

Beckstrom Architecture+ Interiors

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November 27, 2023 **B**

PROJECT PLANNER: Savannah Van Akin

Town of Los Gatos - Planning Department

110 E. Main Street, Los Gatos CA 95031

16510 Topping Way, Architecture and Site Application S-23-016

CDG – Form Description – Topping House

The Topping House is designed to look like a 1900's Los Gatos Village House which has been modified over time. The main 2-story, 2,500 sf house 'block' is 26' wide and 48' long. A 'tall-story cape' with a small, 19' wide, cross gable facing the street. The 2-story main house block is 48' (60% of the lot width) and 32' from the front property line which is typical of Los Gatos Village houses. Street proximity fosters a 'friendly and accessible' front elevation which 'connects' to the street. Other neighborhood houses have longer street elevations, similar front setbacks and larger 2-story massing (not an adverse quality, this Architect thinks the other houses are appropriate too, given Los Gatos Urban history and the high real estate values).

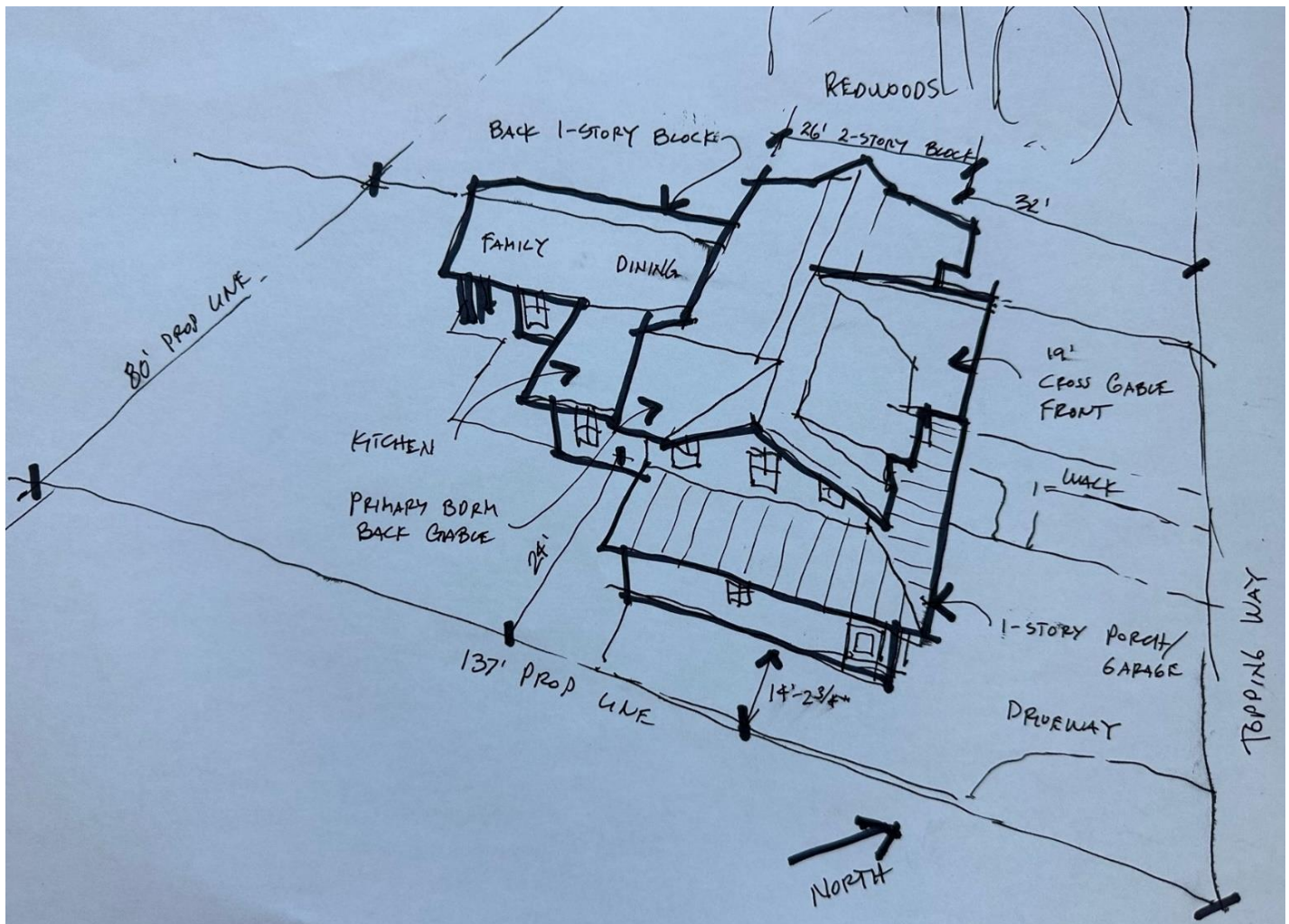
In a 'fictional narrative', as the house developed over time, 13' wide shed dormer roofs were added to either side of the front cross gable. To add more scale/detail there are small shed dormer projections at the windows. A 6'-4 1/2" wide, left shed dormer projects 9" over the 1-story porch roof below and on the right is a 9' dormer.

The 1-story front porch wraps around part of the front and around the left side where it has been in-filled to become the garage. The different size garage doors are placed on separate, stepped back walls which to reduce the scale and add interest.

The public sees a 2,500 sf 2-story house from the street with a partial, wrap around porch. The front of the house screens the 1-story rear wing which holds the Kitchen, Dining and Family areas.



The rear elevation is broken up with a similar shed dormer on the second story which runs into the 15'-5" wide, Primary Bedroom rear gable which is not visible from the street. Below the shed dormer and part of the Primary Bedroom gable is the 'L', 1-story back wing which has the Family Rm, Dining and Kitchen which are not visible from the street.



The Architect in collaboration with the owners have attempted to design a nuanced, handsomely scaled and proportioned Los Gatos Village house that would look appropriate in most neighborhoods. The front porch invites connection to neighbors, it would be a porch and house which would beckon Halloween revelers of all ages, perhaps the most important neighborhood test.

Please call or email with any follow up questions. Thanks

Sincerely,

Eric A. Beckstrom
Architect

Form Evolution over time, narrative only. This is how American housing transformed over time.



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