

## Beckstrom Architecture + Interiors

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TO: **Los Gatos Planning/Building Dept**

Project: 16510 Topping Way, Los Gatos, 95032

APN: 532-09-029; Zoning: R:1-8

### **Construct New 2-story Residence in R:1-8 Zone**

#### **Overview**

The subject area was used for orchards from 1880 until World War II and is not part of the historic Los Gatos which has a dense fabric of housing, business, hotels, etc. Topping Way was most likely platted during World War II. The 10,960SF lot sits in a suburban neighborhood approximately 3/4 mile from Los Gatos Boulevard. The neighborhood has a mixed fabric of very simple, original 1-story houses from the 50's and 60's. 16510 Topping Way 1-story house was built in 1947.

In the neighborhood, most of the original, post War, suburban houses have either been completely remodeled or torn down for new 2-story houses to support the growing families who are drawn to the Los Gatos public school system. 2-story houses are the norm for new houses in this neighborhood. Real estate prices have increased greatly since 1947 so that new 2-story houses capitalize on the very high lot costs in Silicon Valley.

#### **16510 Existing House**

It is apparent from the pictures that the house has been through many facelifts and renovations prior to codes, zoning and development guidelines. It is challenging to know how the original house looked due to all the changes inside and out, there are no records for this humble house.



Street View-Looking SouthWest



Street View-Looking West



Rear View-Looking North

### **Proposed Project Description**

The proposed new single-family house project with attached Garage entails deconstructing/demolishing the existing and worn 1947, 3 Bedroom/3 Bath 1-story home. The lot is relatively flat with no significant trees. The lot faces North-NorthWest. The lot to the west is heavily wooded and the lot to the back has tall large trees near the property line. The attempt was to create a handsome, classic, transitional house design which blends with all the different style in the neighborhood. There is a friendly, large front porch as the 'public face' of the house.



Street View-Looking SouthWest



Rear View-Looking North

Please call or email with any follow up questions. Thanks

Sincerely,

Eric A. Beckstrom

Architect