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February 11, 2020

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

RE: 102 Alta Heights Court

ISSUES AND CONCERNS

The house is very well designed with an identifiable architectural style and details - see elevations and sketch below.

I reviewed the architects' portfolio of work on their website, and found that they have substantial successful experience in designing contemporary homes in a convincing range of traditional styles. I have only a limited number of issues to bring to staff's attention.

1. The window frames, as drawn, seem too small compared to typical Tudor Style homes.

Response: See A3.0-A3.4, all the windows and doors are now recessed 2" x 2", typical



2. There is a rather awkward roof transition on the left side elevation which is complex and inconsistent with the traditional simplicity of the Tudor Style.

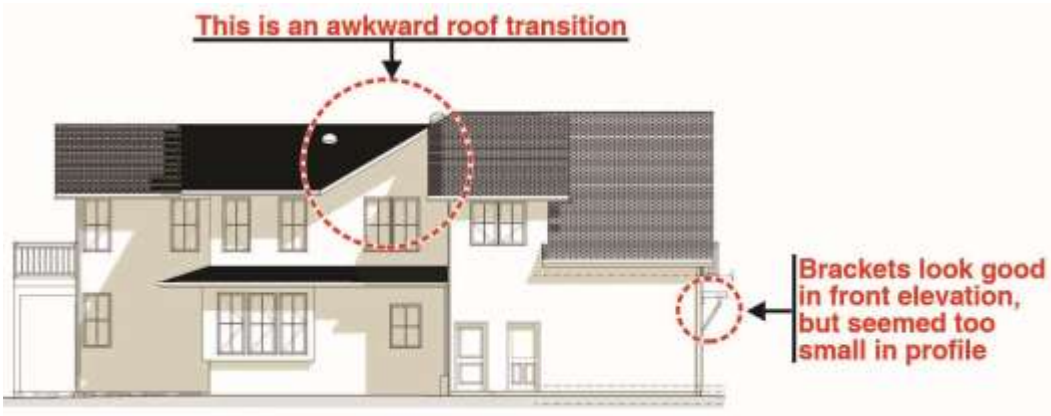
Response: See A3.4, the roof was redesigned to be more uniform and the dormer roof at the ADU was lowered to be a smaller feature which then allowed the main, upper ADU/Garage roof to turn the corner in a very small, hip roof at the back which is cleaner.

3. The trellis brackets over the garage door look good as drawn on the front elevation, but seem too small in profile.

Response: See A3.3, brackets size increased width

4. The relationship between the French doors and adjacent window at the second floor rear deck is awkward.

Response: See A3.4, the plans and rear elevations were thoroughly reworked for more simplicity and balance.



RECOMMENDATIONS

1. There are multiple ways to address the issue of the narrow window frames to better relate the windows to the traditional detailing of Tudor Style homes. Given the architects' past demonstrated skills in detailing traditional style homes, I would only suggest that staff work with the applicant to find a suitable solution. Two typical window treatments consistent with the style would be:

- substantially recessing the windows and French doors without trim.

Response: See A3.0 - A3.4 all the windows and doors are now recessed 2" x 2", typical

- Adding wood trim and projecting sills around all windows.

Response: See A3.0 - A3.4 all the windows and doors are now recessed 2" x 2", typical

Illustrative examples of each are shown on the front elevations below.

Whatever solution is selected, it should be carried consistently around all facades of the house.



RECESSED WINDOWS APPROACH



2. I would also suggest that the double windows on the front elevation be grouped as is consistent with the architectural style. If they are kept as independent windows, my recommendation would be to reduce them a bit in size. They are currently rather crowded into the projecting facade bay.
Response: See A3.3, the window sizes were adjusted, the bay is clad with vertical, gray stained cedar for a gentle contrast to the main stucco wall of the front facade

3. Refine the scale and detail of the garage trellis brackets.
Response: See A3.3, the scale and detail of the trellis brackets was modified

4. Recess the garage doors - see photo example below. Note that garages placed in front of the main living space is not consistent with Residential Design Guideline 3.4.1, but the integration of living space above the garage is sufficient mitigation to make the garage placement acceptable.
Response: See A3.3, all the windows and doors are now recessed 2" x 2", typical

5. Refine the spacing and detail of the rear elevation French doors and the adjacent window on the second floor.
Response: See A3.0 - A3.4 the rear and side elevations have been modified to be more harmonious

6. With regard to the awkward roof transitions on the left side elevation, I looked at the issue, but was unable to find a satisfactory solution. My recommendation would be for staff to work with the

applicant to find a more refined solution consistent with the proposed Tudor Style. Some floor plan changes might be required to bring the design into consistency with Residential Design Guideline 3.1.1

3.3.1 Develop the house plans and elevations together

- *Avoid complex floor plans that require complicated building mass and roof forms.*
- *Work within the traditional forms of the architectural style selected. Unless the architectural style selected clearly supports substantial complexity, generally keep building massing and roof forms simple as is the norm for traditional architecture.*
- *Avoid complex second floor plans and roof forms if that is not the norm for the neighborhood.*

Response: See A3.3, A3.4, we simplified the plan and window layouts with more simple massing and roof forms.

Please call or email with any follow up questions. Thanks.

Sincerely,



Eric A. Beckstrom
President/Architect