



ARCHITECTURE

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JAN 06 2020
TOWN OF LOS GATOS
PLANNING DIVISION

Town of Los Gatos
Planning Division
110 E. Main Street
Los Gatos, CA 95030

January 3, 2020

Re: The Dehkordi Residence; 146 Robin Way,
Architecture and Site Application S-19-043

Attn: Diego Mora

Below is an itemized response to the Town Consulting Architect's comments dated December 9, 2019.

RECOMMENDATION RESPONSES

1. In contemporary architecture, simple geometric forms that intersect with other forms is a design feature that is employed often. The style of architecture implemented on this house is considered transitional modern. It beautifully combines more modern elements like the rectangular forms that have flat (low slope) roofs and carefully positions them with the sloped roofs. This is a key element of this style and to eliminate the rectangular forms would completely strip that character from the home.

Rather than propose a more modern style home with only flat roofs, we felt the sloping roofs of the transitional modern style would better fit into the neighborhood.

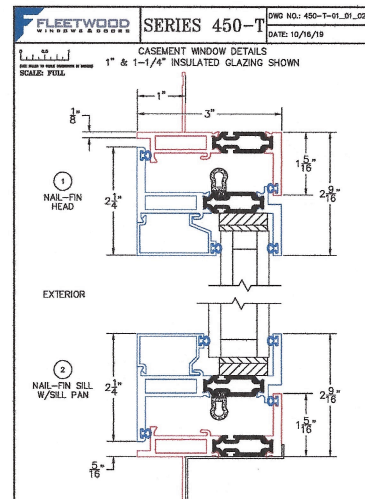
What we can do is reduce the impact of the rectangular elements. Each of the two front elevation "blocks" (wood and stone) have been reduced in height, the stone block by 4" and the wood block by 6". Further, we have dropped the living room window height by 12" to help reduce the proportions of the wood block.

Flat or low slope roofs also provide a great place to put photovoltaic solar panels that are less visible or even unseen. With the recent changes to the state energy code, this becomes a very important part of the design.

2. The wood siding is limited to the front wood block and the bedroom wall on the far left at the front elevation. These are the only two wood elements seen from the street. We feel

these are still accent features. Further, wood siding is found throughout the neighborhood.

3. We agree that a less prominent garage door would be a benefit to the elevation. We propose a metal garage door, in a matte finish, that matches the windows and front door with only 4 lights at one side. The asymmetry works well with the style of the home.
4. Admittedly, a standing seam roof is less common in the nearby neighborhood, but it is very much in keeping with the proposed style of architecture. When looking at the larger neighborhood beyond just Robin Way, there are three other houses with standing seam roofs each on La Chiquita, Topping Way and Bella Vista. Furthermore, there are few products that can compete with the high quality and durability of the standing seam roof.
5. The windows proposed are of durable aluminum and of the highest quality and energy efficiency. It should also be known that a great majority of high end, new houses, modern or traditional in style, have these metal framed windows or have a wood frame with aluminum cladding on the exterior for their durability. Both look very similar to each other. This has long been a standard in the high end residential construction industry. The aluminum windows we propose will look virtually identical to wood framed, aluminum clad windows, but also have the same heft and detail of a wood framed window. For reference, please see the Fleetwood windows below.



Additionally, with the exception of the two first houses on the court, a survey of the neighborhood shows none of the immediate homes have wood framed windows. They all have vinyl replacement windows or 1970's or 80's single glazed aluminum framed windows. The windows proposed are of much higher quality and will have to meet the very stringent energy efficiency standards of the latest energy code.

6. Wood trim is entirely inappropriate for this style of architecture. Rather than adding trim, the windows will be recessed which adds shadow and depth. This has now been shown on the floor plans.
7. To simplify the forms and distinguish them more clearly, we've pushed and pulled the great room/kitchen wall line. Now the great room wood block element has a corner for the materials to transition from wood to stucco, and the great room block becomes more defined. Further, we have changed the material of the triangular shaped wall above the kitchen roof and adjacent to the great room clerestory windows from wood to stucco. The stucco calls less attention to it and it can recede from view.
8. This comment goes along with comment #1. In addition to the height reduction already mentioned, the front bedroom (stone block) wall has been pushed back 4" away from the street.

If you have any questions regarding the revisions made, please give me a call.

Sincerely,



Jaclyn Greenmyer

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