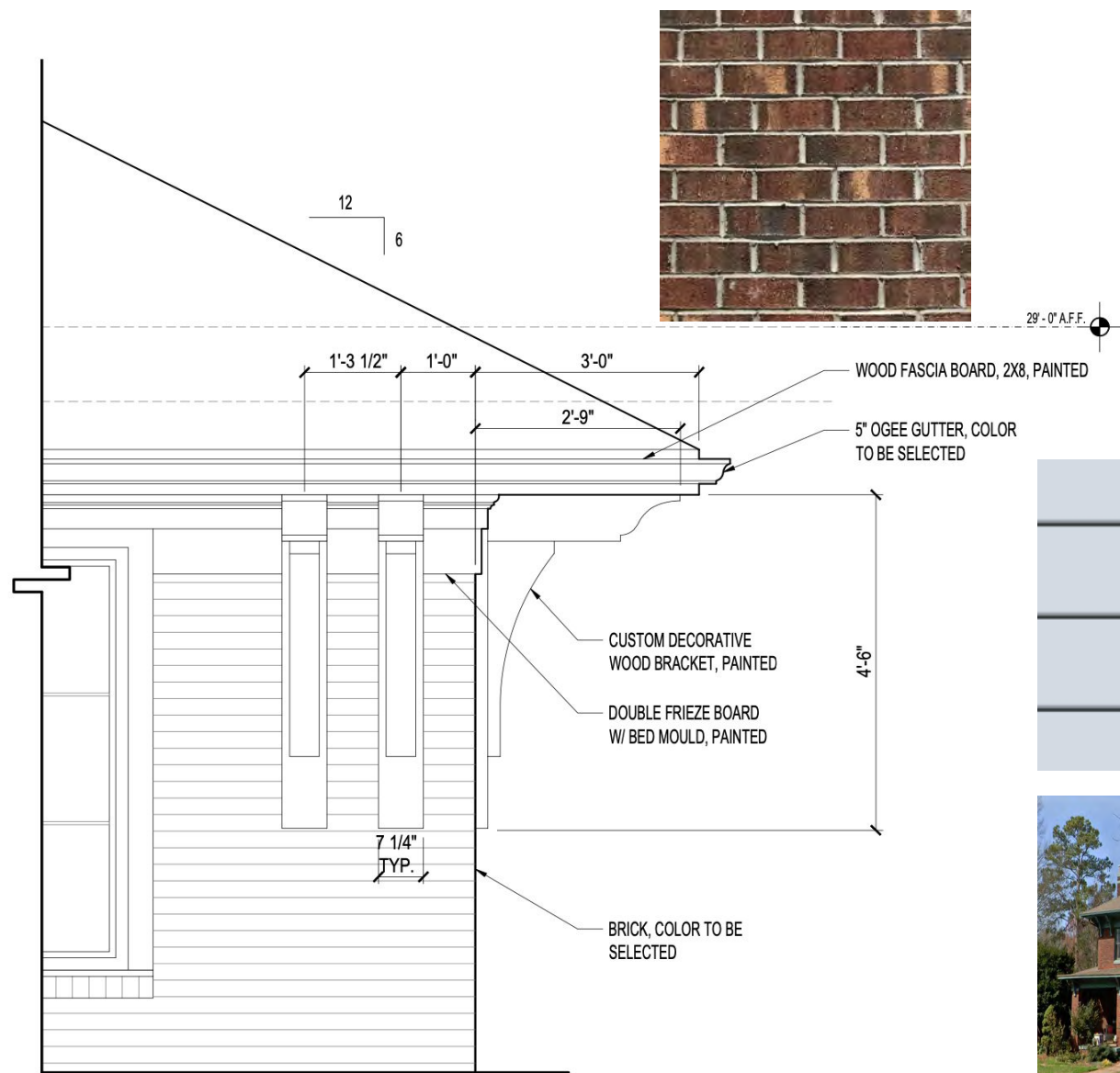


IN REFERENCE TO STAFF ANALYSIS WE HAVE UPDATED THE COMPARABLE PROPERTIES TO SHOW THE VERTICAL EXPRESSION WE HAVE MATCHED TO FRONT BELVEDERE AND THE PLAZA AND THEN ALSO THE HORIZONTAL MATCHING OF THE RIVIERA AND 525 EAST

Materials

proper historic materials or approved substitutes

- BRICK VENEER
- NICHIIHA SAVANNAH SMOOTH SIDING
- MIRATEC TRIM & BRACKETS
- BRICK COLUMNS WITH SIMPLE TRIM CAP



Foundations

the height of foundations as it relates to other buildings in project surroundings

THE FOUNDATION HEIGHT IS IN LINE WITH THE VANLANDINGHAM, THE CHURCH AND ADJACENT SINGLE FAMILY HOMES, WHILE ALSO BEING COMPOSED OF BRICK. THE TOWNHOME BUILDINGS FINISH FLOOR LEVELS ARE SET TO CREATE ACCESSIBLE PEDESTRIAN ENTRANCES.



2100 The Plaza



Porches

as it relates to the stylistic expression of the proposed building and other buildings in the district

PORCHES ARE OFTEN A FOCUS IN ORDER TO CREATE A SOCIAL GATHERING PLACE AND A MORE NATURAL TRANSITION OF SPACE. THE UNIQUE LANDSCAPE OF THE VANLANDINGHAM GROUNDS, THE POND AND THE WALKABILITY ALREADY CREATES THAT. SO OUR SIMPLE COVERED ENTRY PORCHES ARE COMPLEMENTED BY OUR REAR LOCATION WALKOUTS TO KEEP WITH THE TRANQUIL PRIVACY OF THE LANDSCAPE UTILIZING THE SECLUSION OF THE HEDGEROW AND PRESERVED/PLANTED TREES.

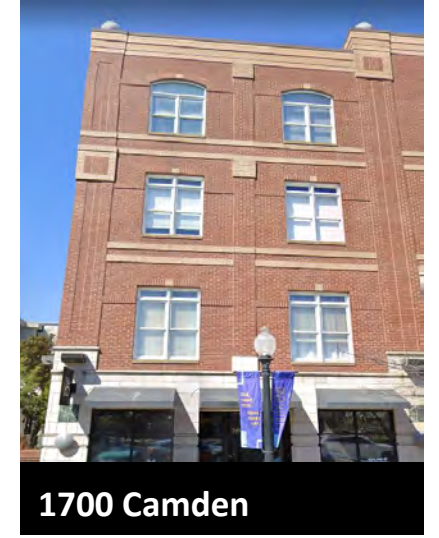
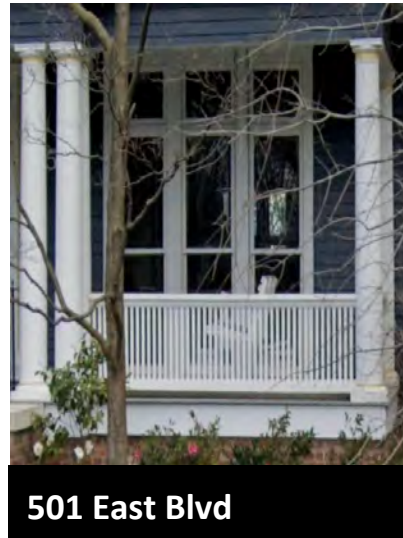


1501 The Plaza

Doors & Windows

the placement, style and materials
of these components

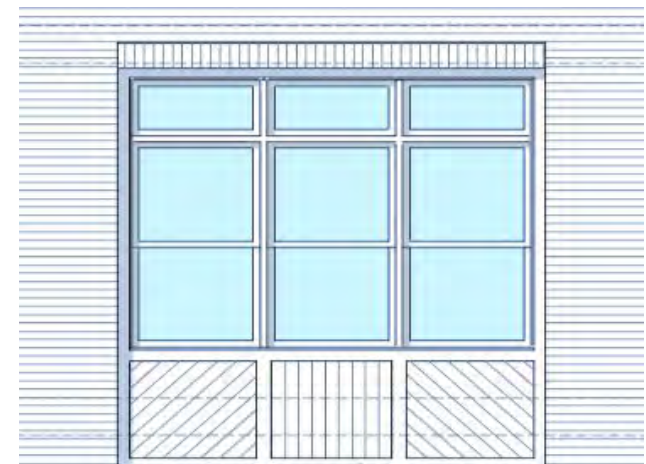
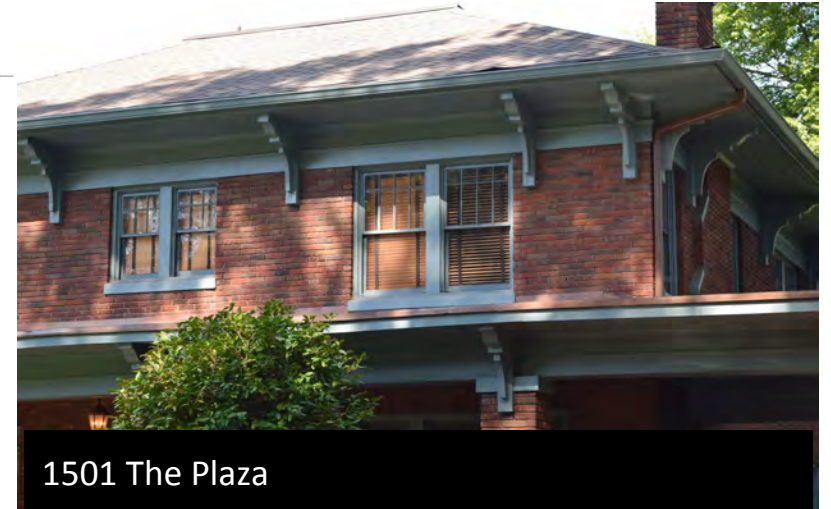
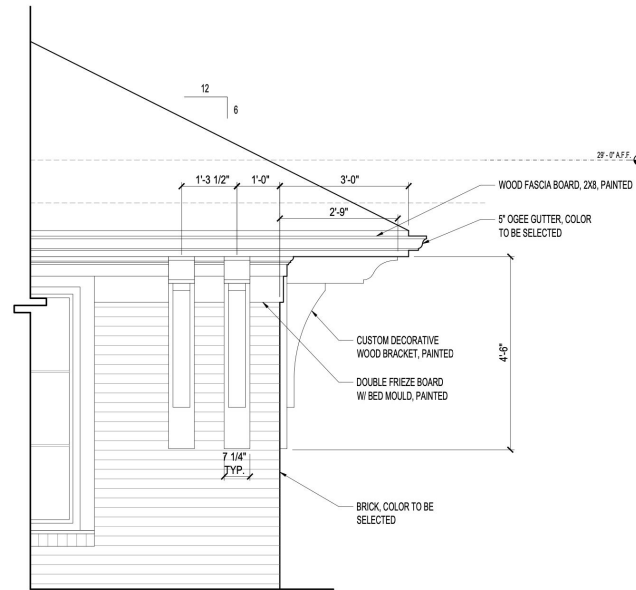
DOUBLE HUNG ALUMINUM CLAD WINDOWS
WITH CLEAR TRANSOM ABOVE AND BRICK
MOULDING ON BRICK ELEVATIONS.
CEMENT FIBER TRIM ON SIDING
ELEVATIONS. FULL LITE WOOD DOORS.



Cornices & Trim

as it relates to the stylistic expression of the proposed building

THE DETAILING IS TRADITIONAL IN ITS OVERALL DESIGN. CRAFTSMAN/BUNGALOW FEATURES, SQUARED OFF PROPORTIONS, DECORATIVE ENTRANCES AND FLAT TRIM PROFILES SIMILAR TO THE VANLANDINGHAM ESTATE.



Roof Form & Materials

as it relates to other buildings in project surroundings

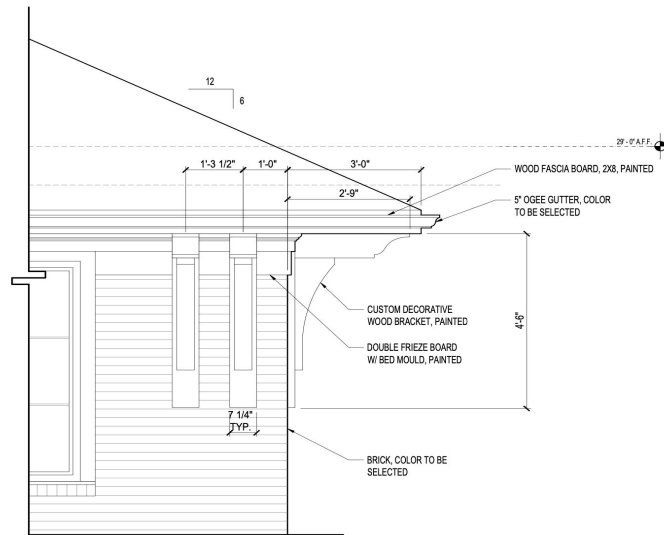
THE DESIGN USES SIMPLE LINES, HIP ROOFS AND SPREADING ROOF LINES, DORMERS, LOW CANOPIES, AND ARCHITECTURAL SHINGLES TO DIFFERENTIATE THE UNITS AND BREAK UP THE ELEVATIONS.



The VanLandingham Estate



1501 The Plaza



IN REFERENCE TO STAFF ANALYSIS THE DESIGN IS TO HAVE THE HVAC UNITS LOCATED ON THE ROOF WITH A PARAPET WALL DESIGN FOR SCREENING

Roof Form & Materials Continued

OUR VISIBLE ROOFING MATERIAL MIMICS THE VISIBLE ROOFING MATERIAL OF THE ESTATE AND WILL ALSO BE A SLATE LIKE ARCHITECTURAL SHINGLE LIKE THE VANLANDINGHAM.



Rhythm

the relationship of windows,
doors, recesses and projections

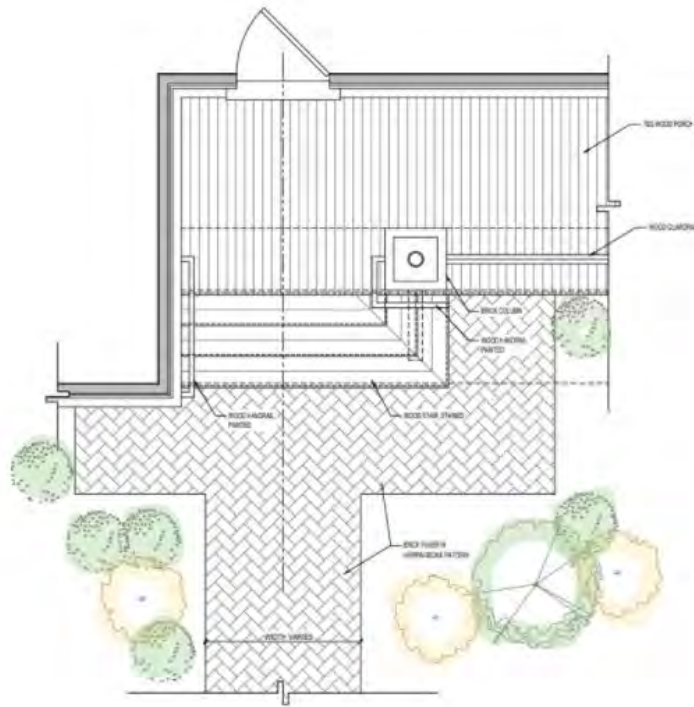
THE RHYTHM OF OUR PROJECT IS
CONSISTENT WITH THE RATIO AND
PLACEMENT THROUGHOUT THE DISTRICT.
ALONG WITH OUR TRADITIONAL STYLINGS
, TYPICAL TO THE DISTRICT, THE DESIGN
IS APPROPRIATELY SCALED TO ITS
SURROUNDINGS



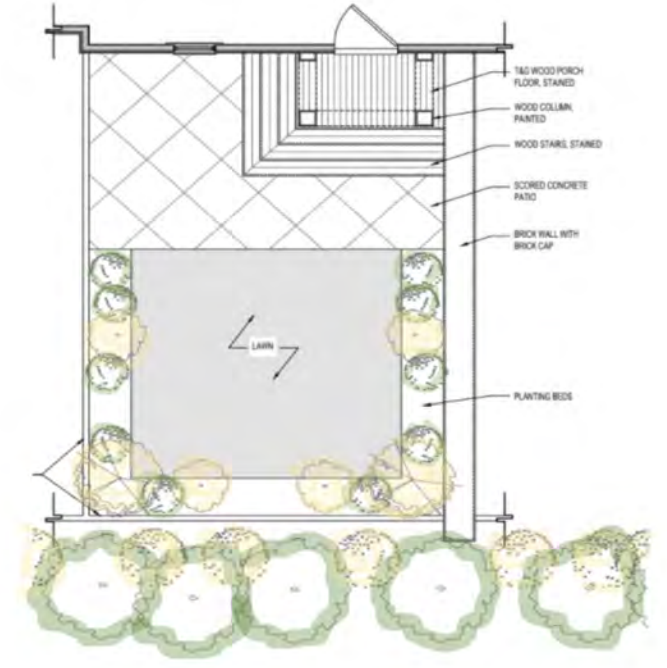
Landscaping

a tool to soften and blend the project with the district

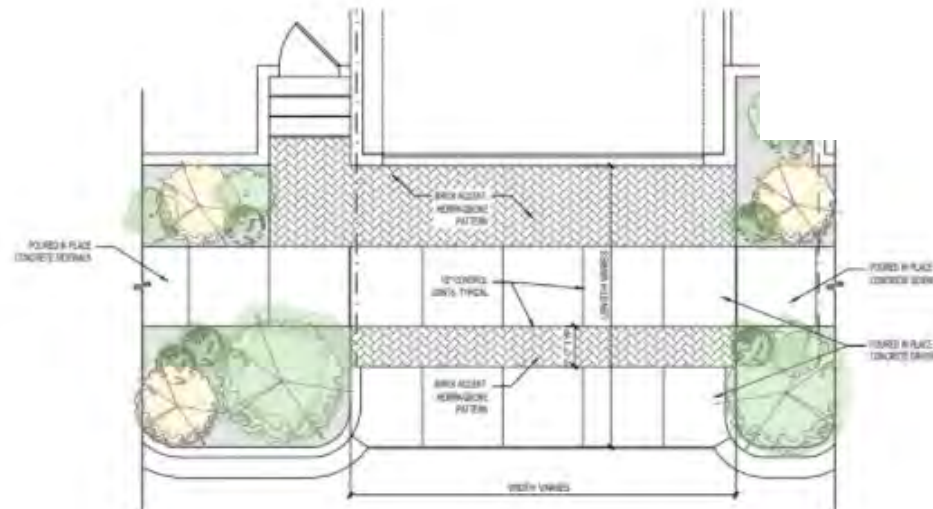
THE PRESERVATION AND REPLANTING OF TREES AS WELL AS THE RESTORATION OF THE POND ARE ALL FOCAL POINTS. ADDITIONAL PLANTINGS ARE PLANNED TO SCREEN BELVEDERE, THE PLAZA, AND THE CHURCH. THE PROJECT IS DESIGNED TO TIE INTO THE SURROUNDINGS AND CONTINUING THE PRESENCE CREATED BY THE CURRENT LANDSCAPING.



Porch Detail



Walkout Back Detail



Driveway Detail

Landscaping Continued



Existing Estate House

Future
Topiary Building

Existing
Orangerie

Proposed
Townhomes

Private
Drive

Existing Church



Thurmond
Place

Proposed
Townhomes

Existing
Orangerie

Existing
Estate House

The Plaza



CANOPYCLT

RESIDENTIAL COMMERCIAL DEVELOPMENT

Landscaping Continued

