

BROOKS & FALOTICO

ARC-23-060
101 NIGHTINGALE TRAIL
LETTER OF INTENT

We are pleased to present the accompanying drawings for renovations and improvements to the existing cabana at 101 Nightingale Trail. The current structure was built in 2001. Our proposed design maintains the existing footprint with exterior renovations to echo the approved renovations at the main house; the overall project design intent is to update the property and develop a more distinct architectural character.

The Bermuda inspired style will feature white stucco throughout, a slurry coat roof, and a new eave detail to update the colonial structure. New steel windows and doors will lend a contemporary feel to the design. The proposed design complies with Beach Area regulations.

A – Landmarks Preservation – **not applicable**

B – Architectural Review

Section 134.18-205:

- (a) The existing cabana will not change in footprint or massing. The exterior will be renovated to correspond with materials used for the main house renovation and similar detailing will be employed. On the street facing elevation we are proposing replacement of the existing window to maintain the restrained design. The remaining windows will be replaced by doors for functionality with the revised interior layout. The north door will be screened by privacy walls and landscaping; the south door will be powder coated white to blend with stucco and detailed traditionally with faux louvers. The French door on the east elevation will be replaced by a three-panel slider that matches the scale of the units on the main house.

Section 134.18-113:

- (1) Property is not designated a landmark or placed under consideration as a landmark structure.
- (2) Not applicable
- (3) Landscape plans indicate items to be preserved.
- (4) Landowner agrees to the conditions regarding appearance of landscape between demolition and start of construction.
- (5) Landowner agrees to the conditions for demolition.

C – Special Exception – **not applicable**

D – Site Plan Review Approval - **not applicable**

E – Variances – **not applicable**