



August 4, 2021

Mr. Sean Mullin
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 118 Olive Street

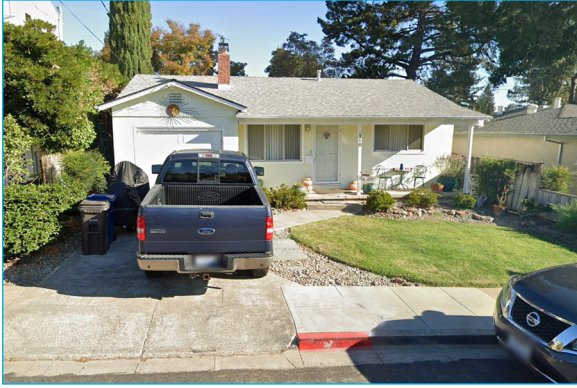
Dear Sean:

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

NEIGHBORHOOD CONTEXT

The site is located in an established neighborhood containing a mix of one and two-story homes. Photos of the site and surrounding neighborhood context are shown on the following page.





The Site and Existing House



Houses immediately to the left



House to the immediate left



House to the immediate right



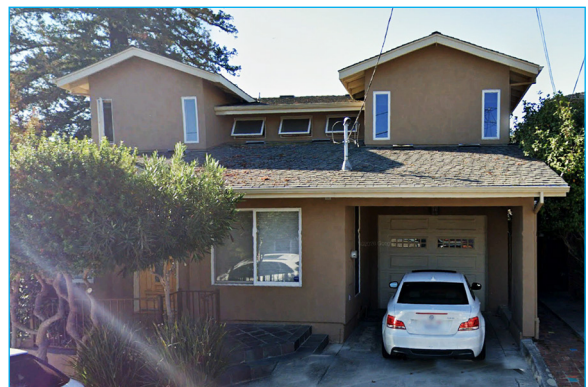
Nearby house immediately across Olive Street



Nearby house to the right



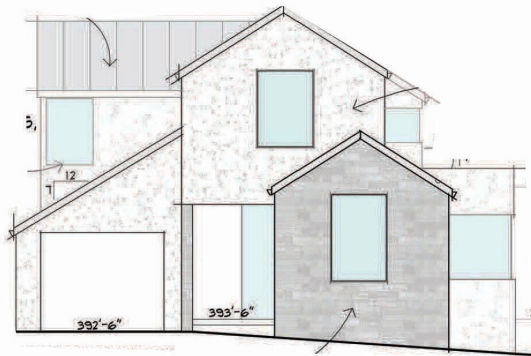
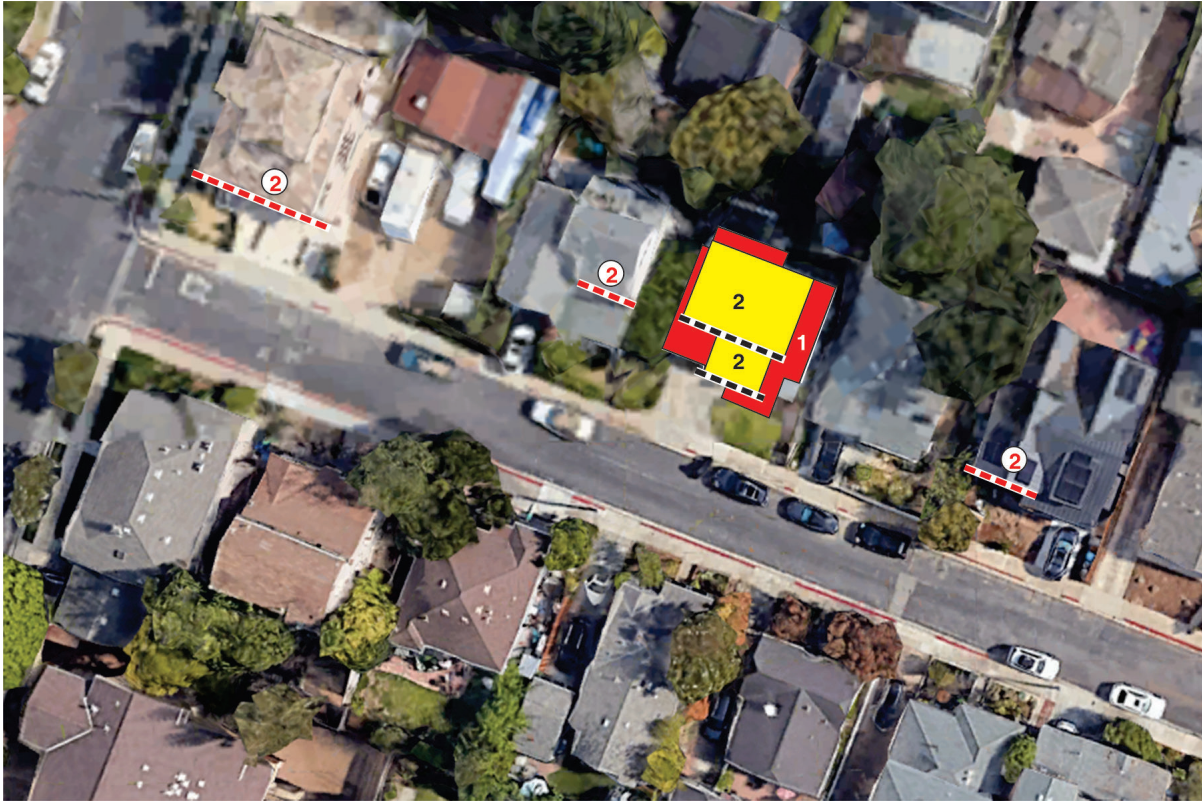
Nearby house across Olive Street



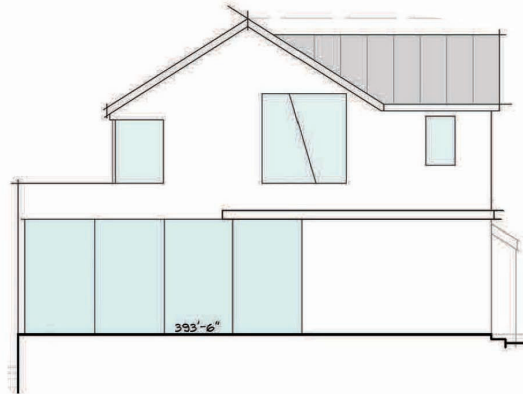
Nearby house across Olive Street

ISSUES AND CONCERNS

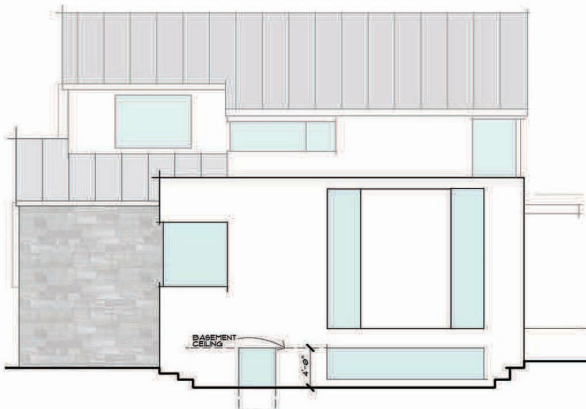
The proposed first and second floor footprints, shown in relationship to other nearby homes, and elevations are shown below.



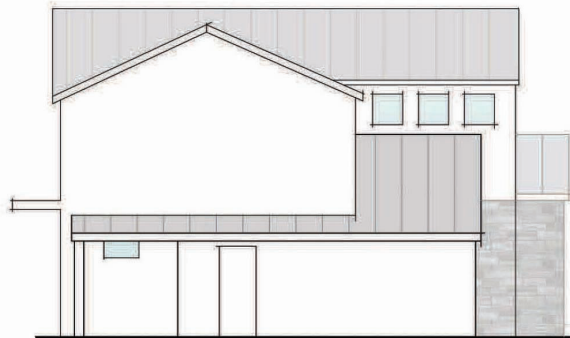
Proposed Front Elevation



Proposed Rear Elevation

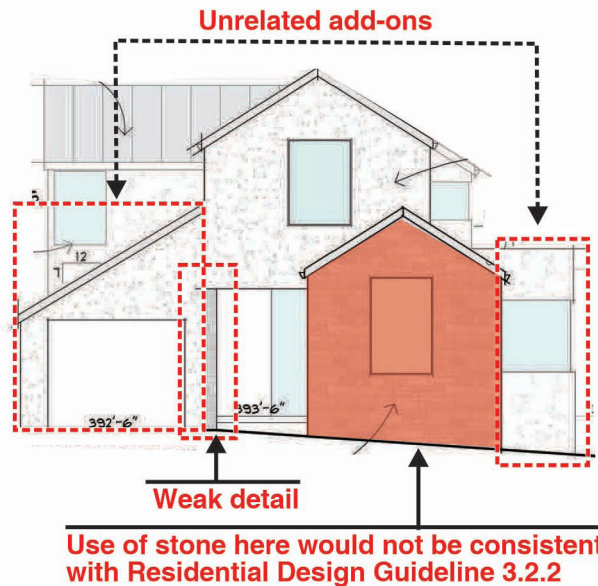


Proposed Right Side Elevation



Proposed Left Side Elevation

The additions seem appropriate, and have the potential to blend well with the existing house and immediate neighborhood. There are, however, a few issues, as follows:



The exterior walls will be 6" thick and the windows will be recessed as far as practical. For this style of architecture, window trim would not be appropriate

The element in question is not a column. It is the end of a wall that extends from the entry to the face of the building. Comment is N/A

The stone wraps around the architectural element @ The front of the house and is distinct. No such elements exist @ sides & rear to create a similar condition. The proposed color of the stone compliments & blends with the color of the roof

1. The use of stone on the front elevation, while not carrying it around consistently on the other three facades would not be consistent with Residential Design Guideline 3.2.2.

3.2.2 Design for architectural integrity

- Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.

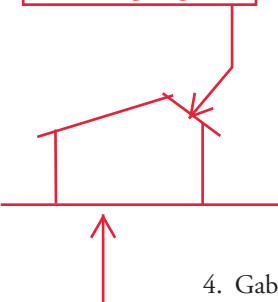
2. The column detail shown at the entry is not well detailed, and does not look like it is an integral part of the facade,
3. The existing house is simple in its forms, and the addition should relate to that. However, the garage form and the popout form on the right side elevation at the Family Room/Kitchen are quite foreign to main forms of the house and to each other. **We have created a deck over the garage per Canon suggestion**
3. There appears to be no trim at the window, and windows do not appear to be substantially recessed from the face of the wall which would not be consistent with 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.

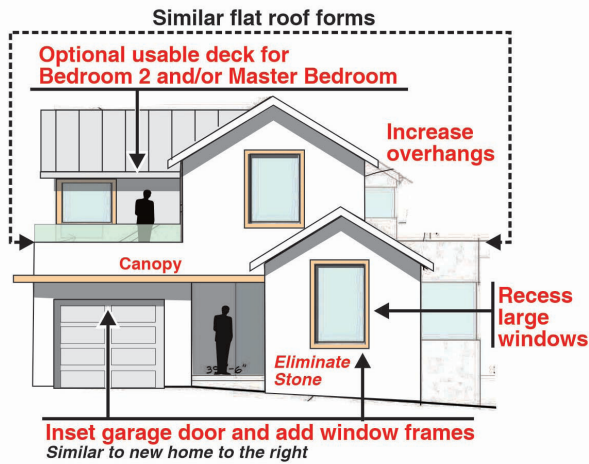
4. Gable roof slopes do not match which would not be consistent with Residential Design Guideline 3.5.1.

unequal slopes
@ a single gable



The roofs in question oppose each other and no contrast between their slope differences will be visually apparent. The roof slopes were chosen to blend the house appropriately and to keep the mass of the house appealing. If the side gable slope were to match the front of the house, mass would be increased. I believe the intent of the code is to prevent unequal slopes on the gable as illustrated in the drawing above, left. Larry Canon just approved a house w/dissimilar roof slopes @ 515 Bachman Ave

RECOMMENDATIONS



We have created a deck over the Garage per our attached revised plan. Our design steps the deck back to the garage face providing a stepped back more attractive street presence

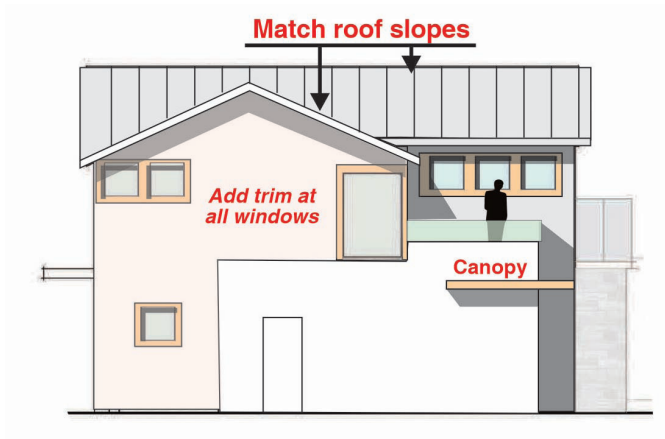
1. Use similar flat roof forms on both the garage and Family room/Kitchen popout. Optional usable roof deck over garage for Bedroom 2 and/or Master Bedroom.
2. Integrate the entry column into the garage wall, and add a conopy over the entry and the garage.



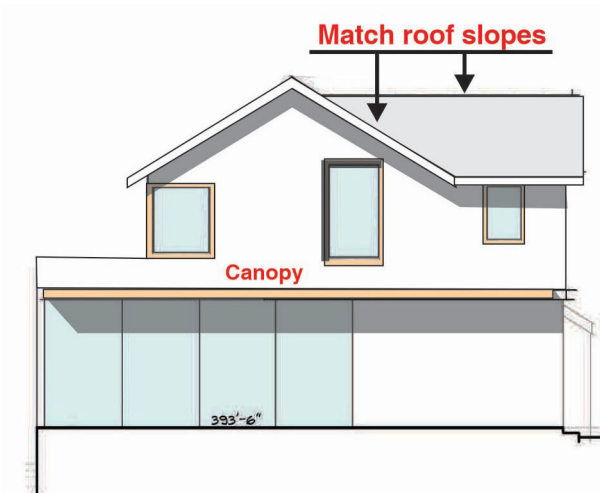
As mentioned earlier on the previous page point number 2., there is no entry column

3. Recess the garage door - similar to new home nearby to the right (photo below). *The garage door has been recessed by 1'-0"*
4. Match the gable roof slopes.
5. Add trim to all windows consistent with Residential Design Guideline 3.7.4 and recess large windows- similar to new home nearby to the right (photo above). *This design calls for trimless, recessed windows per the exception noted @3.7.4, Page 4 of Canon's report*
6. Eliminate the stone on te front facade. *Answered on the previous page, point number 1.*

Answered on the previous page point number 4., The photo that Larry Canon is using of 114 Olive is my design. Those roof slopes do not match, but since the roof directions oppose each other, the appearance is wholly acceptable and not apparent resulting in reduced mass and bulk



As discussed earlier, the dissimilar roof slopes are acceptable as we have applied them



The canopy as extended per Larry Canon is not desirable. This is a north elevation and we prefer as much solar access as possible here. The canopy as designed, it is purely functional- It sheds the main person door and the future kitchen area from the weather.

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

Sincerely,

CANNON DESIGN GROUP

Handwritten signature of Larry L. Cannon in black ink.

Larry L. Cannon