

October 6, 2020

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

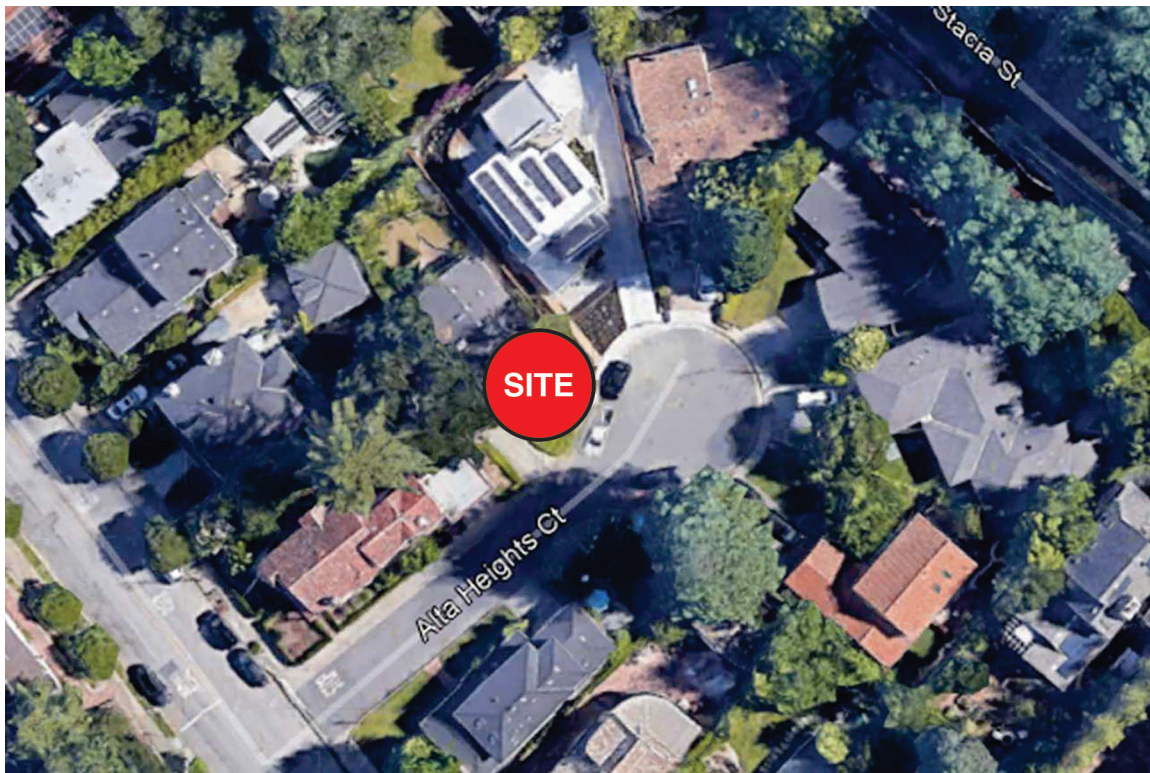
RE: 102 Alta Heights Court

Dear Ryan:

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

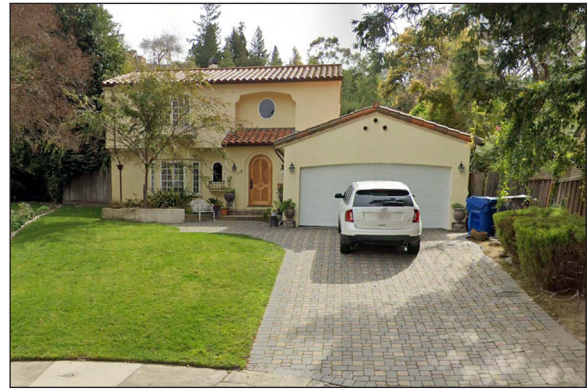
#### NEIGHBORHOOD CONTEXT

The site is located on a narrow but deep lot on a cul-de-sac with both one and two-story homes in a wide variety of traditional architectural styles. . The site is shown on the aerial photo below, and photos of the site and its surroundings are on the following page.





*THE SITE*



*House immediately across Alta Heights Court*



*House to the immediate left*



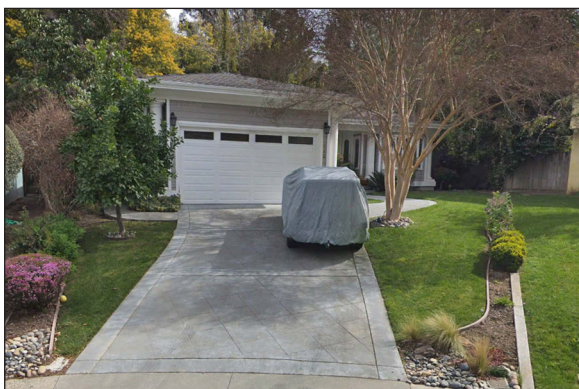
*House to the immediate right*



*Nearby house on Alta Heights Court*



*Nearby house on Alta Heights Court*



*Nearby house on Alta Heights Court*



*Nearby house at entry to Alta Heights Court*

ISSUES AND CONCERNS

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



*PROPOSED FRONT ELEVATION*



*PROPOSED LEFT SIDE ELEVATION*



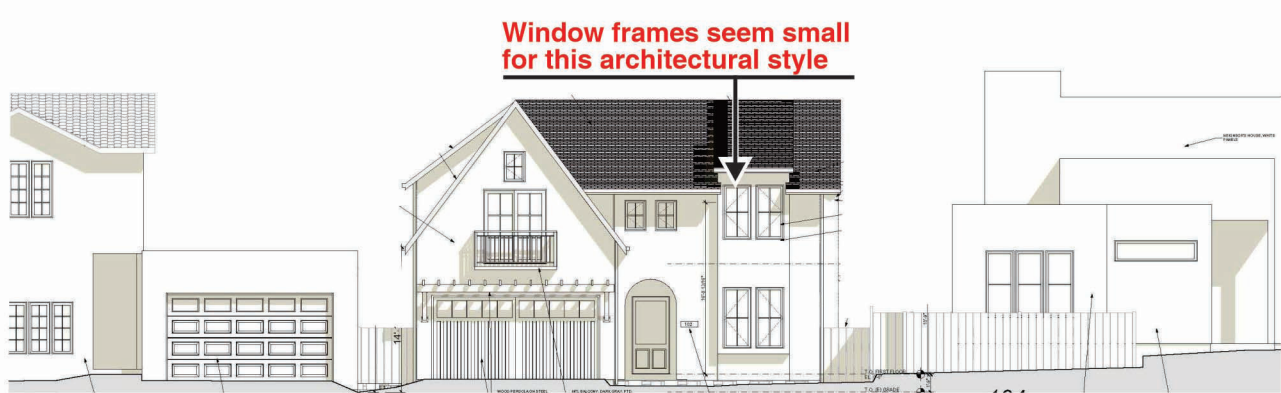
*PROPOSED RIGHT SIDE ELEVATION*



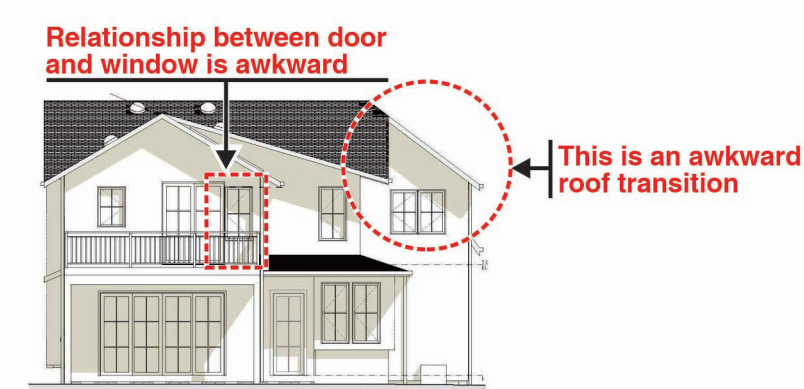
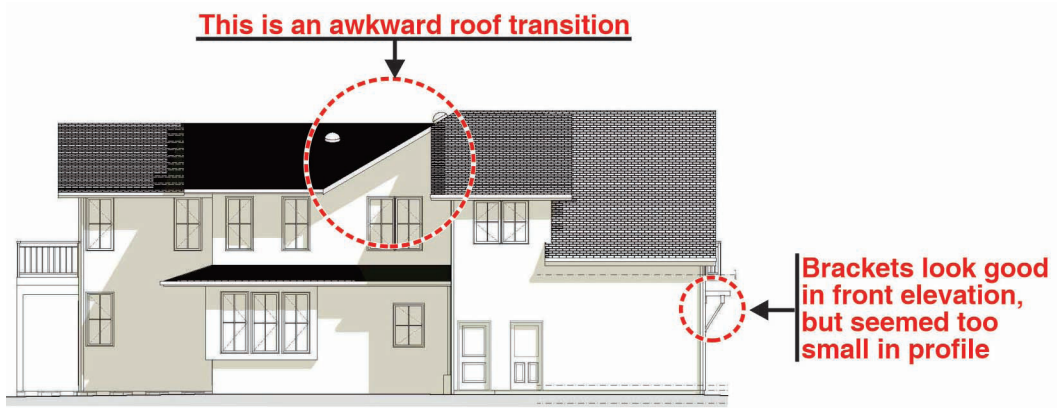
*PROPOSED REAR ELEVATION*

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.



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.
3. The trellis brackets over the garage door look good as drawn on the front elevation, but seem too small in profile.
4. The relationship between the French doors and adjacent window at the second floor rear deck is awkward.



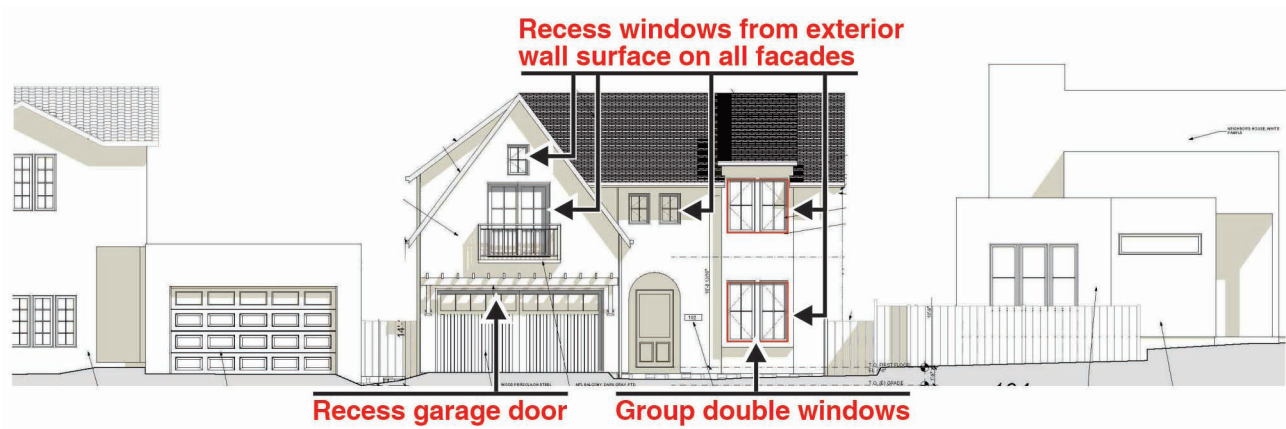
## RECOMMENDATIONS

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.
- Adding wood trim and projecting sills around all windows.

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*



*WINDOW TRIM APPROACH*



*RECESSED WINDOWS APPROACH*



*WINDOW TRIM 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.
3. Refine the scale and detail of the garage trellis brackets.
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.



5. Refine the spacing and detail of the rear elevation French doors and the adjacent window on the second floor.
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.*

Ryan, I have no further recommendations for changes.

Sincerely,  
CANNON DESIGN GROUP

Larry L. Cannon