Room with evergreen species; include deciduous canopy trees to the east for the gravel area to maintain existing residential quality of this area.

4. Repair stone step and retaining wall that bounds the west edge between the Formal Garden and the Rose Display and Test Garden.

NEEDS FOR ADAPTIVE REUSE

1. If the Display and Test Garden is to be destroyed, consider planting the Formal Rose Garden in Roses - reconstructing its original form - to preserve the importance the rose has had in Hillsdale's past.
   a. The west side of the formal garden would need to be treated in a manner that would provide a new terminus to replace that presently provided by the Display and Test Garden.
   b. A vegetative buffer would also need to be provided to minimize the impact of the new development on the garden's characteristic quietness.

2. If the Rock Garden to the south is to be destroyed, a buffer would need to be added between the Formal Garden's south hedge and the gravel Drive. In keeping with the formality of the garden a dense hedge, perhaps of arborvitae, could be employed.
   a. In order to maintain similar levels of light with in the garden and available to the garden beds, this hedge may be restricted to a given height, depending
on its distance from the existing garden edge.
b. If the drive to the south can be retained, the hedge may be placed immediately south of it, allowing better preservation of the existing quality of the garden.

3. If the Rock Garden is to remain but the Sale Garden is not, the existing north/south arborvitae hedge to the immediate west of the Rock Garden could be extended to minimize the development that will replace the destroyed gardens.

4. More drastic adaptations could involve the strengthening of the transition zones to the east and south.
   a. The transition zone to the south including especially the gravel drive area may benefit from the addition of a more durable paving surface.
      - Directional paving may be implemented.
      - the flagstone path of the Rock Garden may extended to the Formal Garden south entrance.
      - Border plantings emphasizing the axial link between the two gardens may be utilized.
      - Access to the gravel drive from the south could be cut off with the addition of an informal deciduous hedge to facilitate the creation of a garden within the transition zone itself.
   b. The drive area to the east could also be revised to include a stronger transition area, using similar
components as those suggested for the south area.

5. Because the Formal Rose Garden is such a vital piece of the gardens, drastic redesign would essentially destroy its value; the only drastic alteration that could be considered in the Formal Garden would be removal of the Rose Room and recreation of the garden as it existed in the pre-Rose Room era when this portion of the site sported the gardens and a simple patio.

   a. The north side of the garden would require a dense evergreen buffer to block both site and sound of the surrounding development.

NEEDS FOR EDGE PROTECTION

1. If the Formal Garden was to be destroyed, preservation, restoration, or even adaptive reuse of the surrounding area would be futile. Complete redesign of the site would be a more acceptable choice concerning the drastic alterations and loss of design history and integrity that would result.
ROSE DISPLAY AND TEST GARDEN

INVENTORY

1. Area lacks a strong focal point.

2. Edge definition of the area is unclear.

3. Arches provided for climbing roses run the length of
   the garden, but the roses themselves have succumbed to
   the elements.

4. The mixed deciduous shrub border provides an
unstructured backdrop.

5. Gaps in the arbor draw attention to minor points of interest within the Display and Test Garden in the form of seating nooks hidden in the deciduous edges of the garden.

6. The west end of the garden is planted with a majestic semicircle of Norway spruce.
7. The gravel drive that separates the west end terminus from the main garden and a gap at either corner of the east edge of the garden add to the weakness of the gardens edge definition.

8. The plantings in the geometric beds of the main garden area consist of roses in a multitude of colors and sizes.

PROBLEMS
- weakly defined edges
- spacial leak at the corners
- missing roses on arbors and in the beds
- weak focal points within the garden
- traffic from I-69 is noticable due to insufficient west buffer

POTENTIALS
+ wonderful display of color
+ tribute to the garden's history
+ strong west terminous screen

NEEDS FOR PRESERVATION AND/OR RESTORATION

1. Create a replacement and maintenance schedule for the border vegetation.

2. Provide a guideline concerning color and rose type for the beds.

3. Fill in gaps in the deciduous edge plantings on the northeast and southeast corners.
4. Paint and repair arbors as needed.
5. Replace climbing roses.
6. Shape deciduous borders to better define the edge, include young replacements for some of the overgrown existing vegetation.
7. Strengthen the northwest and southwest corners with increased buffer plantings to reduce noise and view of I-69 traffic from within the garden.

ADAPTIVE REUSE
1. Strengthen the sitting areas by addition of flagstone of brick areas as floor area definition for the seating nooks.
2. If west drive is to be closed, plant the area in grass or add geometric beds; close the area with evergreen plantings.
3. Remove deciduous hedges and replant with one type of ornamental tree of shrub with an evergreen backdrop.
4. Add hard surface walkways the length of the the garden to accommodate higher use intensity.
5. Replace weak focal points with something stronger: statuary, fountain, topiary, sundial etc.
6. Strengthen the corners with increased buffer plantings. The west corners could be an extension of the existing evergreen backdrop.
7. If only the portion of the gardens located west of the gravel drive is removed, new construction may provide
the new west terminous and buffer.

a. It must be sensitive to the axial nature of the garden.

b. It must be sensitive to the formality of the garden layout.

EDGE PROTECTION

1. If the entire garden is to be destroyed a buffer for the west side of the Formal Garden must be added.
   a. The semicircular planting from the west edge of the Display and Test Garden may be reproduced immediately west of the Formal Garden.
   b. The semicircular planting may be reproduced at a scale that would allow the same or similar amounts of sunlight to reach the plantings of the Formal Garden. Dwarf or semi-dwarf evergreen plantings may be called for.

2. If only the area to the west of the gravel drive is to be destroyed, a new buffer may be needed between the Formal Gardens west edge and the new construction. It must also provide a suitable terminous for the remaining garden area.
ROCK GARDEN

INVENTORY

1. The garden is partially overgrown with weeds.
2. General cleaning and replanting is needed.
3. Fieldstone pathways need to be reset.
4. Limestone bench area needs to be reset.
5. Waterpools and miniature creek needs cleaning.
6. East edge is bordered by a gravel drive.
7. South edge is bermed and planted, but could use replanting due to maturity of existing evergreens and deciduous ornamental tree size.
8. West edge entrance/exit has a weak focal point.
9. North edge is bordered by a gravel walk and is completely open offering no mystery.
PROBLEMS
- Garden needs extensive repair and cleaning
- Too open from the north to provide a strong entry
- West exit has a very weak existing focal point
- South edge needs greater buffer area
- Weak transition from the Formal Garden

POTENTIALS
+ Very significant example of the design styles that influenced Tuschinsky.
+ Possibility for strong link with the Formal Garden
+ Provides variety for the overall garden experience
+ Good variation in elevation and plant types

NEEDS FOR PRESERVATION AND/OR RESTORATION
1. Increase buffer zone to the south with informal plantings.
2. If gravel drives are to remain, additional screening may be desired at the garden edge.
3. Clean planting areas and pools, replant where necessary.
4. Level walkways and relay fieldstone.

NEEDS FOR ADAPTIVE REUSE
1. Widen entry areas of walk.
2. Strengthen the link to the Formal Garden.
3. If Sale Garden is to be destroyed, create a buffer zone to the west and/or provide for a compatible or
complementary new use in the adjacent area.

4. If gravel drives are to be removed or closed off, use the area for a transition zone and buffer area.

5. Increase the informal buffer to the south.

NEEDS EDGE PROTECTION

1. Create a buffer for the south side of the Formal Garden.

2. Use as an open terrace or plaza to ensure preservation of the spatial quality of the Formal Garden.

SALE GARDEN

INVENTORY

1. Entire area needs screening from outside distractions.

2. North and south buffers or screens are non-existant.

3. This area is defined by concrete sided pits used to display potted roses at planted level.
4. East end of this area is defined by a trellis screen and evergreen hedge.

5. A large urn acts as the focal point of the garden's east end.

6. The west end of the garden focuses on a stone-based drinking fountain.

7. The west end of the Sale Garden is completely open.

PROBLEMS

- Edges are almost non-existent
- There is limited existing use
- Very little of the area is "designed"
- Lattice fence partitions are badly in need of repair
- Poor existing focal points

POTENTIALS

+ This area is of great importance historically to the nursery function of the site
+ Good potential for sequential linkage to the other gardens

NEEDS FOR PRESERVATION/RESTORATION

1. Entire area needs screening from outside distractions: formal layout would indicate use of a formal hedge.

2. Concrete-sided sale pits could be used for display of seasonal blooms in containers.

NEEDS FOR ADAPTIVE REUSE

1. Sale pits may be transformed into reflecting pools or fountains.

2. Area may be used as an open-air market.
a. The pits could be filled with gravel.
b. The area could be hard-surfaced, keeping a record of
   the pit location by replicating the pit layout and
   an explanation in the paving design.

3. The area may be redeveloped keeping the open spatial
   quality for a compatible new use as a terrace, dining
   plaza, or entertainment area.

4. The area may be developed commercially with sensitive
   design that would provide for use that would work with
   the history of the site: a greenhouse or flower/plant
   sale area could become the featured activity in this
   area; the necessary greenhouse or enclosed sale area
   could provide a link to the surrounding gardens.

NEEDS FOR EDGE PROTECTION

1. If the Sale Garden is removed and there is no
   compatible use for the area, the west edge of the Rock
   Garden and the drive area to the north need to be
   adapted to provide a stronger buffer in order to
   preserve the integrity of the remaining garden areas.
Evaluation Summary
Evaluations of the various components of the sensitive area indicate troublesome conflict as to the relative importance each garden component has. From a historic standpoint, for example, the house ranks as the top priority because the logs within its walls are part of the oldest standing structure in Castleton and are of the home of one of Castleton's founding citizens. From the perspective of those interested in Tuschinsky's design style and development, the Formal Rose Garden is of prime importance. The pool area is also important because it is one of the oldest pools in the area and the only major structural example of Tuschinsky's design that exists on the site. The Rock Garden is a vital record of Tuschinsky's participation in national gardening trends. The Sales Garden is the garden with the strongest link with the functional aspect of the site's past. The Display and Test Garden shows the place of honor the rose was given by the designer and the Hillsdale Company. Outside factors that influence the value of each garden component include the interests of developers who would prefer not dealing with such prominent existing features; future tenants of any corporate, retail, or other facilities who will most likely be responsible for maintenance and upkeep; and the realistic use that can be expected of the area in its new context.
The six garden components can be evaluated on the basis of six basic, influencing factors.

The six garden components:

1. The House including the garage and east yard area
2. The Formal Rose Garden including the Rose Room
3. The Display and Test Garden including the west end planting and deciduous borders
4. The Pool Area including the bath house
5. The Rock Garden including the buffer planting to the south
6. The Sale Garden including the drinking fountain, information booth, and urn garden area

The six value factors:

1. Age-related importance and historic value
2. Importance to the overall sequence of the gardens
3. Value as an example of Tuschinsky’s design style and development
4. Value as an artifact showing the growth fo the nursery and business
5. Potential use concerning future site development either as is or adapted for a similar or complementary use
6. State of repair
The relative value of each component of the gardens can be compared using these value factors and the components in a matrix.

<table>
<thead>
<tr>
<th></th>
<th>Age-Related Value</th>
<th>Importance to Sequence</th>
<th>Design Significance</th>
<th>Past Value to the Nursery</th>
<th>Potential Use</th>
<th>State of Repair</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HOUSE</strong></td>
<td>☐</td>
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<td>☐</td>
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<tr>
<td><strong>FORMAL ROSE GARDEN</strong></td>
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<tr>
<td><strong>DISPLAY &amp; TEST GARDEN</strong></td>
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<tr>
<td><strong>POOL AREA</strong></td>
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<td>☐</td>
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<tr>
<td><strong>ROCK GARDEN</strong></td>
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<tr>
<td><strong>SALE GARDEN</strong></td>
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</tbody>
</table>
After comparison, a simple value ranking of the garden components reads as follows, beginning with the area of greatest value.

1. The Formal Rose Garden
2. The Rose Display and Test Garden
3. The Rock Garden
4. The Pool Area
5. The Sale Garden
6. The House

To be realistic, the factors dealing with future use potential, affordability and state of repair can be used to determine those areas with the least promise as site amenities. The past value to the business category has little significance concerning future use due to economics and drastic change in actual site use.

The house and the Sale Garden are distinctly below average in these areas. The house, although important historically and sequentially, is of little other value. The sequential importance it has indicates a vital design issue for future development, but overall ranking does not justify preserving or adapting the actual structure for future use.

RECOMMENDATION FOR THE HOUSE: Remove the existing structure, employ adaptive use or edge protection strategies.

The Sale Garden was the most important component to the Hillsdale Nursery and is also in a fairly good state of
repair, but its other values are so low it, like the house, is not one of the more valuable components. It is the area most easily lost to development. Ideally however, it should be retained for its use as a buffer area to preserve the quiet of the Rose Display and Test Garden and the Rock Garden.

RECOMMENDATION FOR THE SALE GARDEN: Employ adaptive use or edge protection strategies, preferably adaptive use.

The four remaining areas: the Formal Rose Garden, the Rose Display and Test Garden, the Pool Area, and the Rock Garden all indicate high desirability for future development. This may seem to ignore the point brought up concerning the developers desire for an unbuilt, stark site with no restricting features. The historic importance the gardens have is taken to be a factor that precludes the typical developer’s desires.

The factors of age, sequential importance and design value are of special significance. State of repair and use potential are also indicators of what the future of a single garden should reflect.

The Formal Rose Garden possesses the highest value concerning its importance to the garden sequence, is the garden with the highest design value concerning the development of Tuschinsky’s style, and is also in the best state of repair. It has a very high use potential and historic value as well. These factors indicate that it is
presently in good shape and should remain essentially as is.

RECOMMENDATION FOR THE FORMAL GARDEN: Employ preservation and/or restoration strategy.

The Rose Display and Test Garden ranked moderately well across all six factors with the exception of a very low age factor and a slightly below average design quality factor. Being the newest of the gardens explains its low age ranking; the design quality may be simply the result of incomplete garden development. Tuschinsky had completed an elaborate design for the Rose Display and Test Garden, but its construction was never realized. (See Appendix D.)

RECOMMENDATION FOR THE ROSE DISPLAY AND TEST GARDEN: Employ adaptive use strategies for main garden area, minimize change to main garden, concentrate in edge definition, corner enclosure, and screening from interstate 69.

The Pool area had its most significant ranking factor value in the design category. Unfortunately, future use potential for the existing area is low, as is its current importance to the garden sequence. Because this combination is less than ideal, some changes would increase the utility it could have for future site development.

RECOMMENDATION FOR THE POOL AREA: Employ adaptive use strategy with retention of the basic design forms and structure. Increase its importance to the overall garden sequence.

The Rock Garden has few major drawbacks in any factor
category. Of all the areas, it did rank low in state of repair. Its overall value ranking however, was moderately high, indicating that it is of value worth preserving.

RECOMMENDATION FOR THE ROCK GARDEN: Employ preservation and/or restoration strategies.
Design Solution
PROTOTYPICAL DESIGN FOR THE SENSITIVE AREA

The prototypical design presented in this theses is but one solution to the problem. This particular design accepted high density land use for office and retail use as a predetermined design parameter. The sensitive area was focused on as an amenity that would become a central feature of the design.

Vital to the design process concerning changes in such a sensitive area is determination of organizational themes that must be preserved in order to maintain the integrity of the disturbed areas. On the Hillsdale site, this deals mainly with the preservation of axes, terminous features and focal points.
Two very important axes will be affected by the removal of the house. The prime organizational axis that connects the Rose Display and Test Garden with the Formal Garden utilizes the house as the terminous feature at the east end. The removal of the house will necessitate design of a replacement feature. In order to preserve the present scale in this area, the new design should incorporate a structure of no more than 2 story height if its west wall is located between 15' and 30' of the east edge of the drive (the approximate distance of the existing structure is 30'). If the new structure is allowed nearer the drive, a one story height should be the maximum. Beyond the 30' distance, an additional height could be allowed, not to exceed a 1:1 ratio of height to distance from the east edge of the drive.
The new structure should be designed to provide an appropriate terminous and focal point for a very formal and symmetrical axis. The Formal Garden was designed with the view from this east on-axis point as a prime consideration; this view can and should be taken advantage of during the design of the new structure.

The house also terminated the north end of the Pool/Bath House axis. This connection originally reflected a very functional relationship, as did the Formal Rose Garden axis. A functional relationship and symmetrical, axial relationships can be maintained in the design of the new structures.

The Restaurant would replace the house with a structure designed to provide a first-floor terrace and second story balcony overlooking the Formal Rose Garden. Atrium space could be utilized in the design of this structure. The new structure would also have a protruding first floor terrace located slightly above the elevation of the pool terrace wall. The lines of the new terrace would reflect the structural lines of the pool. A second story balcony space could be utilized to increase the viewing area facing the pool terrace.

The Pool could be incorporated to use several different ways. Ideally it would be kept for use by the hotel guests, but if scale and liability prove to be the deciding factors, an adaptive use could be implemented. The pool could see new use as an outdoor wine garden by partially filling in the
depth of the pool. A slightly sunken (two shallow steps) floor would be installed while preserving the existing fountains through creation of individual shallow pools for each. The bath house becomes a staging area for sculpture. Potted plants and flowers would be utilized to set off the existing structure without altering its original form. Evergreen vegetation planted to the south, east and west sides of the bath house would increase screening and create a buffer to block the impact of new development and increased traffic.

Location of the hotel and conference facilities to the north and east of the pool area provide additional area that can be used as a buffer for the sensitive areas as well as become functional, rentable square footage.

The Garden Drive can be preserved as a one-way single-lane drive. It provides a high image main entry for the restaurant and serves as the preferred route to the hotel and
bank. The Garden Drive will be allowed to continue through the west end of the Rose Display and Test Garden; the portion of the route that is presently not lined with crabapples will be used to continue the crabapple allee all of the way back out to Shadeland Avenue. A hard surface such as interlocking pavers is suggested for the drive to reduce dust and preserve a slower traffic speed and pedestrian orientation.

The Formal Rose Garden, The Rose Display and Test Garden, and the Rock Garden are all to be restored and maintained in their present design. A survey should be made of the actual bed sizes and locations and inventories of current plant types, colors, and cultivars should be recorded. Maintenance, repair and other steps listed under the "Restoration and/or Preservation Needs Analysis" in the Evaluation section of this booklet should be followed.

The existing deciduous borders of the Rose Display and Test Garden combine with the crabapple allee to the north to provide an adequate buffer area if the new buildings to the north are restricted to a two story height.

The area to the south of the Sale Garden is lacking an adequate existing buffer. This area must be treated with extreme care to avoid detracting from the gardens. The treatment utilized in this prototypical plan suggests a two story building to look out over the modified Sale Garden. The lines of the building reflect the bed lay out found in the Sales Garden. This may be reinforced through the placement of windows.
The Sales Garden itself would be modified in several ways. The central bed area would be planted in permanent beds as opposed to the existing pits for containerized plants.

The Urn Garden area could be turned into a hard surfaced plaza area to would accommodate lunching employees from the surrounding office development.

The west portion of the garden may best be modified through the development of a new feature that provides a defined focal point to the west from within the Sales Garden. The treatment shown proposes the construction of either a large glass gazebo or greenhouse over the existing drinking fountain and information booth area. These two existing features would remain as part of the garden.
PROTOTYPICAL SITE DESIGN

The overall site design can be broken into three portions: the north side, the image belt, and the south office park. Several pragmatic concerns guided the development and organization of these areas. The main concerns were with vehicular circulation and adequate parking.

Vehicular circulation was designed to create two main entry boulevards, one for the north side and one for the south. The Garden Drive entry is intended for use by the image belt businesses: the restaurant, hotel, and bank. A main north/south boulevard provides an on-site link for the three areas. Its location, to the east of the garden buffer development (restaurant and hotel), is intended to keep the bulk of the vehicular traffic and noise away from the garden area. A west connecting drive does allow a second north/south route for the businesses located away from the front entries and connecting boulevard.

Parking on the site follows four general requirements:
Office space: 1 parking space/300 square feet
Retail space: 1 parking space/190 square feet
Restaurant: 1 parking space/every 3-10 seats
Hotel: 1 parking space/every 2 rooms
Normally a higher quantity of parking spaces (1 parking space/145 square feet) is required for retail uses, but due to the short-stop nature of the retail uses suggested, this quantity was reduced.

INTEGRAL CONCEPTS

VEHICULAR CIRCULATION

TWO MAIN BOULEVARD ENTRIES TO THE SITE
ONE MAIN BOULEVARD CONNECTS NORTH AND SOUTH
A PERIMETER DRIVE
ONE-WAY, SINGLE-LANE, GARDEN DRIVE

PARKING

OFFICE SPACE: 1 PARKING SPACE/ 500 SQ. FT.
RETAIL SPACE: 1 PARKING SPACE/ 100 SQ. FT.
RESTAURANT: 1 PARKING SPACE/ 20 SEATS
HOTEL: 1 PARKING SPACE/ 2 ROOMS

VIEW LINE TERMINOUS
EXTENSION AND REINFORCEMENT OF THE ESTABLISHED AXIS

AXIAL LINKAGE

CREATION OF FOCAL POINTS FOR THE EXTENDED AXES
The parking requirements listed are met with the provided surface parking which was calculated using 10' x 20' parking stalls. The parking garage possible under the hotel would allow for additional floors to be added, perhaps increasing the hotel height (of the east portion only) to as many as six floors.

The following structures are proposed for the site; see the proposed layout map for relative location.

<table>
<thead>
<tr>
<th>Proposed Structures &amp; Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>RETAIL 1</td>
</tr>
<tr>
<td>1-story</td>
</tr>
<tr>
<td>35,200 sq. ft.</td>
</tr>
<tr>
<td>122 parking spaces needed</td>
</tr>
<tr>
<td>189 parking spaces provided</td>
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<tr>
<td>RETAIL 2</td>
</tr>
<tr>
<td>Square footage Office</td>
</tr>
<tr>
<td>Office, 5 stories</td>
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<tr>
<td>2,000 sq. ft.</td>
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<td>117 parking spaces needed</td>
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<tr>
<td>178 parking spaces provided</td>
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<tr>
<td>RETAIL 3</td>
</tr>
<tr>
<td>Floor 1</td>
</tr>
<tr>
<td>Retail Shop</td>
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<tr>
<td>6,600 sq. ft.</td>
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<tr>
<td>88 parking spaces needed</td>
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<tr>
<td>124 parking spaces provided</td>
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<tr>
<td>RETAIL 4</td>
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<tr>
<td>Shop Floor Shop</td>
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<td>20,100 sq. ft.</td>
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<td>277 parking spaces needed</td>
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<td>277 parking spaces provided</td>
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<tr>
<td>HOTEL</td>
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<tr>
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<td>150 parking spaces needed</td>
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<td>151 parking spaces provided</td>
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<td>RETAIL 5</td>
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<tr>
<td>1-story</td>
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<td>23,600 sq. ft.</td>
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<td>376 parking spaces needed</td>
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<td>376 parking spaces provided</td>
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<tr>
<td>OFFICE 1</td>
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<tr>
<td>1-story</td>
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<tr>
<td>6,000 sq. ft.</td>
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<tr>
<td>16 parking spaces needed</td>
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<td>16 parking spaces provided</td>
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<tr>
<td>OFFICE 2</td>
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<tr>
<td>1-story</td>
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<tr>
<td>12,000 sq. ft.</td>
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<td>31 parking spaces needed</td>
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<td>31 parking spaces provided</td>
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<tr>
<td>OFFICE 3</td>
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<tr>
<td>1-story</td>
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<tr>
<td>11,000 sq. ft.</td>
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<tr>
<td>23 parking spaces needed</td>
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<tr>
<td>23 parking spaces provided</td>
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<tr>
<td>OFFICE 4</td>
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<tr>
<td>1-story</td>
</tr>
<tr>
<td>20,000 sq. ft.</td>
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<td>48 parking spaces needed</td>
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<tr>
<td>OFFICE 5</td>
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<tr>
<td>2-story</td>
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<td>34 parking spaces provided</td>
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<td>OFFICE 6</td>
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<td>11,000 sq. ft.</td>
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<td>23 parking spaces provided</td>
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<td>OFFICE 7</td>
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<td>OFFICE 8</td>
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<td>60 parking spaces needed</td>
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<td>60 parking spaces provided</td>
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<td>OFFICE 9</td>
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<tr>
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<td>20,000 sq. ft.</td>
</tr>
<tr>
<td>35 parking spaces needed</td>
</tr>
<tr>
<td>35 parking spaces provided</td>
</tr>
</tbody>
</table>

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CONCLUSION

The prototypical design presented in this thesis is but one possible solution dealing with selected high density parameters. Actual density parameters may increase or decrease the density demanded of the site and would obviously greatly affect the design solution.

Regardless of density, several guidelines are still vital for salvation of the garden areas:

1. Preserve the existing axial organizations within the gardens.
2. Provide/preserve view line terminous features.
3. Provide buffer area to minimize intrusions of exterior noise and stimulus that would affect the quiet and tranquility of the gardens.

The amount of space devoted to garden preservation may seem unrealistic considering the dollar value of this piece of real estate, but the value of a piece of history is incalculable and permanent until it is lost forever. Sensitive design can utilize this remaining piece of history as a unique site amenity, promote it as a marketing attraction, and still preserve the use intended by the original designer: to share the beauty of flower gardens with the people.
Appendix A
Appendix B
Appendix C
Entrance Sign - Nursery No. 2

Directional Roadside Markers
Revised Gate Post Detail for Rose Garden Shelter at the Hillsdale Nurseries.