



October 14, 2024

Ms. Erin Walters  
Community Development Department  
Town of Los Gatos  
110 E. Main Street  
Los Gatos, CA 95031

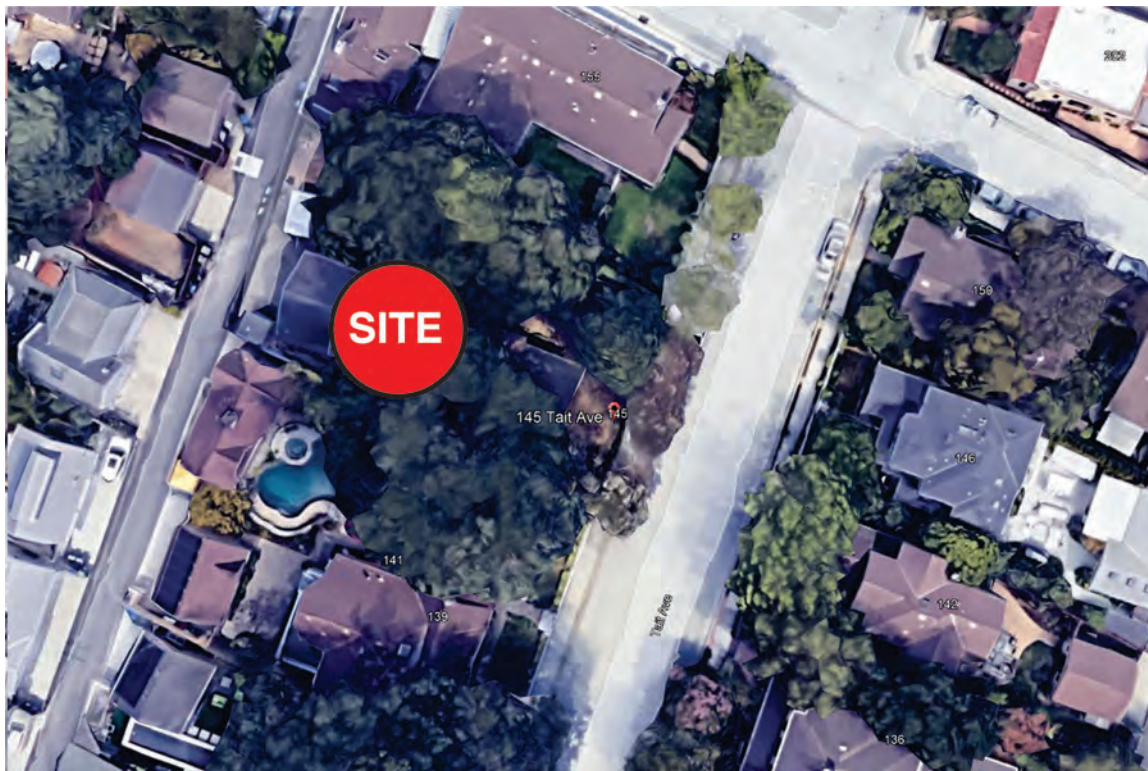
**RE: 145 Tait Avenue**

Dear Erin:

I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

**NEIGHBORHOOD CONTEXT**

The site is located in a traditional neighborhood of one story and partial second story homes. Photographs of the site and its surrounding context are shown on the following page.





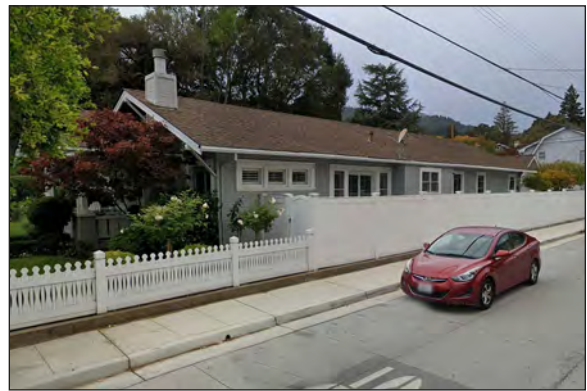
*The Site: Street Frontage*



*The Site: Alley Frontage*



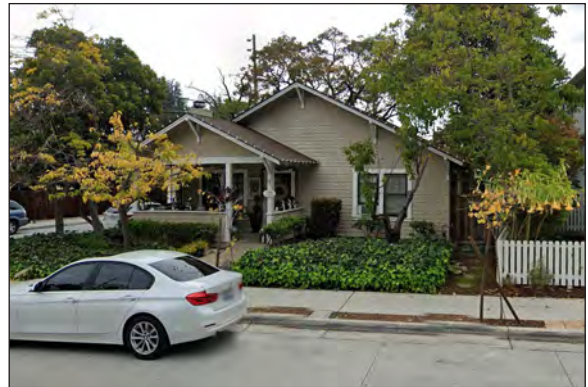
*House to the immediate left*



*House to the immediate right*



*Nearby house to the left*



*Nearby house Across Tait Avenue*

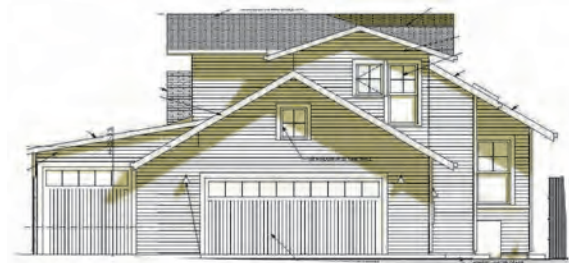


*Nearby house Across Tait Avenue*

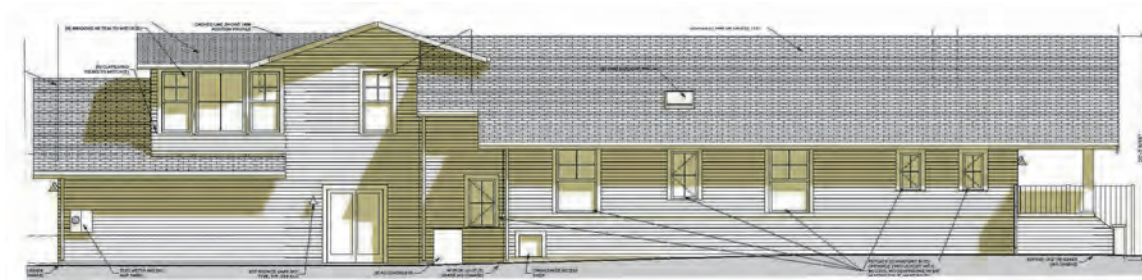
**PROPOSED PROJECT**



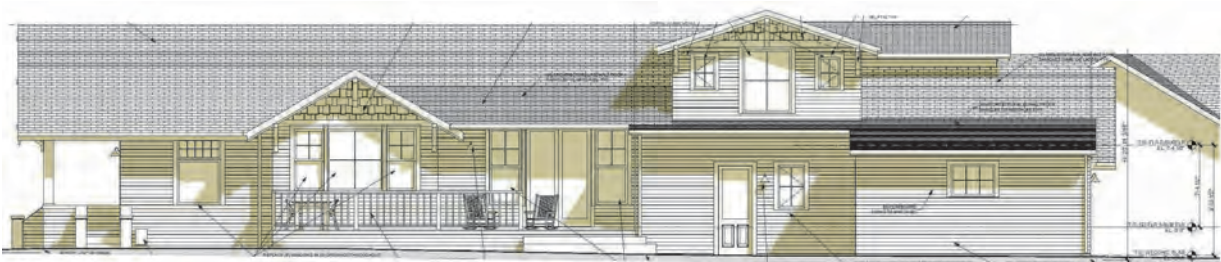
*PROPOSED FRONT ELEVATION*



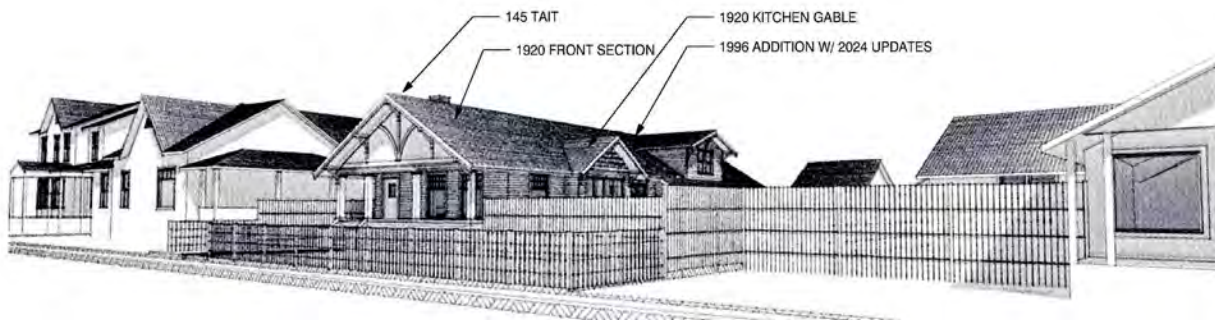
*PROPOSED REAR ELEVATION*



*PROPOSED LEFT SIDE ELEVATION*

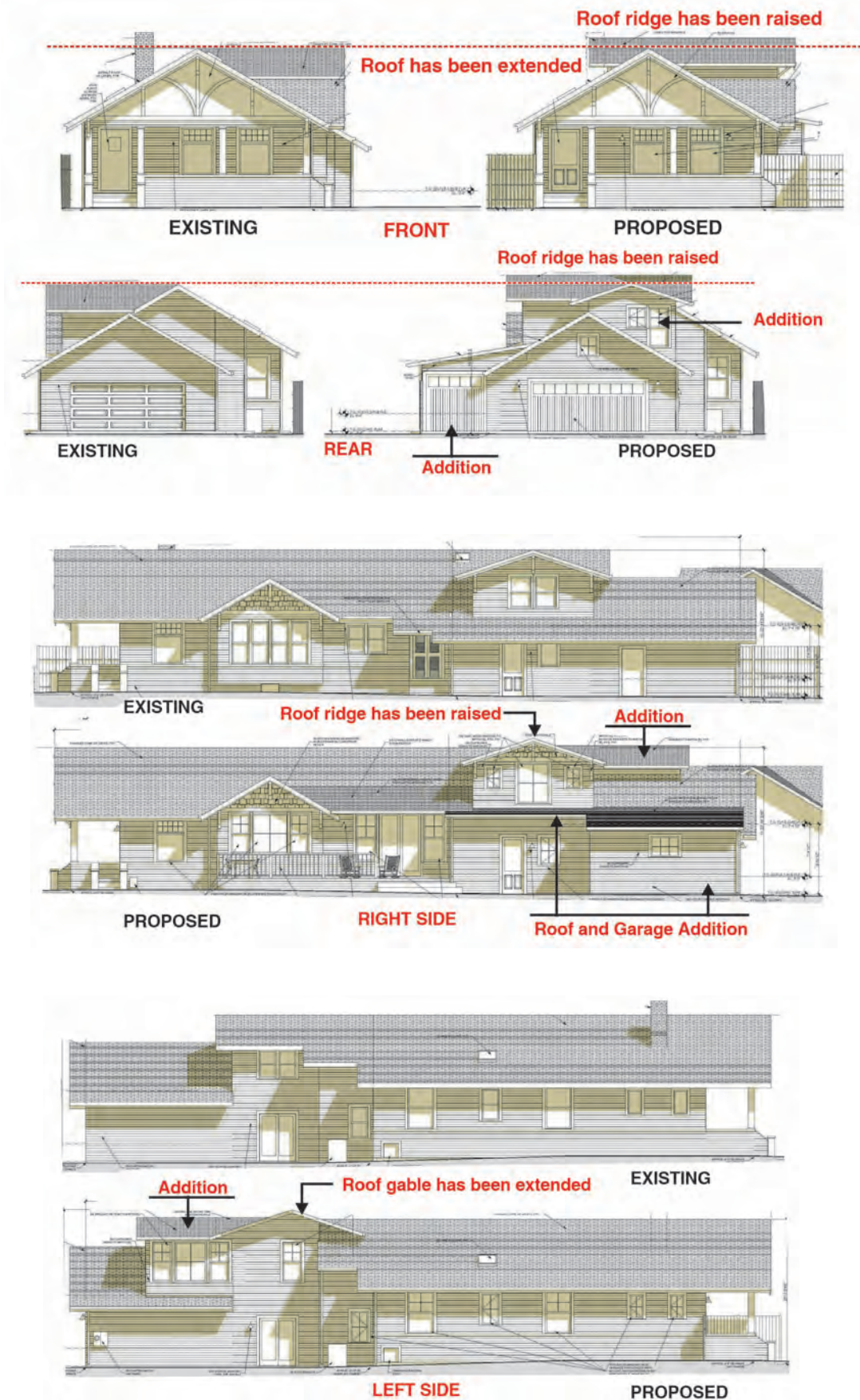


*PROPOSED RIGHT SIDE ELEVATION*



*VIEW FROM TAIT AVENUE*

PROPOSED CHANGES



**ISSUES AND CONCERNS**

The existing house was built with a simple Craftsman Style. In 1996 a small second floor addition was completed. The addition has both positive and negative features. It successfully treated the second floor addition as a design element subordinate to the original house - see photo below.

**Second floor addition was treated as a dormer with a ridge line lower than the main roof which is consistent with the original architectural style of the house**



However the dormer's flattened roof slope compared to the original home's traditional steeper slopes would today be in conflict with the town's Residential Design Guidelines 3.5.1 and 4.8.8.

**3.5.1 Unify roof pitches**

- Utilize the same slope for all primary roofs

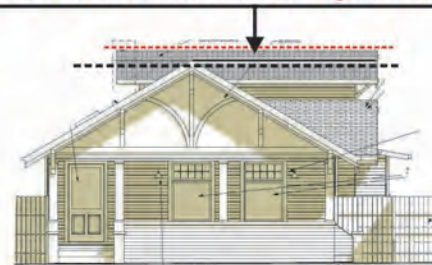
**4.8.8 Roofs, Gables, Eaves and Overhangs**

- Roofs should maintain their original size, shape and pitch.
- Any changes in roof area, roof line, roof coverings, eave depth or materials should be consistent with the existing structure.

The proposed additions to the house are modest in size but have a number of elements that are counter to the goal of carefully crafting changes to reinforce and be respectful of the original form and details of the structure as outlined in Chapter 4 of the Residential Design Guidelines. Specific concerns include the following:

1. The proposed increase in the roof ridge height of the second story dormer element and its extension across the main roof ridge would be counter to blending the addition into the original structure as a subordinate mass, and it would also change the wall and roof forms on the left side elevation to one very much out of character with the architectural style and small scale of the home.

**Taller cross body form and roof would not be consistent with the original house**



**FRONT**

**Taller cross body form and roof would not be consistent with the original house**



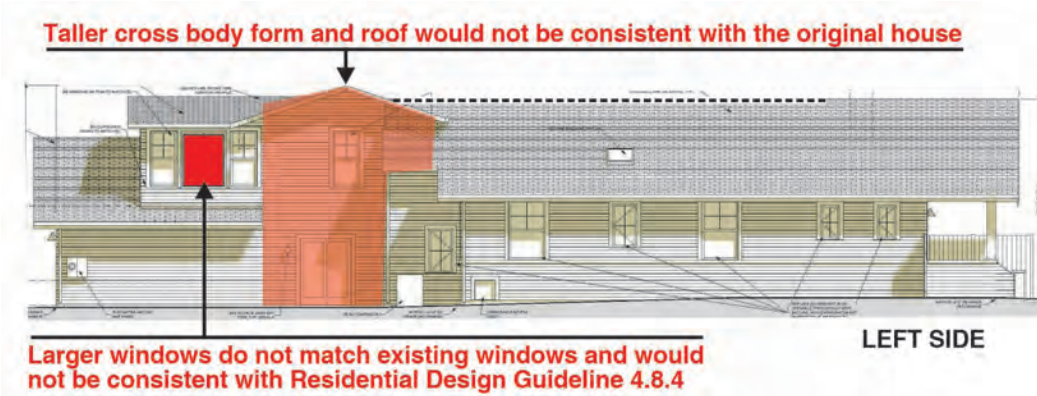
**SOUTH/TAIT AVE ELEVATION**

**Proposed Front Elevation**



**SOUTH/TAIT AVE ELEVATION**

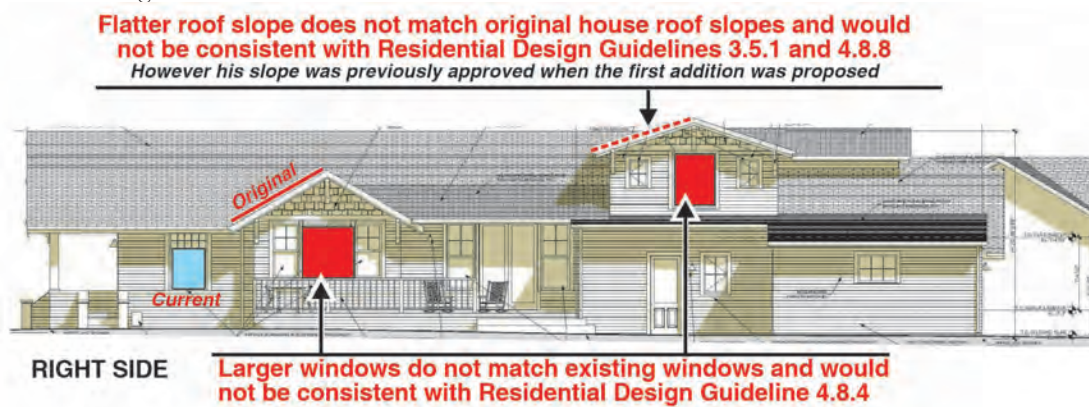
**Existing Front Elevation**



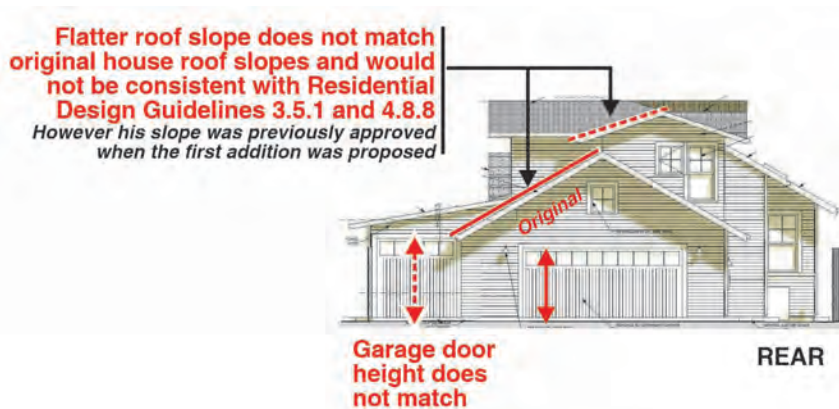
2. A few windows are proposed to increase in size over those currently on the house facades which would not be consistent with Residential Design Guideline 4.8.4.

**4.8.4 windows and Glass in doors**

- All elements of new windows should be identical in size, shape, proportion, and dimensions as the original windows of the building, or consistent with traditional sizes, proportions and dimensions of buildings of the same architectural style, design and era.

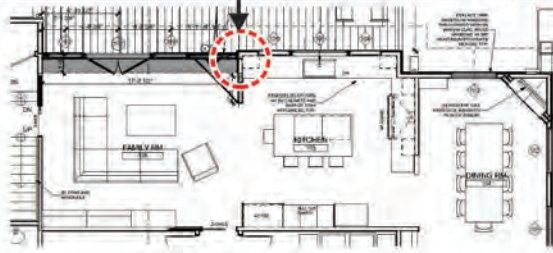


3. The head height of the door on the garage addition is higher than the existing garage which seems at odds with the simplicity of the existing structure.



4. A question has been raised about the appropriateness of the proposed windows.
5. The Family Room wall has been pushed outward to provide more floor area in that room. However, this would result in a visual reduction of the bay window projection which would not be consistent with preserving the integrity of the original design.

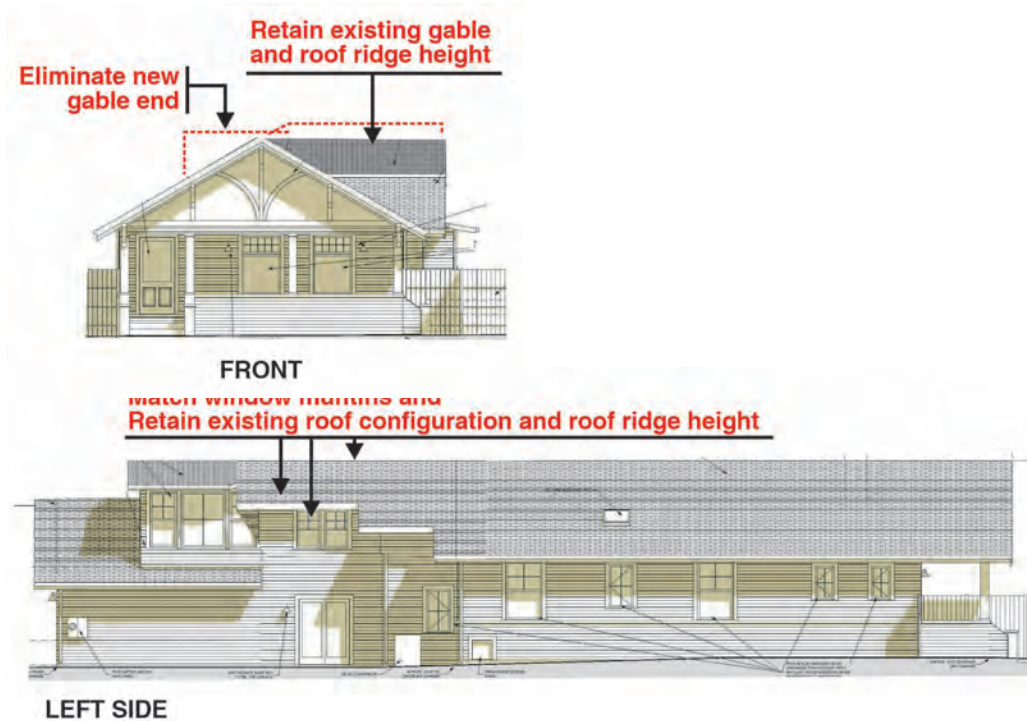
**Small setback at new wall reduces bay projection and would not be consistent with preserving the original design of the home**



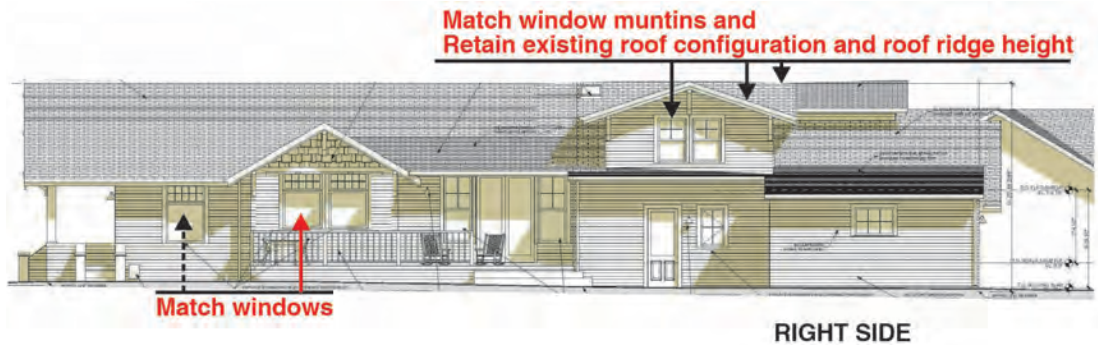
## RECOMMENDATIONS

1. Maintain the subordinate character of the second floor additions by maintaining the existing dormer roof ridge height and eliminate its extension to the opposite side of the structure.

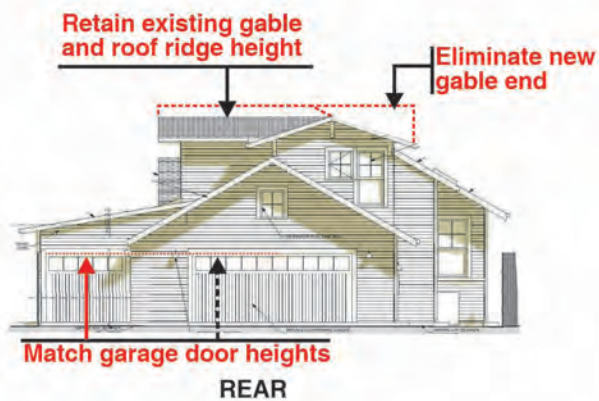
While the roof slope of the current second floor dormer is not consistent with the current town Residential Design Guidelines, it was previously approved and is modest in appearance. I would not recommend any changes to the existing roof slopes.



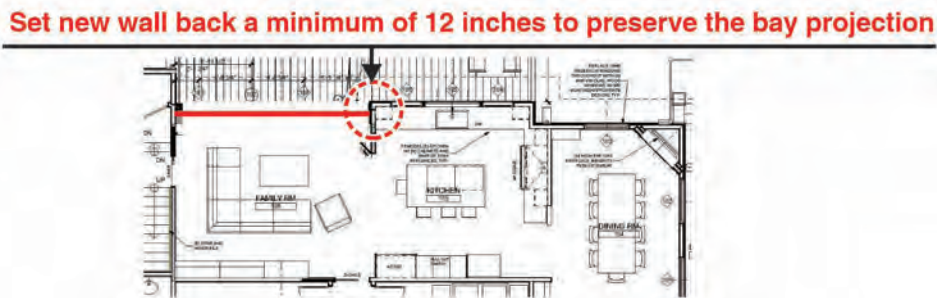
2. Replace the large new windows which are inconsistent with the existing windows on the house with ones that match the size and proportions of existing windows.



3. Match the garage addition's door height to that of the existing garage.



4. Per Residential Design Guideline 4.8.4- Windows should be constructed of real glass, and window frames should be constructed of real wood - not vinyl, metal or plastic. Wood sashes may be vinyl or metal if the window frame and dressing is designed consistent with the historic context of the building. The proposed Marvin Ultimate wood clad windows are appropriate for the proposed project.
5. Per Residential Design Guideline 4.8.5 Bay Windows. Provide a minimum one-foot setback of the Family Room wall adjacent to the existing bay window.



Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon

CANNON DESIGN GROUP

6729 FAIRFIELD DRIVE