



VanLandingham Estate

A path forward...



**We love the VanLandingham Estate,
and we love Plaza Midwood.**

Goals

VLE Partners has set goals that include

- *Develop an economically viable long term solution for the property*
- *Preserve the Historic Estate House, and the Orangerie.*
- *Conserve significant area and plantings along The Plaza and Belvedere*
- *Coordinate the final product with the immediately adjacent incoming townhomes*



Historic Photo

Main Entrance



Current State of the Property

Main Entrance



Current State of the Property
Interior



Current State of the Property
Interior



Current State of the Property
Interior



Current State of the Property
Interior

Our Strategy

What does the neighborhood want?

- *Save the existing Estate House / Keep a similar use*
- *Save the existing Orangerie*
- *Minimize the impact on the neighborhood*
- *Minimize the impact on the existing landscaping*
- *Create no bad consequences (Visibility, Parking, Noise, etc)*
- *Support Connectivity and Bicycle Infrastructure (planters / protected bicycle lane on The Plaza)*

Our Strategy

What does the neighborhood want?

- *Proper Lighting*
- *Tasteful Signage*
- *Would the neighborhood support a Cafe / Boutique Retail?*

Signage

What does the neighborhood want?

- *The most prominent Sign will be the "VanLandingham Estate" Sign*
- *Tenant Signage will be subdued*
 - *Main House Signage*
 - *Meeting House Signage*
 - *Topiary Signage*

Lighting

What does the neighborhood want?

- *Keep the Historic feel of the Property*
- *No "Light Pollution"*
- *Lighting of the Buildings at night*
- *The Lawn / Patio at Night*



The Site



Site



Site





"The Meeting House"

(Building B)



Inspiration



Orangerie

Materiality / Skin Details / Roof Details



Orangerie

Materiality / Skin Details / Roof Details



Floor Plans

BELVEDERE AVE

EXISTING DRIVE

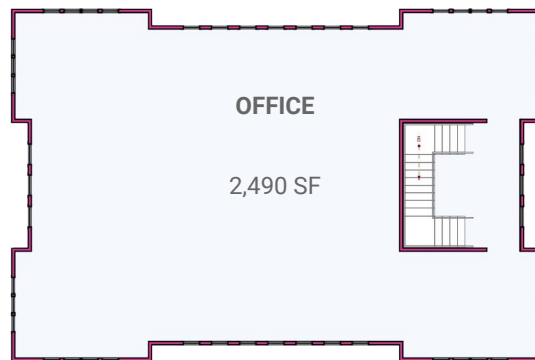
**RETAIL
AND/OR
OFFICE**

2,500 SF

1ST FLOOR -	2,500 SF
2ND FLOOR -	2,490 SF
TOTAL	4,990 SF

Floor Plan

First Floor - Meeting House



Floor Plan

Second Floor - Meeting House

1ST FLOOR -	2,500 SF
2ND FLOOR -	2,490 SF
TOTAL	4,990 SF



Elevations

All Office



West Elevation

Meeting House with Office - Facing Belvedere



East Elevation

Meeting House with Office - Facing Drive



South Elevation

Meeting House with Office - Facing the Existing Estate



North Elevation

Meeting House with Office - Facing The Plaza



Elevations

*Office with Cafe**

**(Could be a Cafe or Boutique Retail)*



West Elevation

Meeting House with Office / Cafe - Facing Belvedere*

**(Could be a Cafe or Boutique Retail)*



East Elevation

Meeting House with Office / Cafe - Facing Drive*

**(Could be a Cafe or Boutique Retail)*



South Elevation

Meeting House with Office / Cafe - Facing the Existing Estate*

**(Could be a Cafe or Boutique Retail)*



North Elevation

Meeting House with Office / Cafe - Facing The Plaza*

**(Could be a Cafe or Boutique Retail)*



Elevation From Belvedere

Existing



Elevation From Belvedere

Proposed



Approved Townhomes
(owned by others)

Existing Estate House

Elevation through Site

Existing



Approved Townhomes
(owned by others)

Meeting House

Existing Estate House

Elevation through Site

Proposed



'The Topiary'

(Building A)



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Site Plan



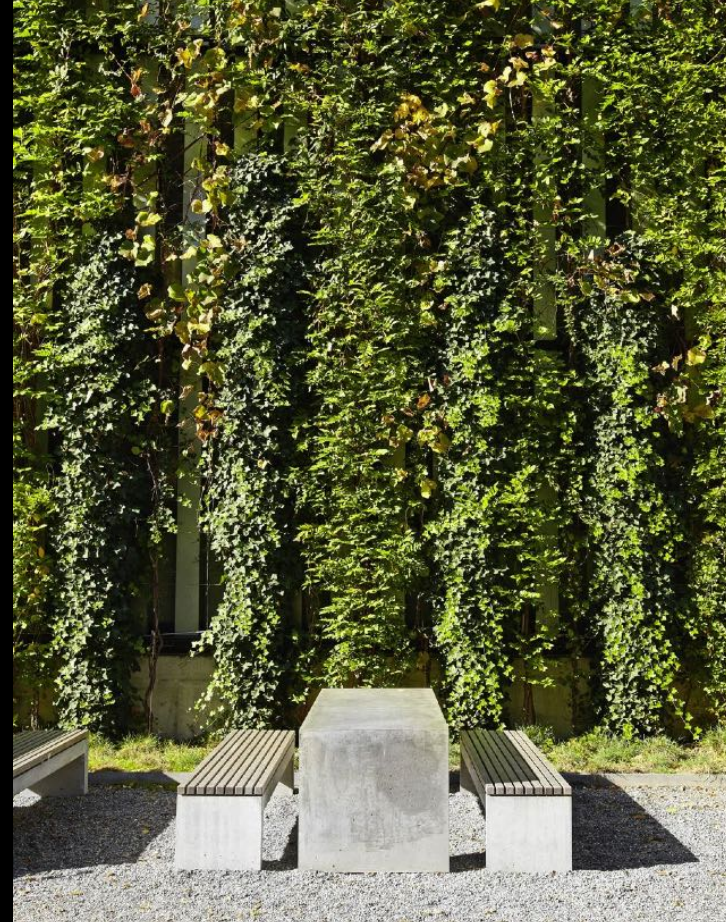
Inspiration



Bosquet
Versailles, France



Bosquet
Trunk and Canopy



Green Walls



National Grid House Car Park
Warwick, England



Middleton Inn



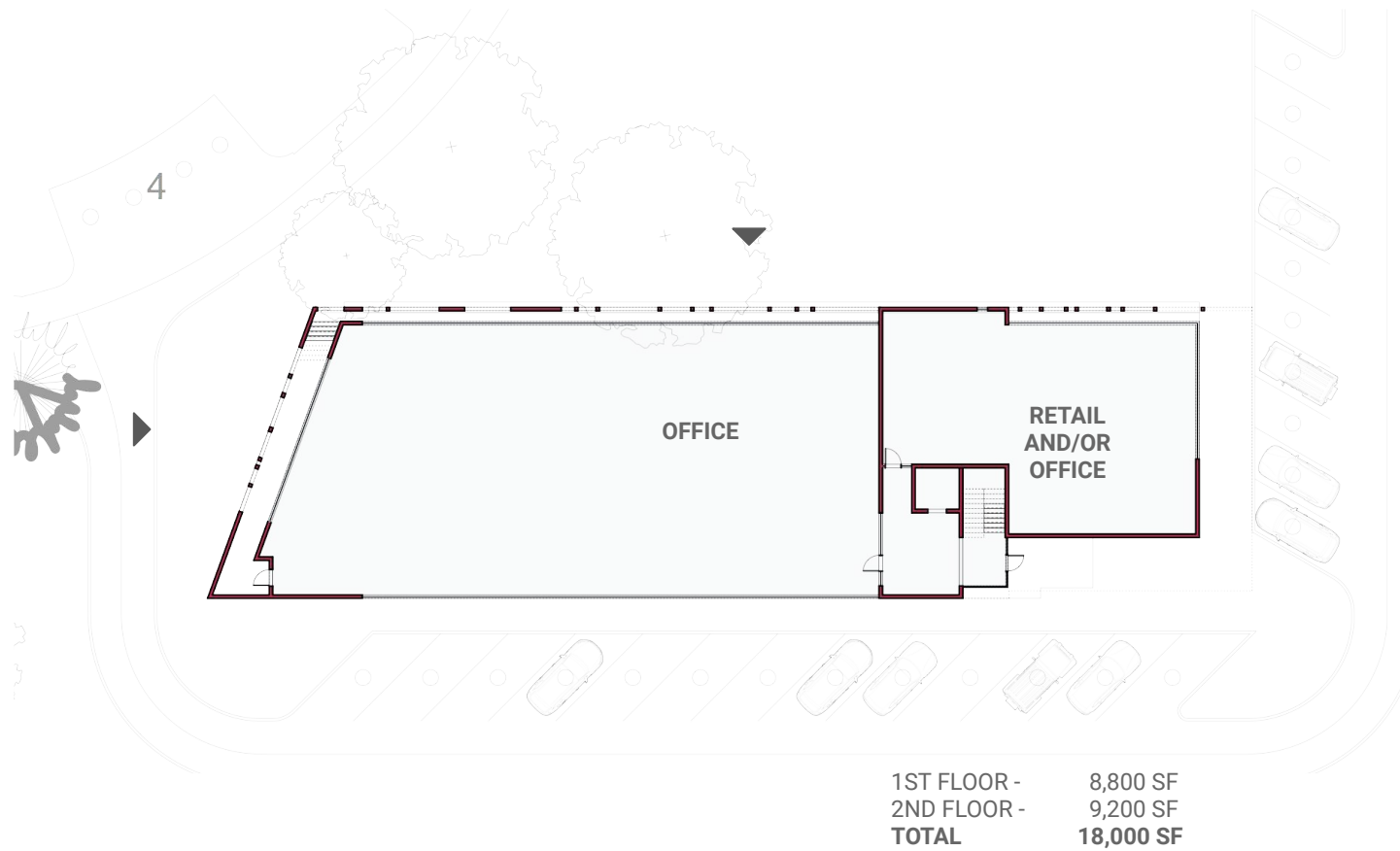
Floor Plans



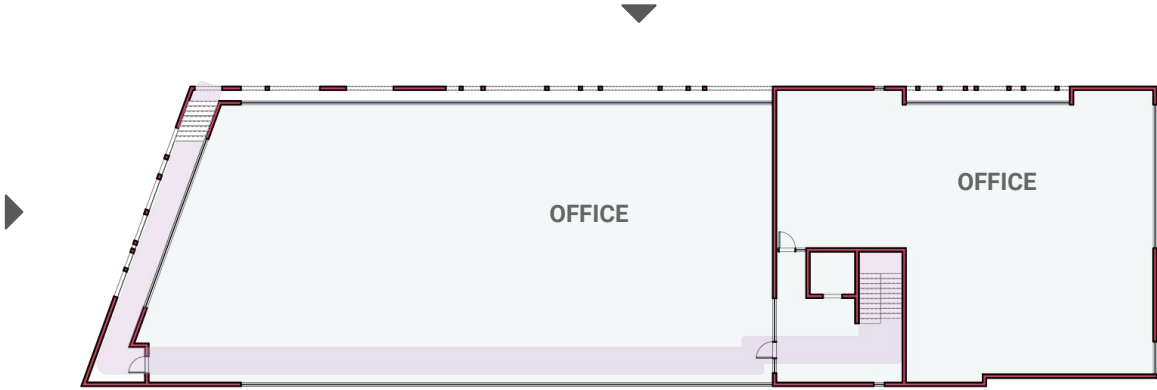
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Site Plan



Floor Plan
First Floor



1ST FLOOR -	8,800 SF
2ND FLOOR -	9,200 SF
TOTAL	18,000 SF

Floor Plan
Second Floor - Circulation Path

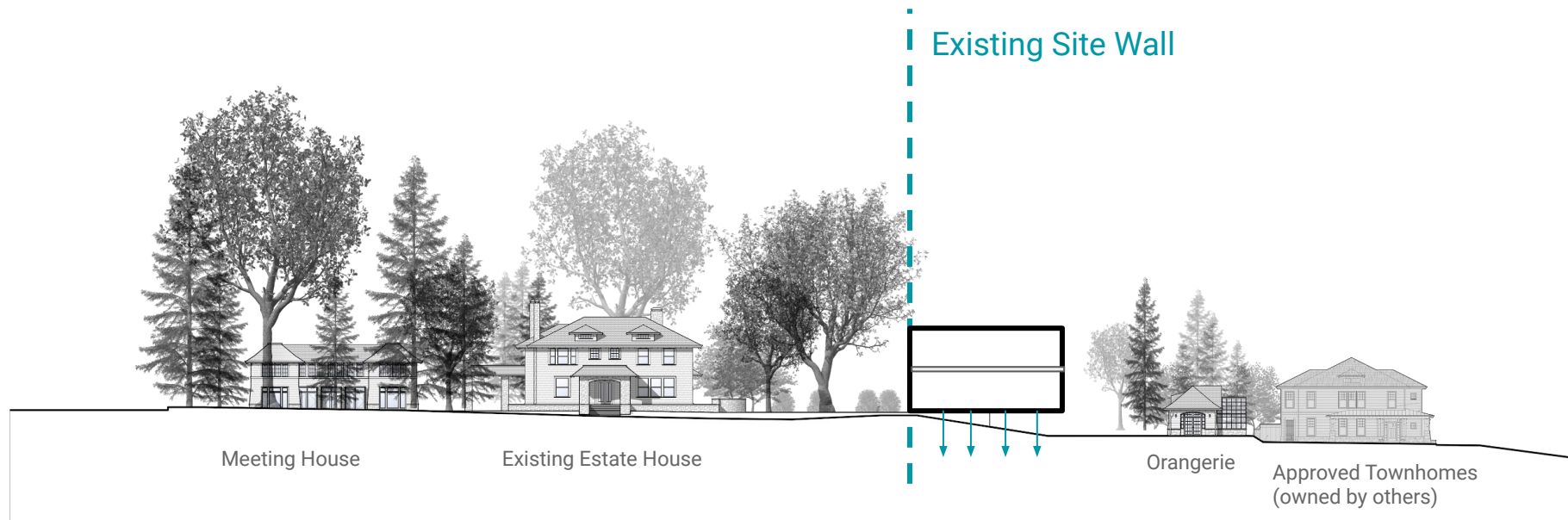


Elevations



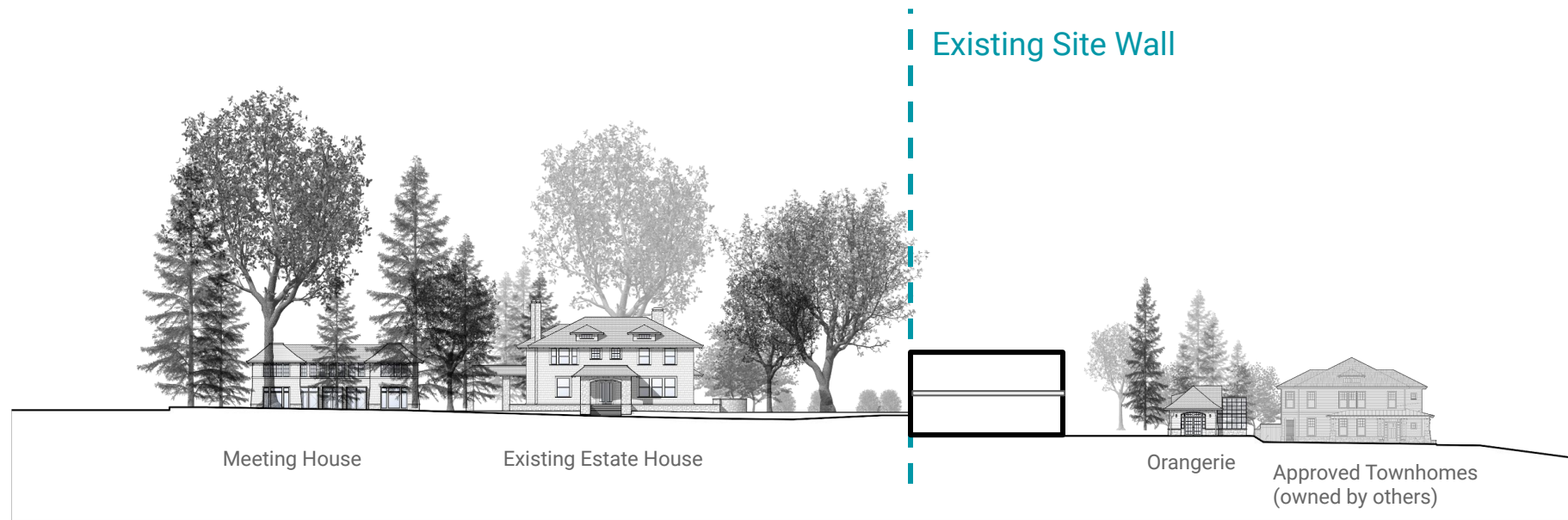
Elevation Through Site

Existing



Elevation Through Site

Site Section Diagram



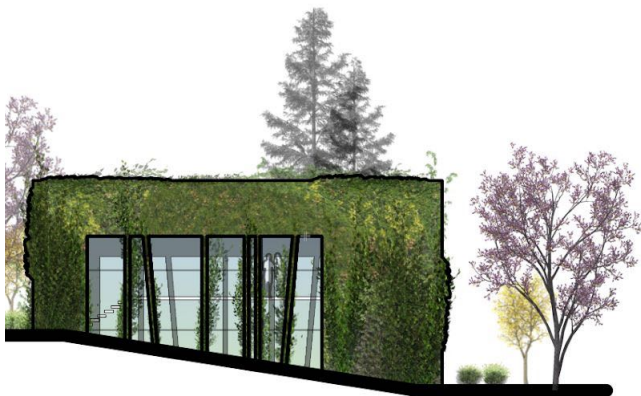
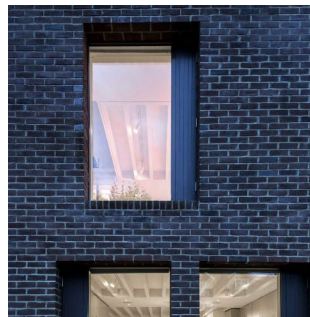
Elevation Through Site

Site Section Diagram



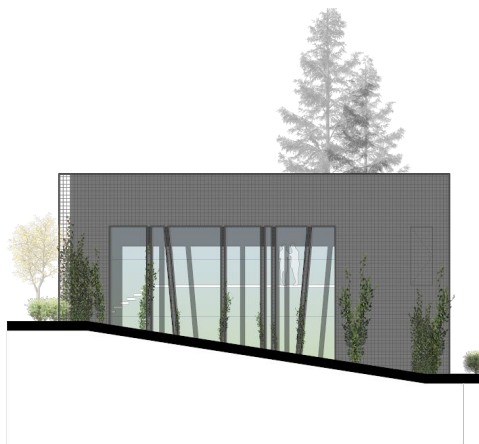
Elevation Through Site

Proposed

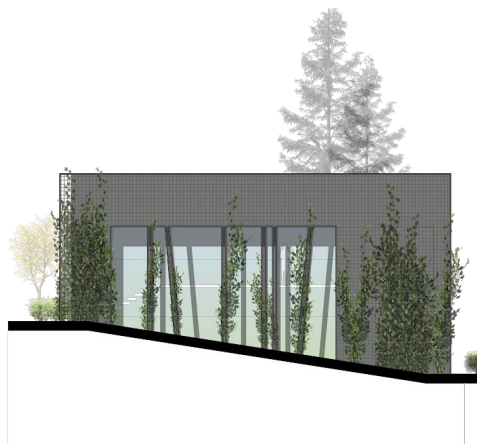


Elevation
Facing the Plaza

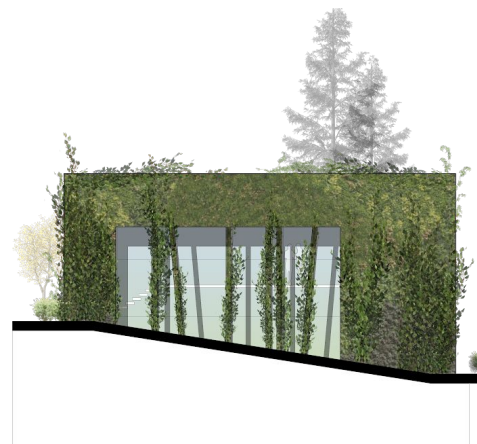
Year 1



Year 2



Year 3



Elevation
Facing the Plaza



Elevation
Facing Belvedere



Existing



Meeting House

Existing Estate House

Tapiary Pavilion

Orangerie

Approved Townhomes
(owned by others)

Elevation From The Plaza

Proposed



Elevation Through Site

Existing



Elevation Through Site

Proposed

We've submitted our Rezoning

What's next?

- *Historic District and Historic Landmarks Approval*
- *The Rezoning Process*
- *Design of the Historic House Renovation*
- *Renovation of the Historic Estate House, and the Orangerie Building*
- *Permit Drawings for the Meeting House, and the Topiary Pavilion (Hopefully created by Cluck)*
- *Construction of the Meeting House, and the Topiary Pavilion*

cluck

DESIGN COLLABORATIVE