



C1. Letter of Intent: 260 Miraflores Drive

We are seeking ARCOM approval for a new 2-story single family residence at 260 Miraflores Drive. It will be a 5,727 SF home with four bedrooms, five full baths, and one half bath. We propose a new pool with spa, a new landscape, and new hardscape on what is currently an empty lot.

We have designed the house to be an elegant addition that will fit into the fabric of the neighborhood. Miraflores Drive is currently a tapestry of Colonial and Mediterranean revival styles and ranches; with the ranches being on the wider lots. Stylistically, the house will combine the formality of Georgian massing and fenestration, the heritage of Mediterranean Revival materials, and the modernity of a coastal color palette. The visible street façade will present a formally symmetrical massing of a large, well-proportioned two-story block. It will be broken up by a finely-detailed central portico and punctuated by regularly spaced double-hung windows with traditional mullions and louvered shutters. The subservient masses of the attached garage and family wing will be screened from view by vegetation and by the central mass of the house. The house is capped by a cement-tiled roof supported by traditional eaves, with standing seam copper roofing to accentuate architectural elements like dormers and the portico. The details on all sides of the house speak of a refined classical tradition; from the Doric entablature of the entry portico, to the profiles of all moldings and casings, to the bas-relief on the arched pediment over the central bay, and to the ironwork of the balustrades and the window and door hardware.

Like its immediate neighbors to the north, east, west, and south, 260 Miraflores will be a 2-story residence. The size will be similar in scale to the new home at 247 Miraflores and the primary massing has formal symmetry like the nearby residence at 254 Tangier. The mullioned windows with shutters will fit in with the majority of windows on this block. The cement tile roof is fairly typical for the neighborhood, and flared eaves help ease the roofline to better fit in with the shallow-sloped roofs nearby. Like most of the homes on the block, the roof is hipped. Ours possesses a shallow rear gable punctuated by an oval window in the tympanum. All four elevations are unique, and all sides carry the same high level of detailing as the main façade. There is no degradation of materials or diminishment of decorative elements as you turn the corners, so any portions of the house visible from the neighbors will be as attractive as the main façade.

The house respects the privacy of the neighborhood. The garage is well-screened by hedges and will not be visible from the street. Walls, tall hedges, and a well-planted buffer will help minimize noise and screen views. The front windows on the second floor are set back over 150 feet from the neighbor's home across the street, and the existing hedges preserve the privacy of their pool. The east and west side windows on the second floor look into existing dense vegetation that will be reinforced by more tall hedges. A grouping of taller trees screens the rear windows on the second floor from looking into their backyard neighbor's pool. Concrete block walls and well-insulated windows will protect the house from the forces of nature and help prevent the leakage of internal noises. Mechanical and pool equipment will be walled-off in the side yards and screened in accordance with local codes. We hope it will be a welcome completion to the streetscape of Miraflores Drive, and a fine addition to the neighborhood.

Pat Collins

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