

August 20, 2024

Ms. Maria Chavarin
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

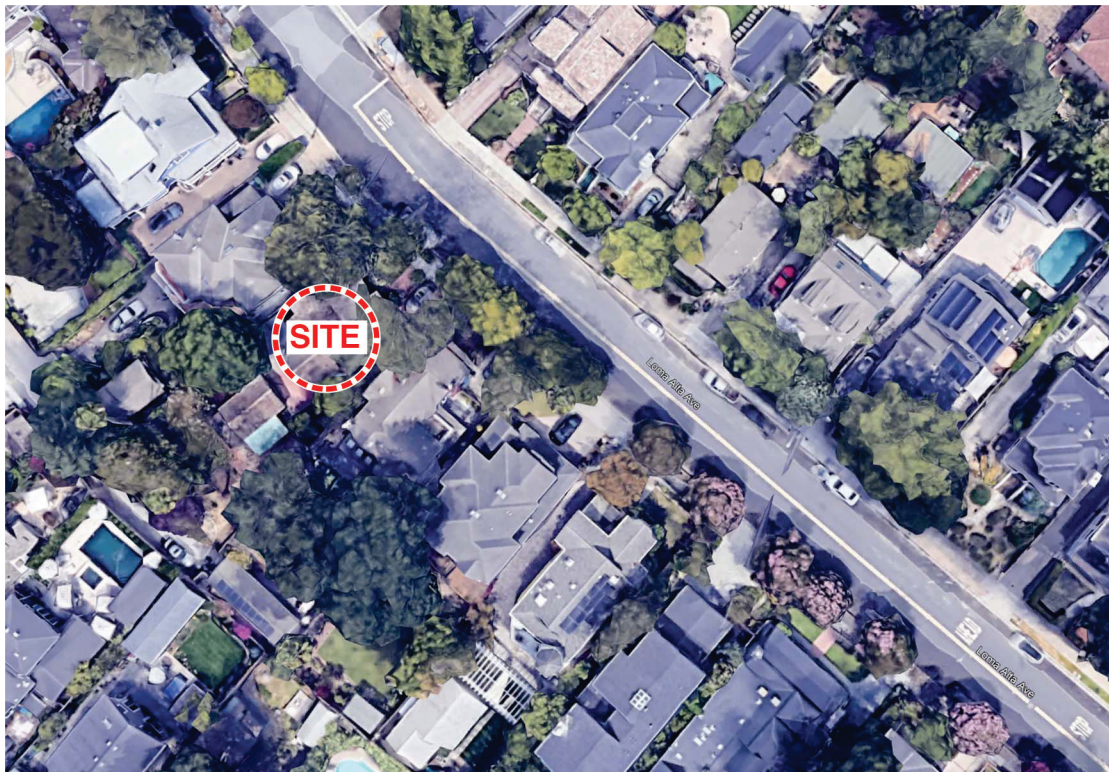
RE: 176 Loma Alta Avenue

Dear Maria:

I reviewed the drawings and evaluated the neighborhood context. My comments and recommendations on the design are as follows:

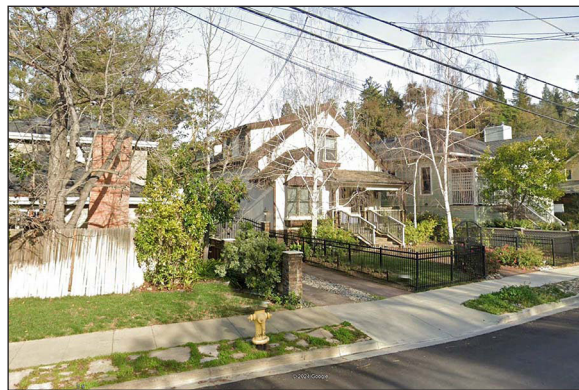
NEIGHBORHOOD CONTEXT

The site is located in an older established neighborhood of traditional style homes with a mix on one and to story structures.. Photos of the site and existing home on the site are shown on the following page.

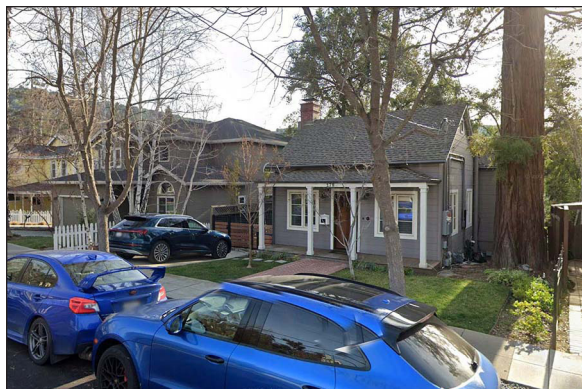




THE SITE



House immediately across Loma Alta Avenue



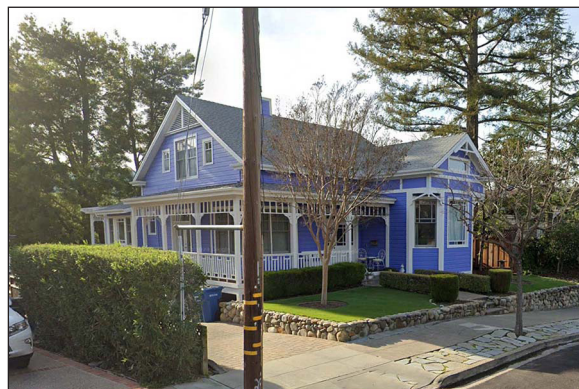
House to the immediate left



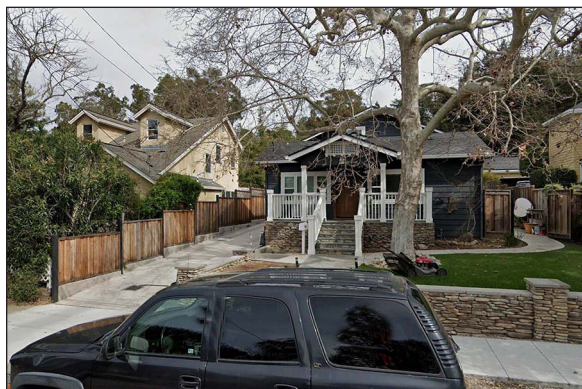
House to the immediate right



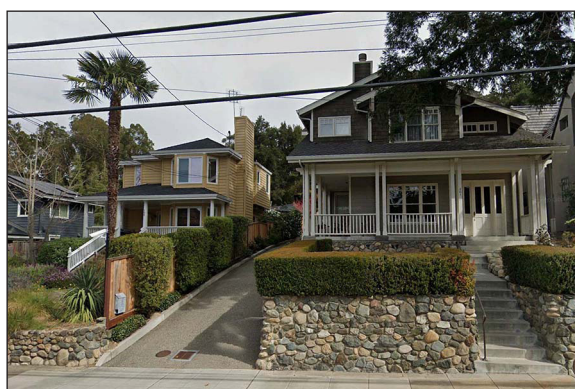
Nearby house to the left



Nearby house to the right



Nearby house across Loma Alta Avenue

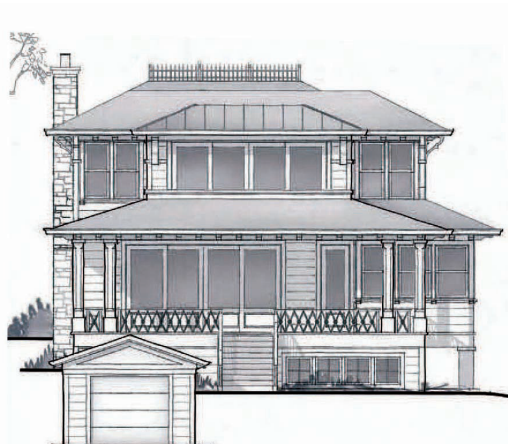


Nearby house across Loma Alta Avenue

PROPOSED PROJECT



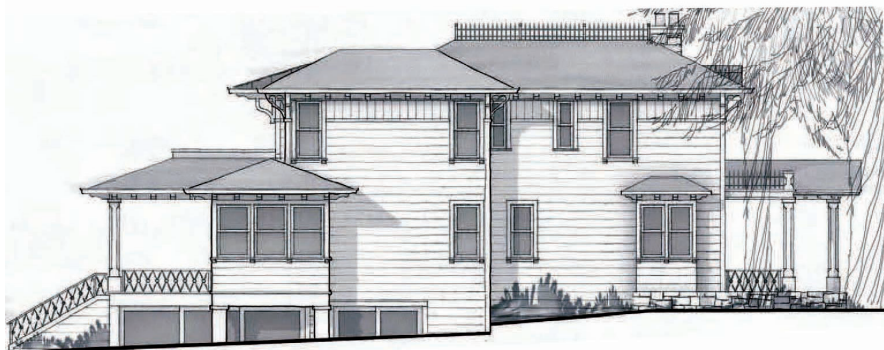
Proposed Front Elevation



Proposed Rear Elevation



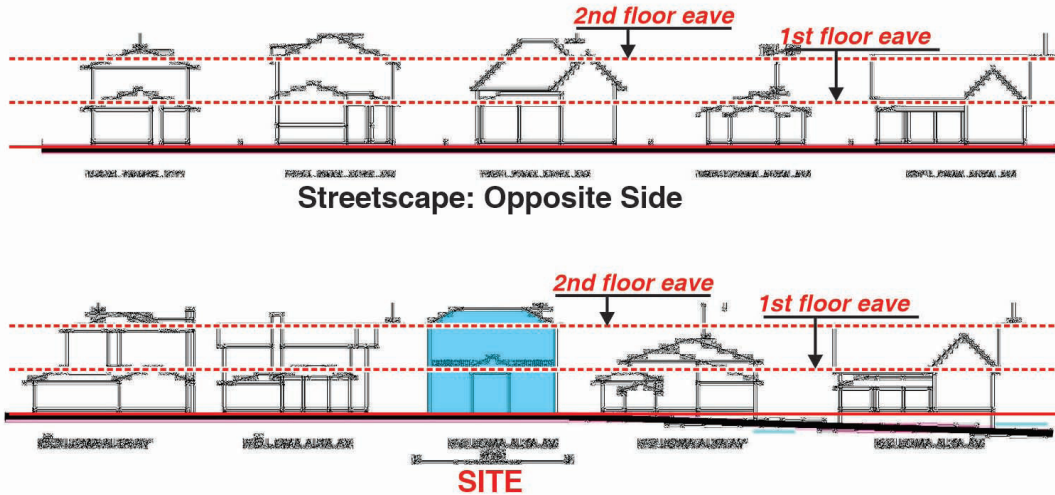
Proposed Right Side Elevation



Proposed Left Side Elevation

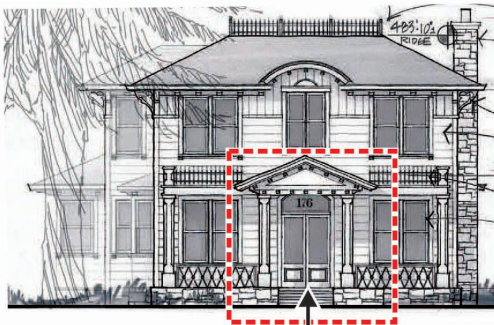
ISSUES AND CONCERNS

The proposed home is designed in an Italianate Victorian architectural style. While a bit unusual to see this style replicated today, it does not seem that it would be out of place in this neighborhood of eclectic architectural style homes. However, the two story front facade eave line is taller than the predominant building massing in its adjacent neighborhood. There are other second floor eaves of similar height nearby but they generally have gable ends facing the street rather than full width eaves. As mitigation the front facade would be broken by the proposed full width front porch.



If staff is comfortable with this front facade massing difference, I have only a couple of concerns with the proposed details.

1. The gabled entry porch extension is much larger than is typical for this architectural style.

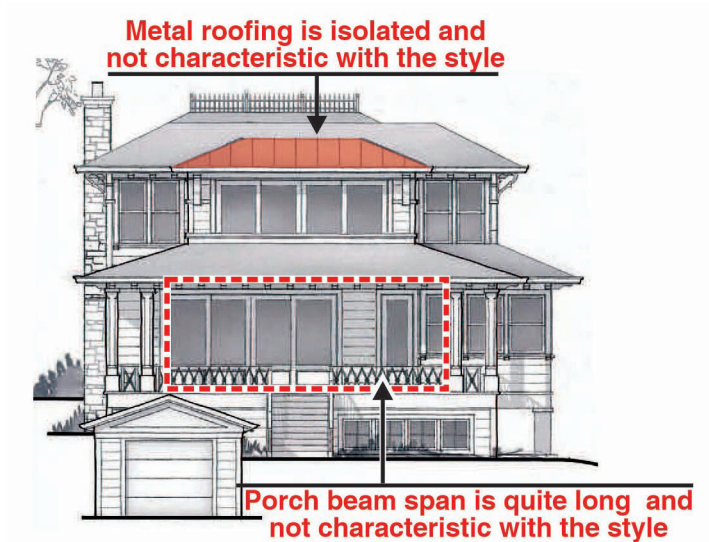


Porch entry extension too long and not characteristic with the style

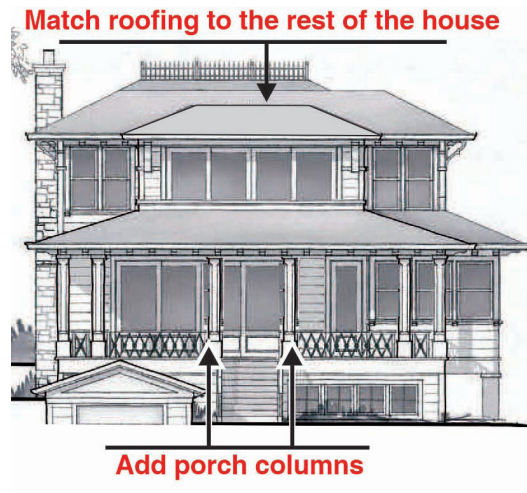
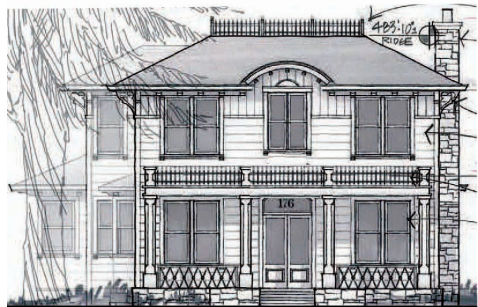


Porch entry extension too long and not characteristic with the style

2. The rear porch beam span is quite long for this architectural style.
3. The rear elevation metal roof is isolated and would not be consistent with the proposed architectural style.

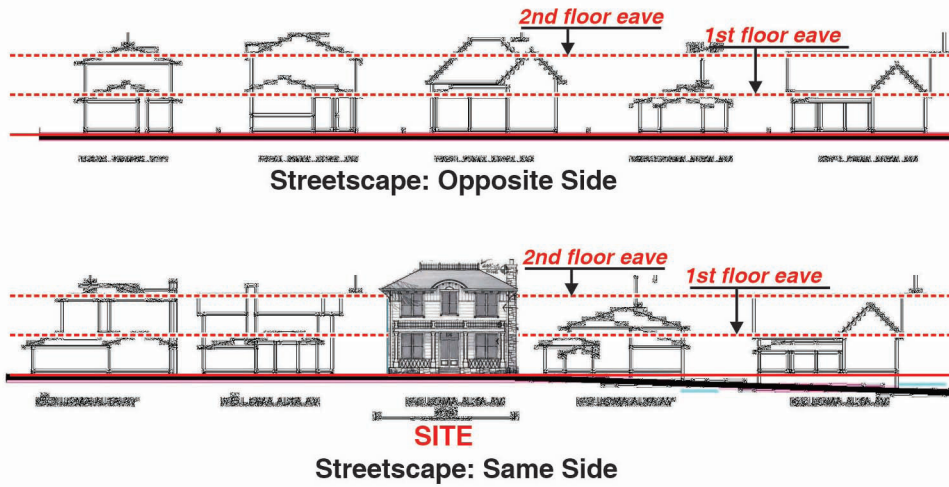


RECOMMENDATIONS



1. Eliminate the projecting entry gable in favor of a simple flat front porch eave line as is typical for this architectural style.
2. Add columns on the rear porch.
3. Eliminate the rear facade metal roofing in favor of using the same roofing as shown for the rest of the house.

The streetscape comparison with the proposed change to the front facade is shown below.



Maria, please let me know if you have any questions or if there are any issues that I did not address.

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon