



Response to Consulting Architect

Project: 116 Vallecitos Way

Application: S-25-046

Dear Mr. Cannon,

Thank you for your thoughtful review of the proposed residence at 116 Vallecitos Way and for acknowledging the overall quality and authenticity of the architectural design. We appreciate your comments and offer the following responses.

1. Building Height and Floor-to-Ceiling Heights (Guideline 3.3.2)

We understand the importance of neighborhood compatibility in height and perceived bulk. In direct response to this comment, the second-floor plate height has been reduced from 10 feet to 9 feet. This reduction lowers the overall ridge elevation and reduces the visible wall area above the first-floor roofline, resulting in a softer profile.

A 9-foot plate height is consistent with contemporary residential construction standards and provides appropriate interior proportions without creating excessive building height. Combined with second-floor offsets, articulated roof forms, deep eaves with corbels, and the home's siting at the end of the cul-de-sac, the perceived mass is moderated and compatible with the surrounding neighborhood.

2. Entry Form and Use of Stone (Guidelines 3.6.3 & 3.2.2)

The entry is designed as a Spanish Revival focal element consistent with the architectural style of the home. In the immediate context, 108 Vallecitos Way features a prominent tall stone entry element that is the tallest architectural feature of that residence. The proposed entry is therefore not unprecedented within this cul-de-sac setting.

The stone surround at the entry serves as a traditional Spanish architectural accent. It is intentionally limited to the entry to create hierarchy and identity, a common design approach in Spanish Revival architecture. The stone color will be similar in color to the stucco as not to bring stark contrast but rather a subtle and elegant textural element.

3. Trimless Windows and Recess Depth (Guideline 3.7.4)

We acknowledge the guideline's direction regarding trim or recessed openings. The home utilizes deeply recessed black-clad windows consistent with Spanish Revival precedent. With 2x6 wall construction, windows will be recessed as deeply as construction allows, creating the shadow lines characteristic of the style.

Spanish and Mediterranean homes traditionally rely on recessed openings rather than applied wood casing. The design achieves the guideline's intent through recess rather than trim, consistent with the selected architectural style.

4. Gutters and Downspouts (Guideline 3.2.2)

The gutters and downspouts are intentionally finished in black to coordinate with the black fascia, window frames, and metal detailing. This creates a unified architectural accent system consistent with Spanish Revival homes that use dark metal elements to provide contrast against light stucco walls.

Rather than appearing utilitarian, these elements are integrated into the overall material palette and reinforce the architectural rhythm of the façade. The dark finish allows the roof edge to read as a continuous horizontal line, visually tying together the eaves, windows, and entry detailing. For these reasons, the black finish supports the architectural integrity of the design.

Conclusion

The proposed residence reflects high architectural integrity, authentic Spanish Revival detailing, and thoughtful massing modulation. The reduction of the second-floor plate height, deep window recesses, contextual entry design, and coordinated material palette demonstrate responsiveness to the Town's Residential Design Guidelines while maintaining a cohesive and stylistically appropriate design.

We respectfully request that the project proceed with the design as proposed, incorporating the refinements noted above.

Sincerely,

Michelle Miner

Michelle Miner Design