



ARCHITECTURE PLANNING URBAN DESIGN

July 26, 2021

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

RE: 17121 Crescent Drive

Dear Diego:

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

Neighborhood Context

The site is located on a large lot with a substantial setback from the street. The site is heavily wooded. The nearby parcels are similar in size with homes of also similar size. Photographs of the site and immediate neighborhood are shown on the following page.





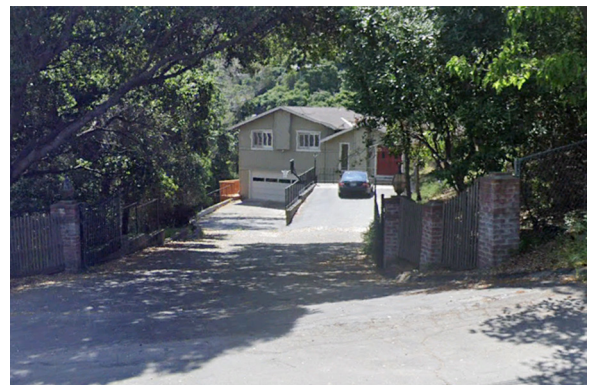
THE SITE



House to the immediate right



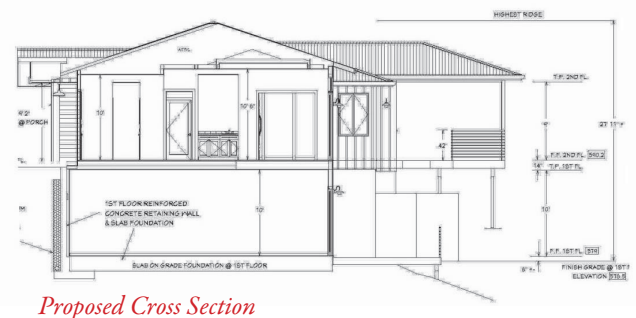
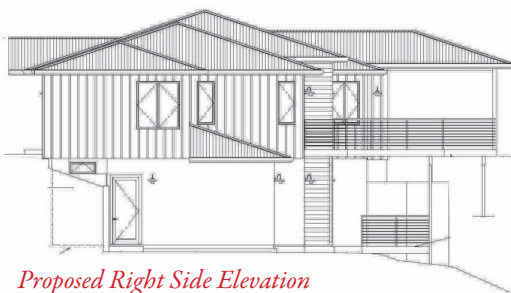
Nearby house across Crescent Drive



Nearby house across Crescent Drive

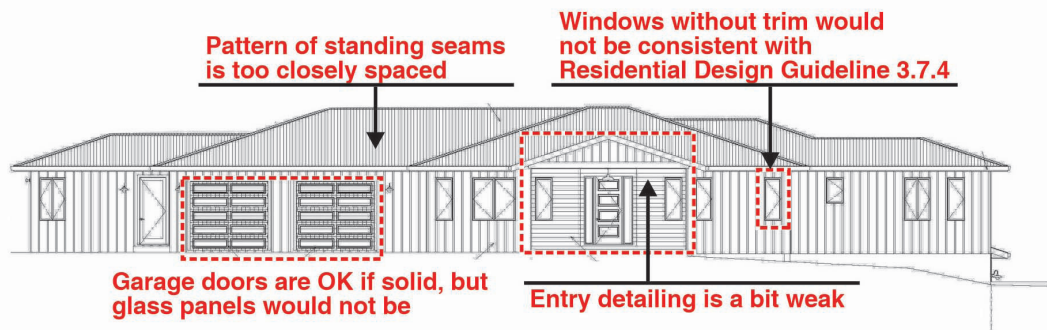
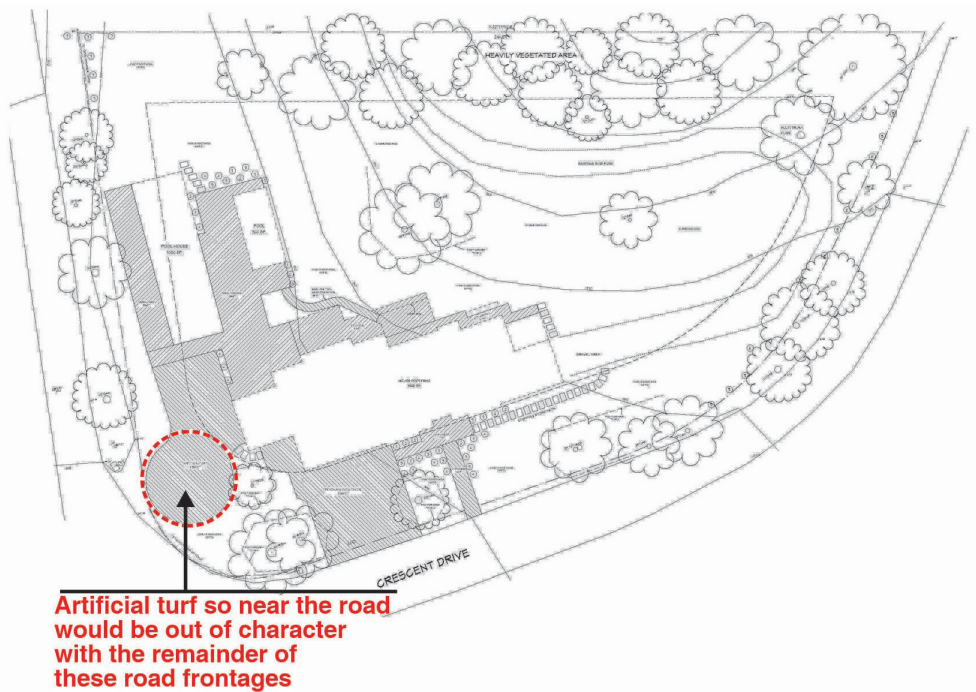
ISSUES AND CONCERNS

The proposed house would be one-story above grade at the street level, comparable to the size of nearby homes, and is well designed - see air photo with site and proposed elevations below.



There are just a few issues of concern.

1. The proposed artificial turf area proposed very close to the road would be out of character with the more natural edges along the remainder of the road.



2. The spacing of the standing seams on the metal roof seem too close together, and visually very busy.
3. The entry is a bit weak.
4. Windows without trim would not be consistent with Residential Design Guideline 3.7.4.

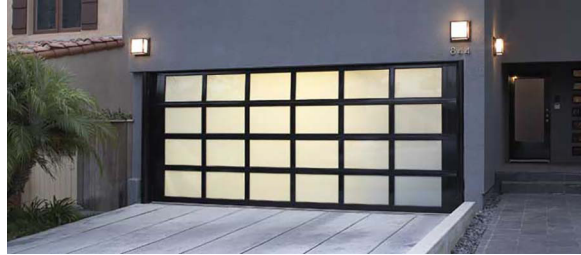
3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- 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.

5. The exact materials are not called out for the garage doors except for the note that they are Contemporary Style Roll Up Doors. When I see that note, I would be concerned if the door panels were glass that would provide a visual lantern at night which would be quite out of character for the semi-rural character of this neighborhood - see photo examples below.

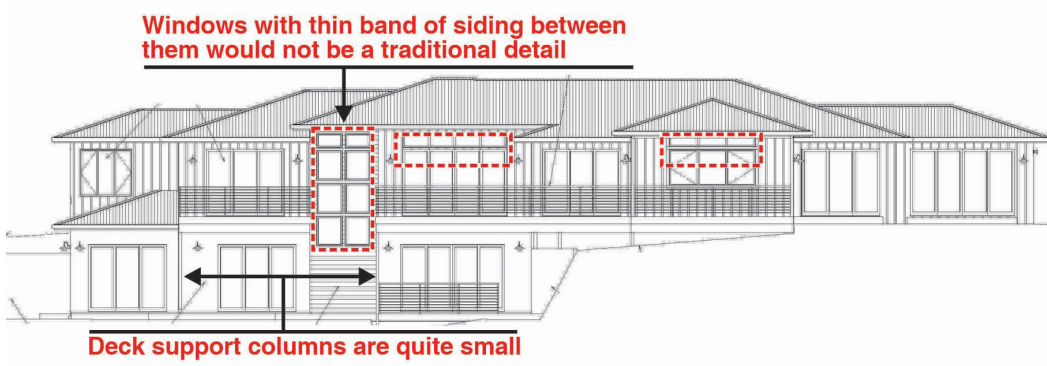


Glass Garage Doors: Daytime



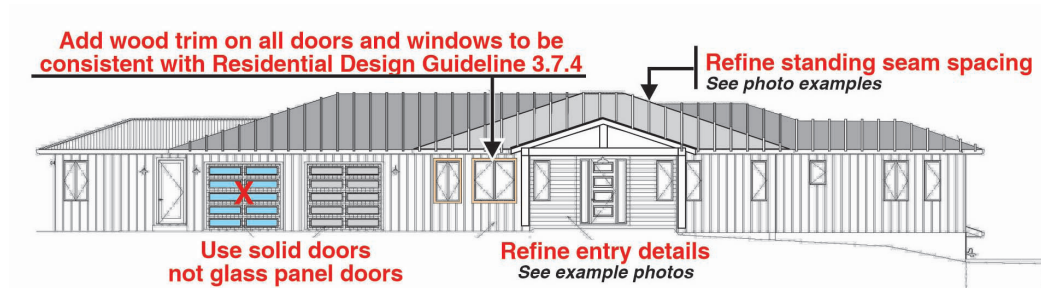
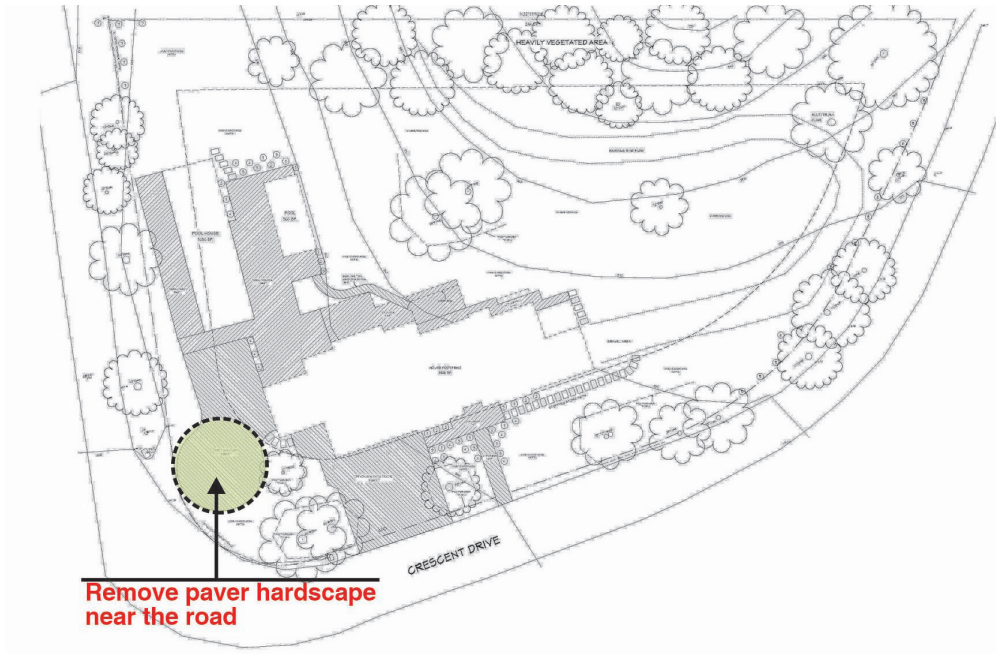
Glass Garage Doors: Nighttime

6. The tall multiple window areas on the rear elevation do not seem to yet have the appropriate traditional detailing for the home's proposed architectural style.
7. The Town's Hillside Design Guidelines generally discourages this type of open deck support shown at the rear of the house, but the portion of the rear elevation where this occurs is small and not visually awkward. However, the columns on the rear elevation supporting upper level decks are rather skinny compared to their height.



RECOMMENDATIONS

1. Eliminate the artificial turf near Crescent Drive in favor of natural landscaping.



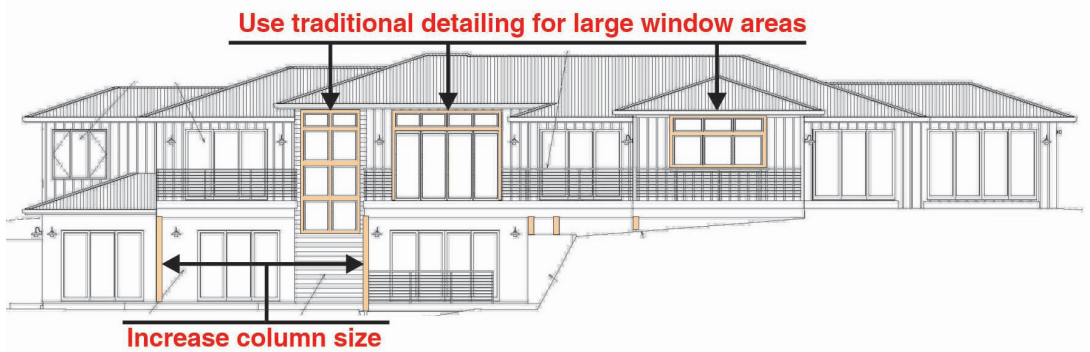
2. Refine the standing seam texture of the roof - see example photos below.



3. Refine the entry details - see photo examples below.



4. Add wood trim to all doors and windows consistent with Residential Design Guideline 3.7.4.
5. Provide solid panels in the garage doors unless glazing is limited to the top door panels.
6. Refine the large rear elevation windows by separating upper and lower panes with wood framing in lieu of the segment of wall siding shown.



7. Increase the size of the rear deck supports.

Diego, I have no other recommendations for change.

Sincerely,

CANNON DESIGN GROUP

A handwritten signature in black ink, reading "Larry L. Cannon".

Larry L. Cannon

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