



ARCHITECTURE PLANNING URBAN DESIGN

May 16, 2023

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

RE: 212 Thurston Street

Dear Maria:

I reviewed the drawings and evaluated the neighborhood context. My comments and recommendations on the design are as follows:

NEIGHBORHOOD CONTEXT

The site is located in an established neighborhood of one and two story traditional homes. Photos of the site and its surrounding neighborhood are shown on the following page.





THE SITE



House immediately across Thurston Street



House immediately to the left



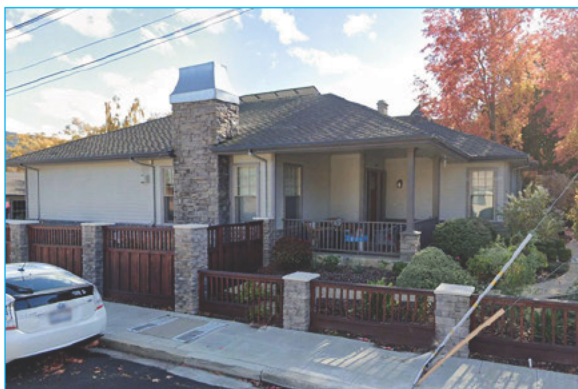
House immediately to the right



Nearby house to the left



Nearby house to the right



Nearby house across Thurston Street



Nearby house across Thurston Street

PROPOSED PROJECT



Proposed Front Elevation



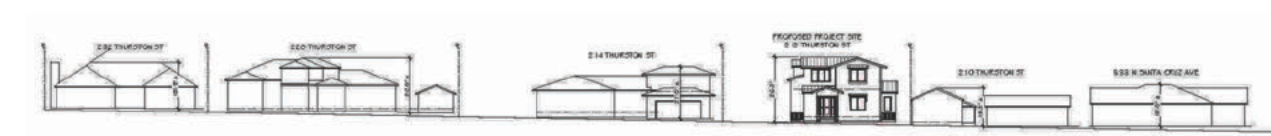
Proposed Rear Elevation



Proposed Left Side Elevation



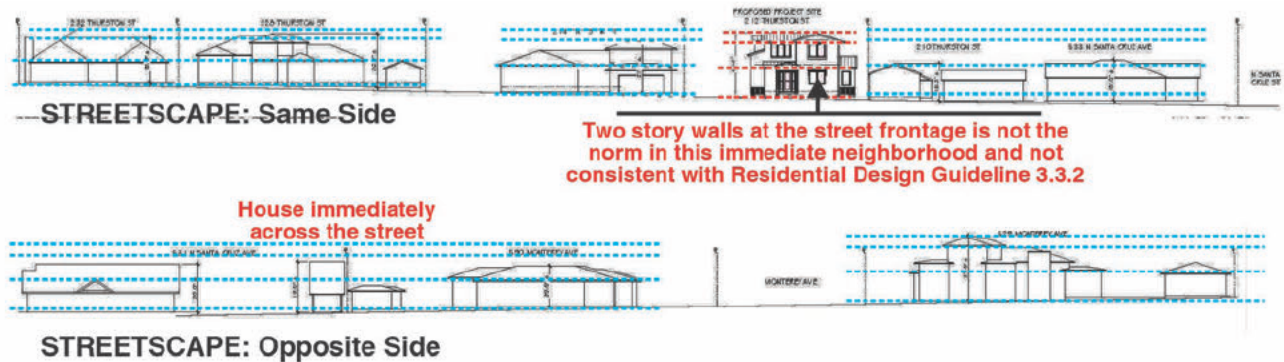
Proposed Right Side Elevation



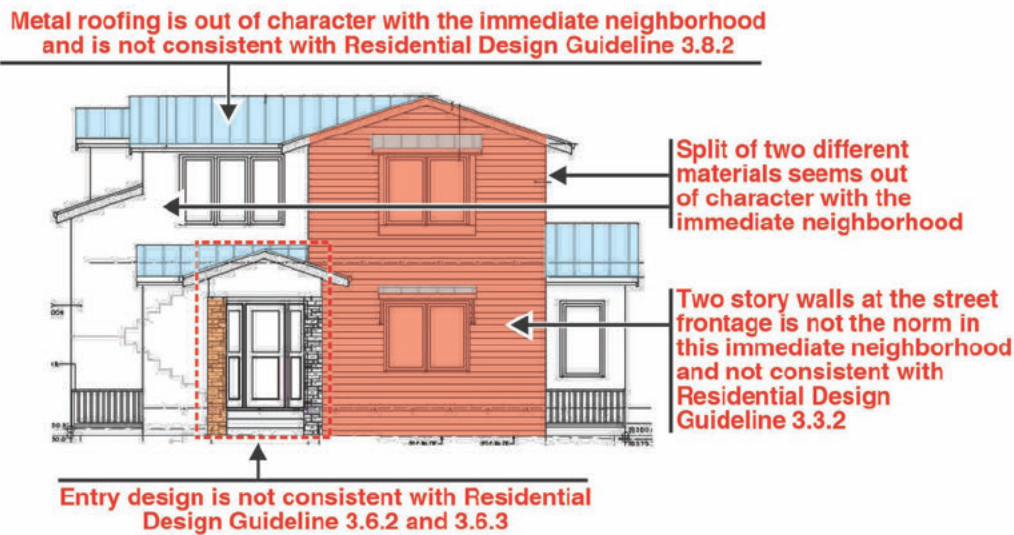
Proposed Streetscape: Same Side

ISSUES AND CONCERNS

The immediate neighborhood contains a mix of one and two story homes designed in traditional styles. The proposed house, however, would be taller than many others in the immediate neighborhood - see streetscape illustration below.



Some specific issues include the following:



1. The two story wall at the street frontage is not the norm of the immediate neighborhood and would not be consistent with Residential Design Guideline 3.3.2.

3.3.2 Height and bulk at front and side setbacks

- Two story houses may not be appropriate for every neighborhood. For neighborhoods dominated by one story homes, an effort should be made to limit the house to one story in height or to accommodate second floor space within the roof form as is common in the Craftsman Style.
- In neighborhoods with small homes, try to place more of the floor area on the first floor with less area on the second floor.
- Take care in the placement of second floor masses. Unless the architectural style traditionally has the second floor front wall at or near the first floor wall, set the second floor back from the front facade a minimum of 5 feet.
- The design of two story homes constructed adjacent to one story houses should include techniques to minimize their visual impact and provide transitions in scale.

2. The proposed projecting gable entry is in sharp contrast with other nearby homes which have entries located under the first floor eave line and would not be consistent with Residential Design Guideline 3.6.3.

3.6.3 Design entries with sensitivity to the surrounding neighborhood

- *Avoid large and formal entries unless that is the norm for nearby houses. It is often best to start the design consideration with an entry type (e.g., projecting or under eave porch) that is similar to nearby homes.*
3. The use of a combination of stucco and horizontal siding is complex in contrast to the simplicity of materials treatment of other homes in the immediate neighborhood.
 4. The proposed metal roofing would be out of character for the immediate neighborhood and would not be consistent with Residential Design Guideline 3.8.2.

3.8.2 Select materials that are sensitive to the surrounding neighborhood

5. The stone columns at the entry are awkward and not well suited the rest of the traditional design. It would not be consistent Residential Design Guideline 3.6.2.

3.6.2 Design home entries with sensitivity to the architectural style

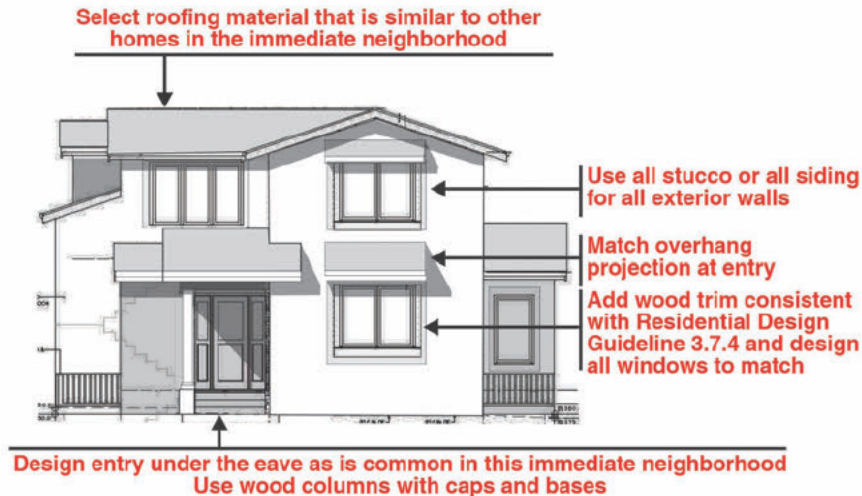
- *Most architectural styles have a distinctively unique entry type. Avoid using an entry type that is not part of the style.*
6. The windows appear to be treated differently and the trim width may be too narrow to meet the requirements of Residential Design Guideline 3.7.4.

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.
- Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.
- Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.

RECOMMENDATIONS

1. Increase the size of the first floor segment over the kitchen window to reinforce the first floor eave and roof line and to improve the front facade compatibility with other homes in the immediate neighborhood.
2. Revise the entry to provide an under-the-eave entry similar to other homes in the immediate neighborhood, reinforce the first floor roof line and improve the front facade compatibility with other nearby homes.

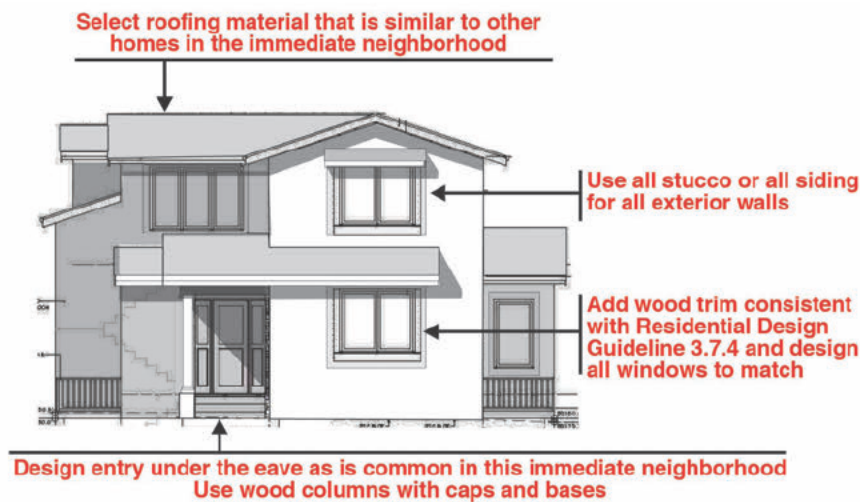


3. Select either stucco or horizontal siding and use it consistently on all exterior walls.
4. Select a roofing material similar to that on other homes in the immediate neighborhood.
5. Use wood columns on the front entry and back porch in lieu of the proposed stone columns.
6. Treat all windows with the same detailing and provide trim consistent with Residential Design Guideline 3.7.4.

The streetscape illustrations below at a small and large scale show the proposed front elevation recommendations..



There is one other option to better relating the larger front facade to the nearby one story homes. That would be to extend the entry roof partially across the front facade in lieu of the proposed roof segment over the kitchen window. This would emphasize the one story eave portion of the home.



Maria, please let me know if you have any questions or if there are any issues that I did not address.

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

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