



ARCHITECTURE PLANNING URBAN DESIGN

October 6, 2021

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

RE: 289 Marchmont Drive

Dear Jocelyn:

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 of traditional Ranch Style homes. Houses are all one-story in height with a couple of homes with partial second stories. Photos of the site and its surrounding neighborhood are shown on the following page.



EXHIBIT 4



THE SITE



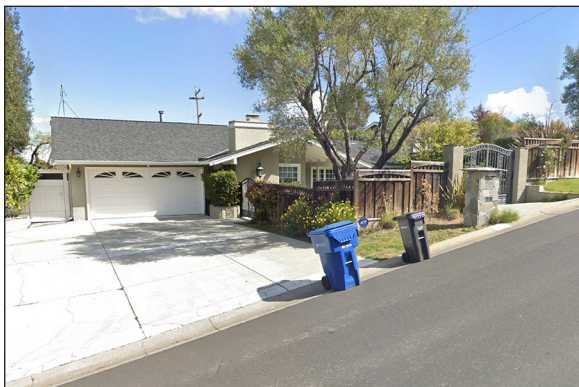
SITE and house to the immediate left



Home to the immediate left



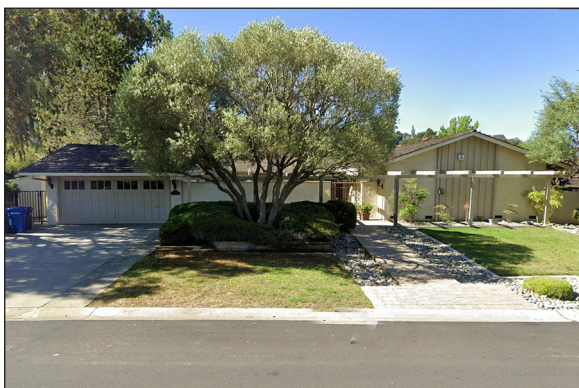
Home to the immediate right



Nearby home on Marchmont Drive



Nearby home on Marchmont Drive



Nearby home on Marchmont Drive



Nearby home on Marchmont Drive

ISSUES AND CONCERNS

The proposed home is well designed with a traditional architectural style and simple details consistent with the architectural style - see proposed elevations below.



Proposed Front Elevation



Proposed Left Side Elevation



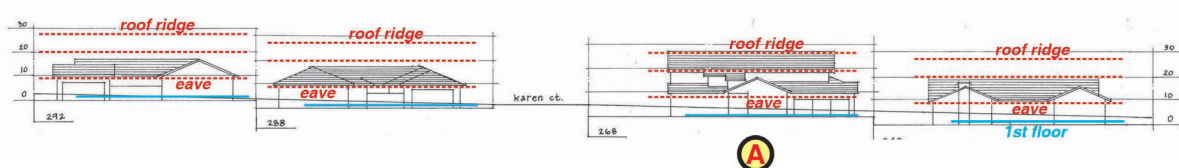
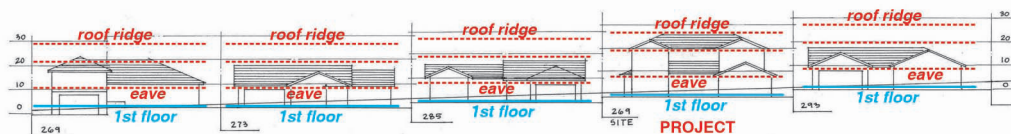
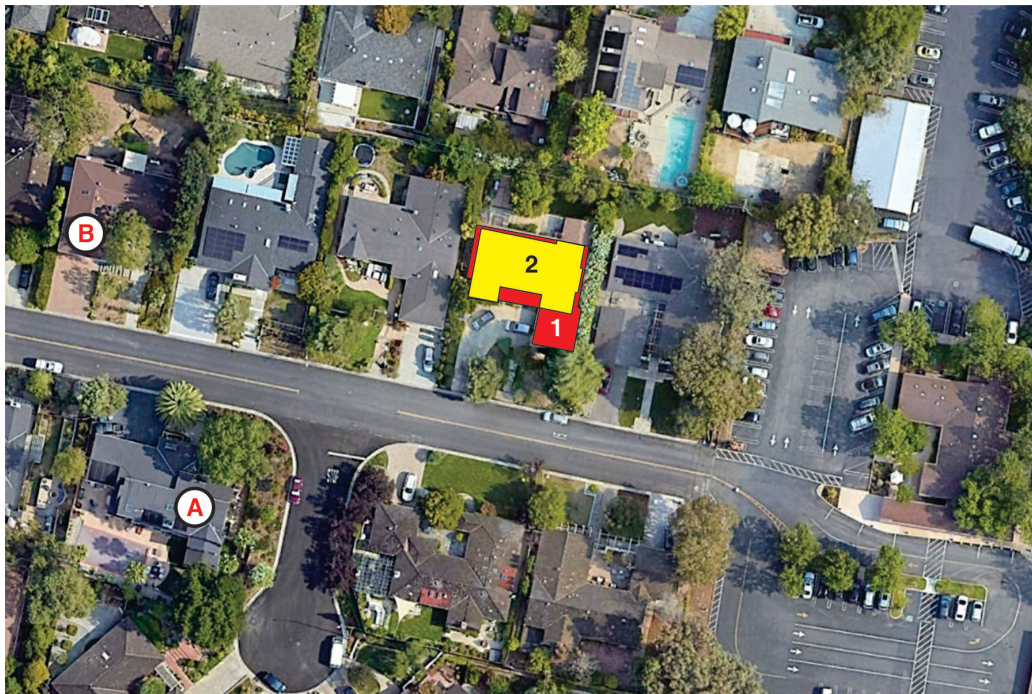
Proposed Rear Elevation

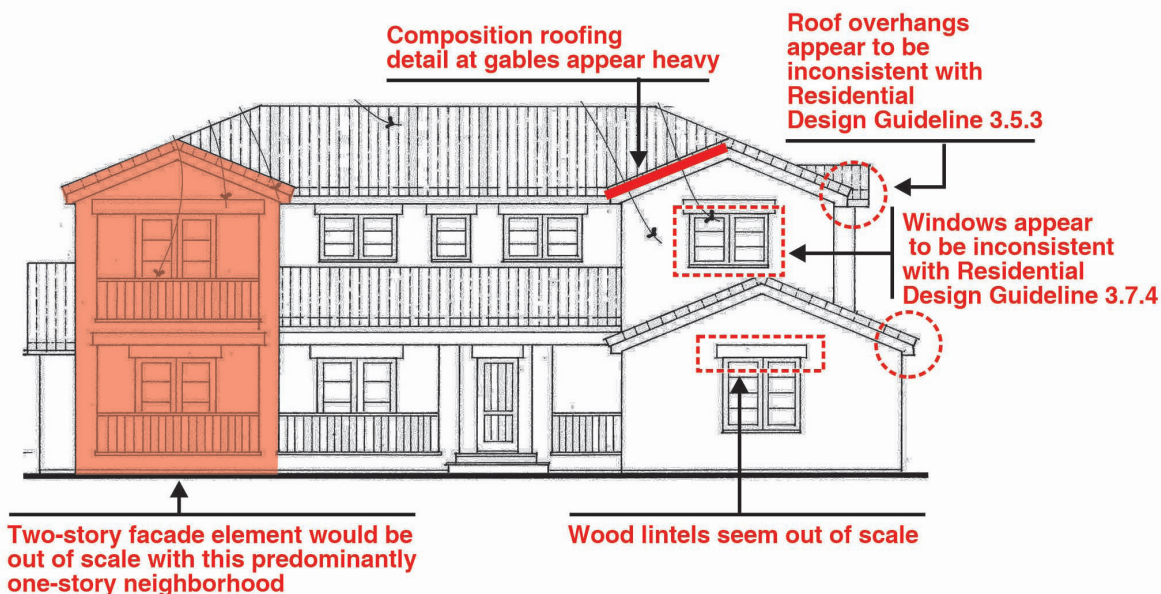


Proposed Right Side Elevation

There are, however, a few issues worthy of further design refinement.

1. The two-story house would be visually taller, with more building mass than is common for the neighborhood.
2. There are only two homes nearby that have a second story, and those have mitigating measures to minimize their visual bulk in order to blend in with the adjacent predominantly one-story homes. The two-story balcony element on the front facade would be especially out of character and scale with this neighborhood - see air photo, streetscape, two-story home photos and front elevation illustrations below.





3. Wood lintels over windows and doors are acceptable for this architectural style, but those shown on the drawing look too large and out of scale with the size of this house.
4. The drawing do not appear to show deep recessed windows or trim around the windows 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.
- Divided lights (i.e., larger window panes broken up into smaller pieces) are common in many home styles found in Los Gatos. Use either vertical or square proportions for the smaller window elements. Be consistent in the proportions (i.e., the ratio of the horizontal to the vertical dimension) of the smaller panes. Do not use snap in flat grids to simulate divided lights. Use either true divided lights or one of the newer window systems that have dimensional muntins on both the exterior and interior of the glass along with a spacer muntin between the panes of glass. Use consistently for windows on all sides of the house.

5. The roof overhangs appear small which would not be consistent with Residential Design Guideline 3.5.3.

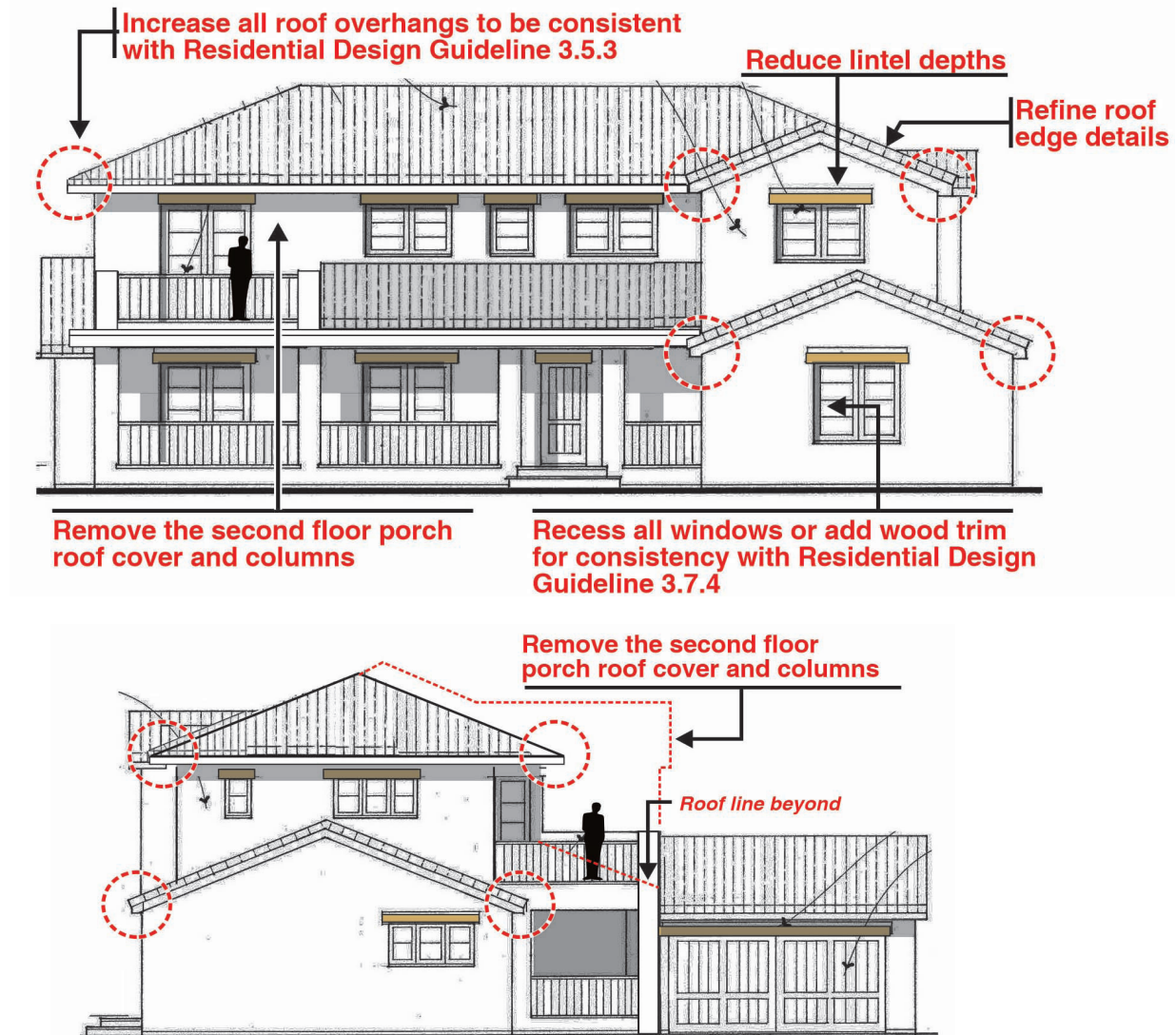
3.5.3 Relate roof overhangs to the architectural style and to the surrounding neighborhood

- Some architectural styles (e.g., Mission and Spanish Eclectic) often come in small and large overhang versions. In those circumstances, tailor the roof overhangs to the general character of the surrounding homes.

6. The roof is noted as composition shingle, but the drawing show roof edges that appear more consistent with tile roofs.

RECOMMENDATIONS

1. Remove the second floor porch roof cover and columns.
2. Increase all roof overhangs to be similar to the predominant roof details in the immediate neighborhood.
3. Recess all windows or add wood trim to be consistent with Residential Design Guideline 3.7.4.
4. Reduce the depth of lintels over the windows and doors.
5. Refine the roof edge details.



If we need to discuss this further, I am available at your convenience.

Sincerely,
CANNON DESIGN GROUP


Larry L. Cannon