



February 8, 2019

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

RE: 16336 Shady View Lane

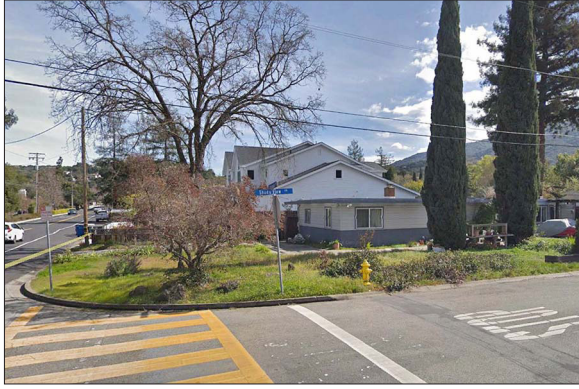
Dear Azhar:

I reviewed the drawings and evaluated the site context. I am familiar with the site by virtue of reviewing the new house immediately adjacent to this parcel on Shannon Road. My comments and recommendations are as follows:

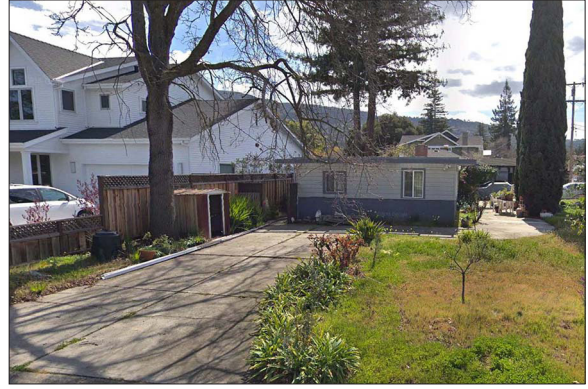
Neighborhood Context

The site is in a neighborhood which has seen many newer one and two-story homes constructed within the fabric of largely one-story older homes. The architectural styles of the neighborhood are eclectic, but all are traditional in form and architectural style. Photographs of the site and surrounding neighborhood context are shown on the following page.





The Site



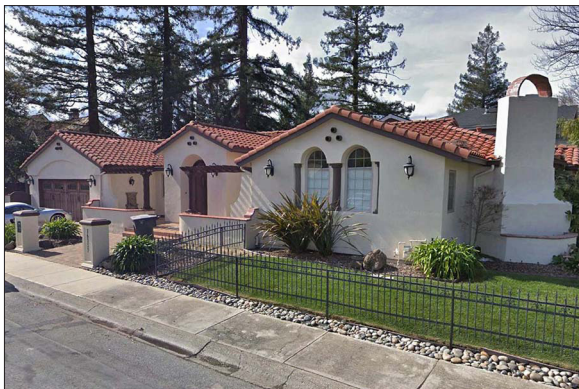
The Site: Shannon Road Frontage



House to the immediate left on Shannon Road



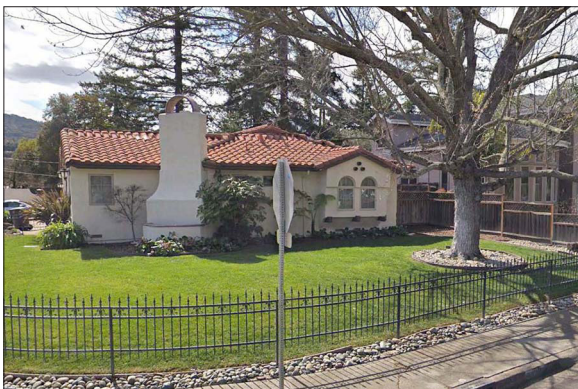
House to the immediate Right on Shady View Lane



House immediately Across Shady View Lane



Park immediately Across Shannon Road



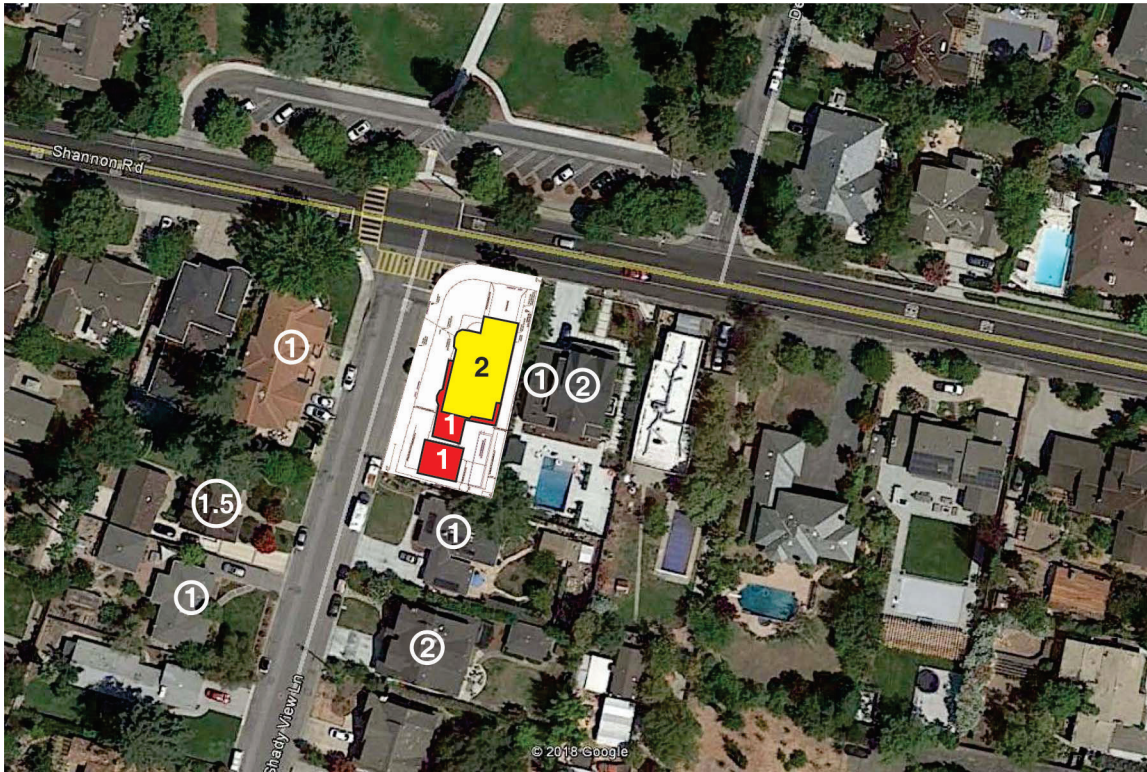
*House immediately Across Shady View Lane
(Shannon Road Frontage)*



Nearby house to the right on Shady View Lane

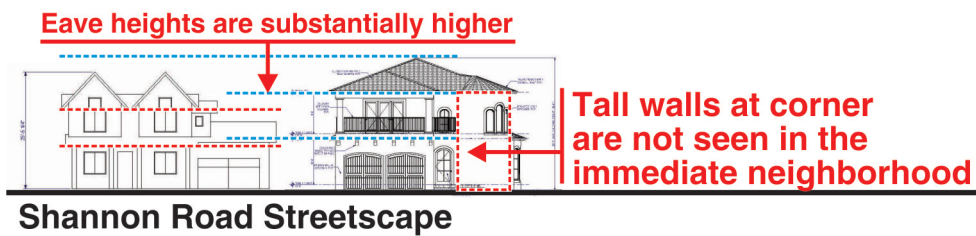
Issues and Concerns

The proposed house is located on a corner parcel, and is largely two-stories in height - see illustration below.



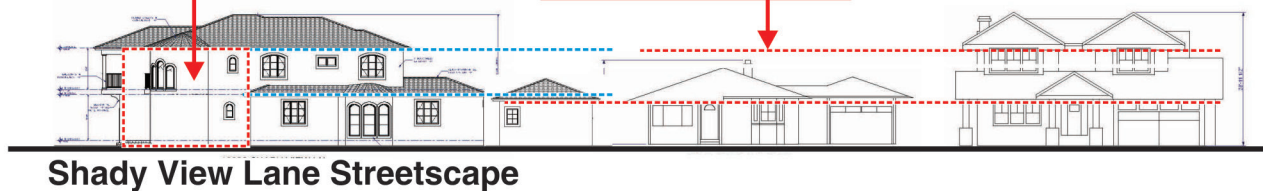
The home is well designed in a Spanish Revival Style. I believe the main issue is the height and mass of the structure - especially at the corner of Shady View Lane and Shannon Road. It should be noted that there are different context conditions on each side of this parcel. Two specific issues are of note:

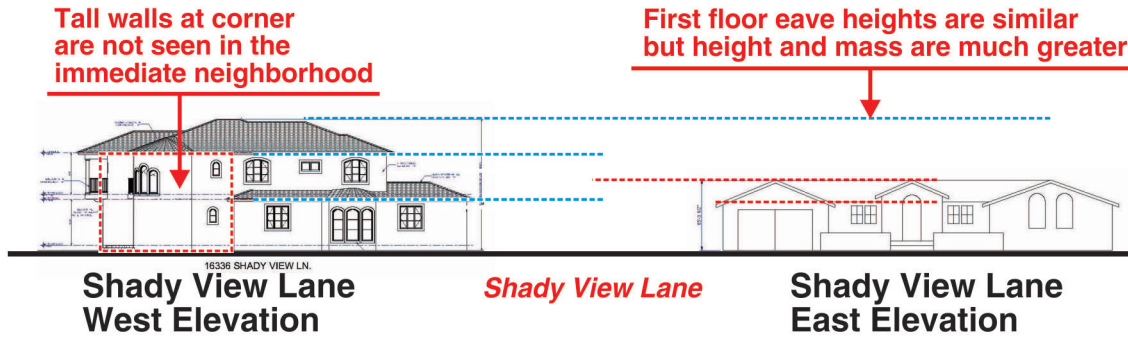
1. The eave and roof ridge heights are substantially taller than most homes in the immediate neighborhood.
2. The tall corner wall at the Shady View Lane and Shannon Road corner would be in substantial contrast to the strong first floor roof eave emphasis of homes in the immediate neighborhood.



Tall walls at corner are not seen in the immediate neighborhood

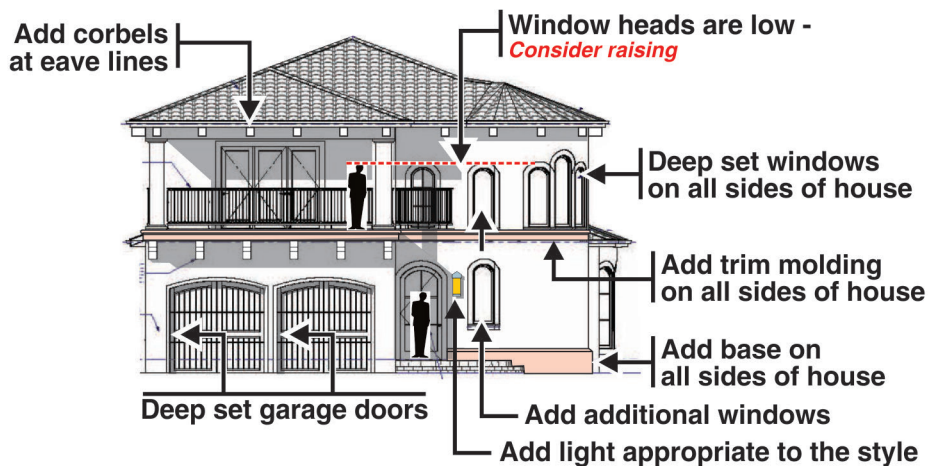
Eave heights are similar



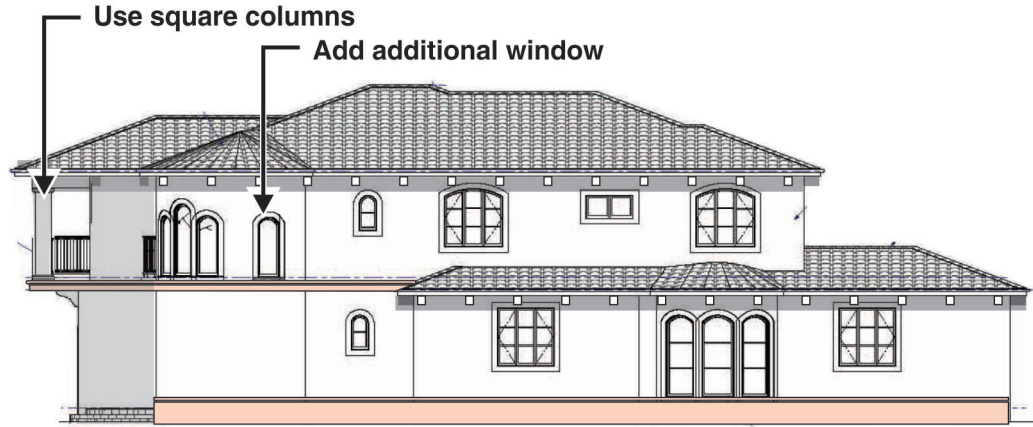


Recommendations

1. The tall corner facades with substantial blank wall area compared to the window areas could be redesigned to replace the round tower form with perpendicular wall planes, and a first floor eave and roof section carried around to both the north and west facades. However, the round stair tower is a common feature of this architectural style. Overall, the proposed design, while correct in general form, is short of the architectural details normally associated with the style. My recommendation would be to enhance the architectural details which would serve to mitigate the situation and divert attention away from the tall walls. These details could include the following:
 - Additional windows at the corner on both the north and west facades.
Note: Second floor arched window heads appear to be lower than eye level, and consideration should be given to raising them.
 - Decorative wood corbels at eave lines.
 - Trim molding on all sides of the house at the second floor line.
 - Deep set garage doors and all windows on all facades - see example photo below.
 - Projecting stucco base on all sides of the house.
 - Add a decorative carriage light consistent with the architectural style at the entry door.
 - Make the second floor columns on the north balcony square. They are now shown with a wide face on Shannon Road and a narrower face on Shady View Lane



Recommended Shannon Road Elevation



Recommended Shady View Lane Elevation



Recommended South Elevation



Recommended East Elevation

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

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

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