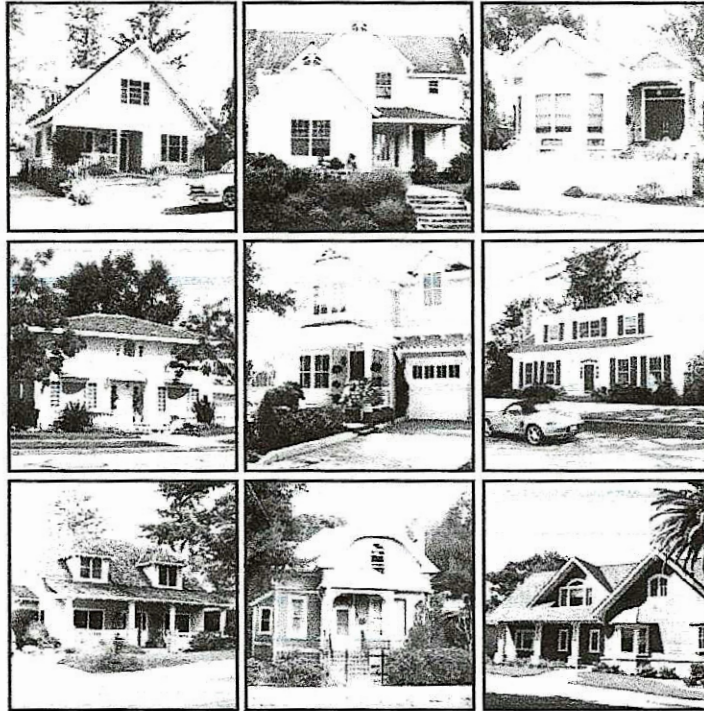


APPENDIX A How to Read Your Neighborhood Workbook

How to Read Your Neighborhood



*A guide to assist in understanding a
neighborhood's design context*



Town of Los Gatos

APPENDIX A

How to Read Your Neighborhood

Workbook

INTRODUCTION

Town of Los Gatos Character

Los Gatos is a community of homes with a wide variety of residential styles and unique neighborhoods. Small bungalows of the Nineteenth Century share street frontages with newer and larger houses. While some of the Town's neighborhoods, such as the Mid-Twentieth Century subdivisions with Ranch Style houses, have a relative homogeneity, others have developed over a longer period of time and contain a great deal of diversity.

However, amid all of the various styles and diversity, the Town's individual residential neighborhoods do have a great deal of visual unity as a result of a respect for one's neighbors and a recognition that the quality of Los Gatos neighborhoods benefits greatly from efforts to enhance and reinforce the positive features of the neighborhoods that have grown over a period of many years.

Community Expectations

Los Gatos will continue to change and evolve over many decades to come. A diversity of architectural styles throughout the community will continue to be expected and valued.

Residents of the community wish to see the many positive qualities of the Town's neighborhoods preserved and enhanced, while recognizing that the needs of families and the nature of a home's living space will continue to change with time. It is the community's expectation that these changes will occur within a context of sensitivity and respect for the surrounding neighborhood and those qualities that have made Los Gatos unique in the Bay Area.

Purpose of this workbook

In evaluating applications for new residential construction, additions and renovations, neighborhood compatibility will be given the highest consideration. This workbook is intended to assist property owners and their design professionals in focusing attention on the immediate neighborhood around their parcels. While a broader neighborhood context may be appropriate in some situations, a new residential project will likely have its greatest impact on the existing homes nearby. Sensitivity to the pattern, size and scale of this context will assist in integrating new projects into their individual neighborhoods. And, the use of some of the architectural and landscape vocabulary drawn from the neighborhood can enhance the visual unity of the neighborhood.

This workbook focuses on the major elements that seem to most frequently serve to either unify residential neighborhoods or make an individual house uncomfortably stand out from its neighbors.

How to use this workbook

The workbook is set up to allow a quick inventory of conditions in the area closest to the subject parcel - those that are most likely to be seen in the same context. A small map on each page shows a typical site condition with numbers assigned to nearby parcels. Observing the conditions that occur on each of the properties will assist in completing a summary at the end of the workbook which notes the major features that predominate in the immediate neighborhood.

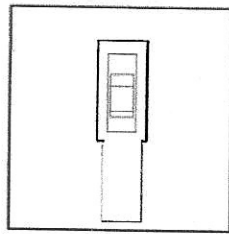
As you look at the specific conditions outlined in this workbook, also take time to observe the many other features that add diversity and visual richness to the neighborhood. A few of these are noted in the sidebar to the right.

Additional Elements to Observe

- Height of the first floor above grade
- Eave heights compared to adjacent homes
- Side yard separations between parcels
- Attic vents and other details
- Decorative lights
- Entry paths to entries
- Window patterns (formal vs. informal)
- Special trim between floors
- Special wall trim at roof overhangs
- Bay window tops and bottoms
- Second floor decks and balconies
- Chimney tops
- Roof vents
- Skylights
- Special decorative porch details
- Foundation walls at elevated first floors
- Base and trim colors
- Special paving materials and patterns
- Brick or stone patterns
- Trellises and lattices

APPENDIX A How to Read Your Neighborhood Workbook

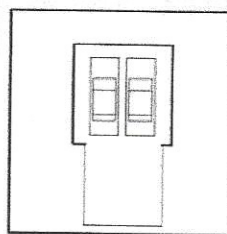
Garage Doors



1 Car Wide

Frequency of Occurrence

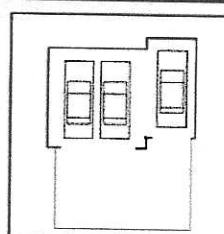
	5 or more
	2 - 4
	0 - 1



2 Cars Wide

Frequency of Occurrence

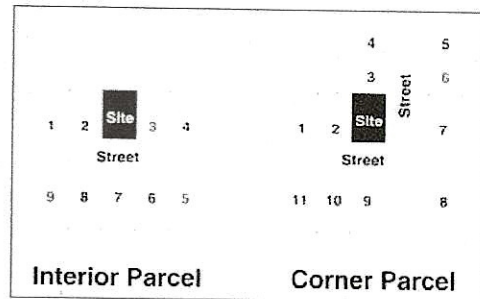
	5 or more
	2 - 4
	0 - 1



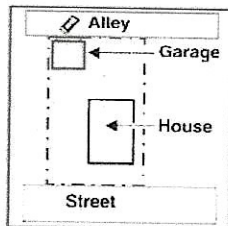
3 Cars Wide

Frequency of Occurrence

	5 or more
	2 - 4
	0 - 1



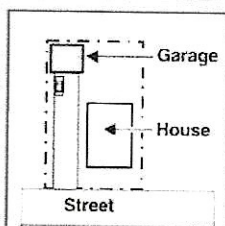
Garage Location on the site



Alley Access

Frequency of Occurrence

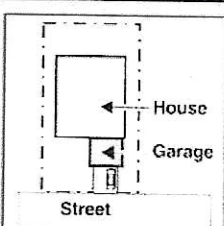
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	2 - 4
	0 - 1



Rear Garage

Frequency of Occurrence

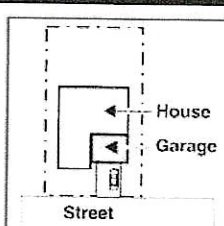
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	2 - 4
	0 - 1



2 Car Front

Frequency of Occurrence

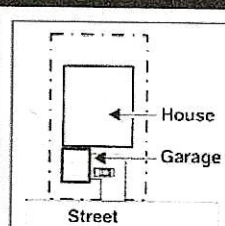
	5 or more
	2 - 4
	0 - 1



2 Car Back

Frequency of Occurrences

	5 or more
	2 - 4
	0 - 1

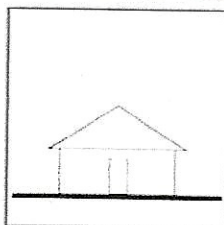


Side Loaded

Frequency of Occurrences

	5 or more
	2 - 4
	0 - 1

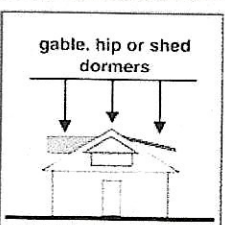
Building Heights



1 Story

Frequency of Occurrence

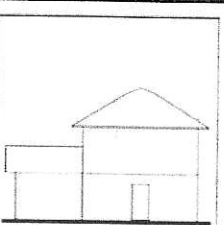
	5 or more
	2 - 4
	0 - 1



1 1/2 Story

Frequency of Occurrence

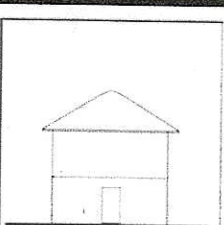
	5 or more
	2 - 4
	0 - 1



1 and 2 Story

Frequency of Occurrence

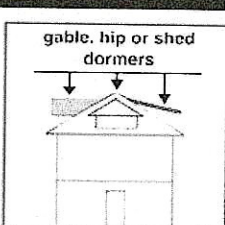
	5 or more
	2 - 4
	0 - 1



2 Story

Frequency of Occurrences

	5 or more
	2 - 4
	0 - 1



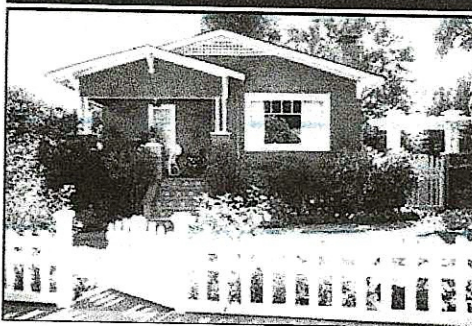
2 Story plus

Frequency of Occurrences

	5 or more
	2 - 4
	0 - 1

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Craftsman Bungalow



Frequency of Occurrence

<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

Spanish / Mission Revival



Frequency of Occurrence

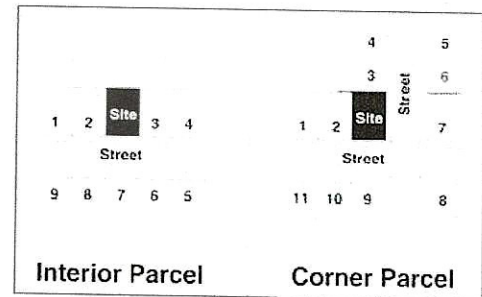
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

Colonial/Greek Revival



Frequency of Occurrence

<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



Interior Parcel

Corner Parcel

Victorian



Frequency of Occurrence

<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

Italianate

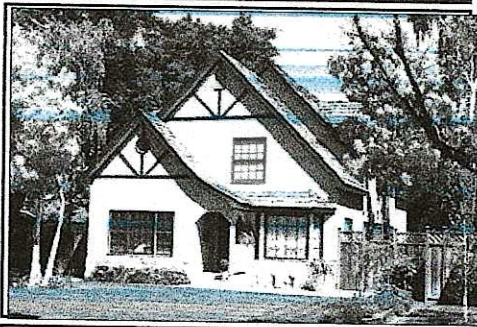


Frequency of Occurrence

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<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

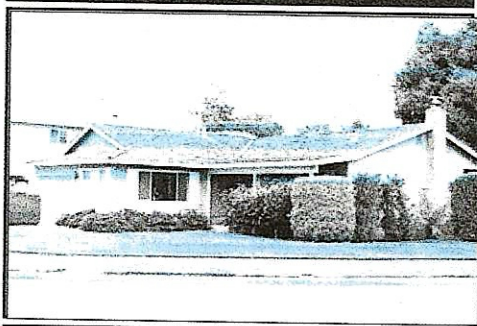
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European Romantic



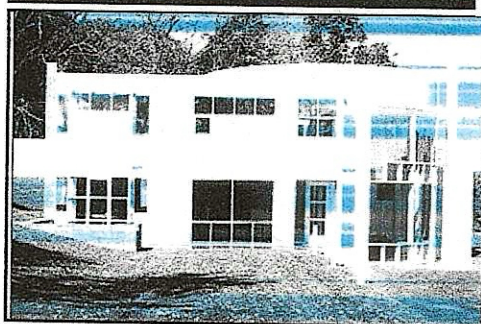
Frequency of Occurrence	
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<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

Ranch

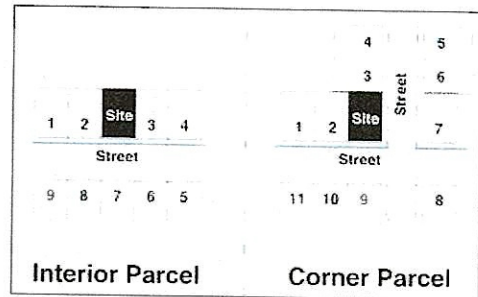


Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

Modern



Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



Builder Contemporary



Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

Other Historic Style

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

Other Non- Historic Style

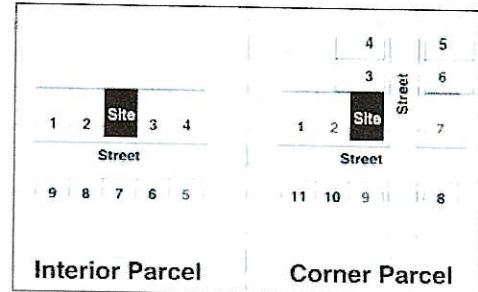
Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

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Building Height on Adjacent Parcels

Parcel 2	Parcel 3
1 Story	1 Story
1 1/2 Story	1 1/2 Story
2 Story	2 Story
1 and 2 Story	1 and 2 Story
2 Story Plus	2 Story Plus



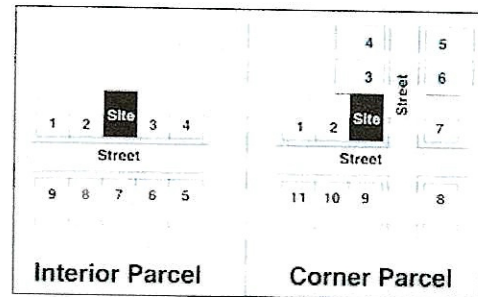
Street Presence

Straight Facade Wide	Straight Facade Narrow	L Shape	T Shape Narrow Forward	Other (Diagram)
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
5 or more	5 or more	5 or more	5 or more	5 or more
2 - 4	2 - 4	2 - 4	2 - 4	2 - 4
0 - 1	0 - 1	0 - 1	0 - 1	0 - 1

Entries

Recessed: In Wall or Under Roof	Attached: With Low Eave	Attached: With High Eave	Narrow Porch	Wide Porch
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
5 or more	5 or more	5 or more	5 or more	5 or more
2 - 4	2 - 4	2 - 4	2 - 4	2 - 4
0 - 1	0 - 1	0 - 1	0 - 1	0 - 1

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Roof Forms

All Gable Roofs	All Hip Roofs	Gable and Hip Mix	Flat / Low Slope	Other (Diagram)
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
5 or more	5 or more	5 or more	5 or more	5 or more
2 - 4	2 - 4	2 - 4	2 - 4	2 - 4
0 - 1	0 - 1	0 - 1	0 - 1	0 - 1

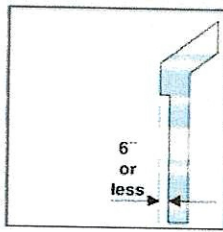
Roof Pitches

Flat	Low Pitch	Moderate Pitch	Steep Pitch	Very Steep Pitch
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
5 or more	5 or more	5 or more	5 or more	5 or more
2 - 4	2 - 4	2 - 4	2 - 4	2 - 4
0 - 1	0 - 1	0 - 1	0 - 1	0 - 1

APPENDIX A

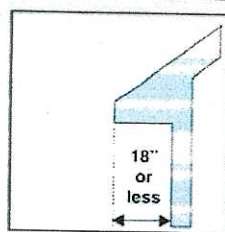
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Roof Overhangs



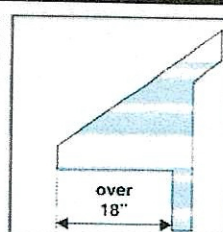
None (6" or less)

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



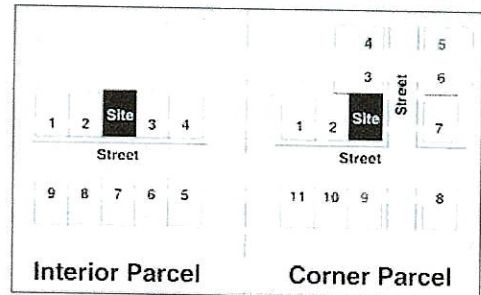
Small (18" or less)

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



Large (Over 18")

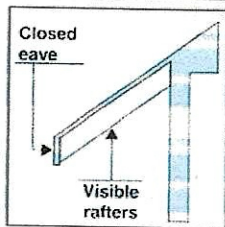
Frequency of Occurrence	
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	2 - 4
	0 - 1



Interior Parcel

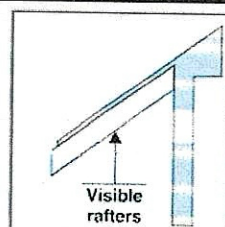
Corner Parcel

Roof Eaves



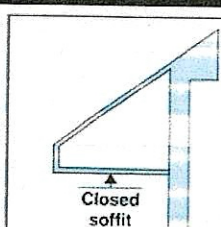
Open

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



Open with exposed rafter tails

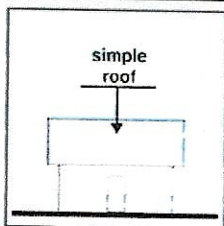
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



Closed

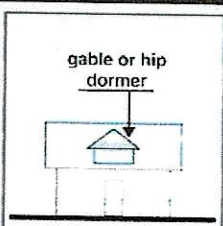
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

Roof Features



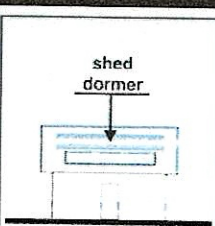
None

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



Gable or Hip Dormers

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



Shed Dormers

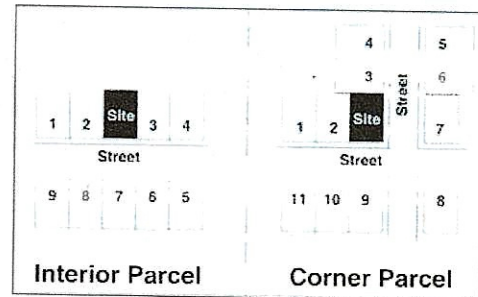
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

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Predominant Window Proportions

vertical windows	square windows	horizontal windows
Vertical	Square	Horizontal
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
5 or more	5 or more	5 or more
2 - 4	2 - 4	2 - 4
0 - 1	0 - 1	0 - 1



Predominant Window Type

Double Hung	Casement	Sliding	Awning	Other (Diagram)
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
5 or more	5 or more	5 or more	5 or more	5 or more
2 - 4	2 - 4	2 - 4	2 - 4	2 - 4
0 - 1	0 - 1	0 - 1	0 - 1	0 - 1

Window Divisions

None	Panes at top	Panes both	Panes at transom	Other (Diagram)
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
5 or more	5 or more	5 or more	5 or more	5 or more
2 - 4	2 - 4	2 - 4	2 - 4	2 - 4
0 - 1	0 - 1	0 - 1	0 - 1	0 - 1

APPENDIX A

How to Read Your Neighborhood Workbook

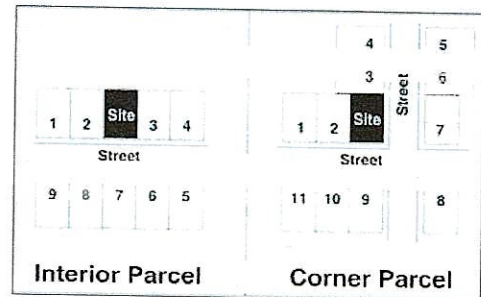
Window Material

Wood or looks like wood

Frequency of Occurrence
<input checked="" type="checkbox"/> 5 or more
<input type="checkbox"/> 2 - 4
<input type="checkbox"/> 0 - 1

Metal

Frequency of Occurrence
<input type="checkbox"/> 5 or more
<input checked="" type="checkbox"/> 2 - 4
<input type="checkbox"/> 0 - 1



Window Groupings (Check those that are the most common on the houses nearby)

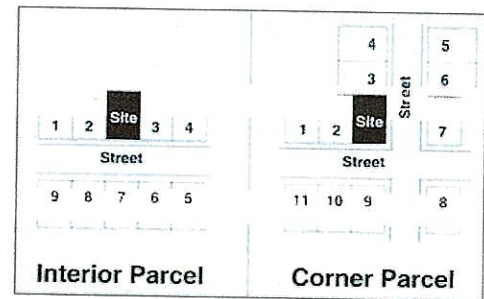
single windows	paired windows	groups of three or more windows	same same	different different
Singles	Pairs	Ribbon	Symmetrical	Asymmetrical
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
<input type="checkbox"/> 5 or more	<input type="checkbox"/> 5 or more	<input type="checkbox"/> 5 or more	<input type="checkbox"/> 5 or more	<input checked="" type="checkbox"/> 5 or more
<input checked="" type="checkbox"/> 2 - 4	<input checked="" type="checkbox"/> 2 - 4	<input type="checkbox"/> 2 - 4	<input type="checkbox"/> 2 - 4	<input type="checkbox"/> 2 - 4
<input type="checkbox"/> 0 - 1	<input type="checkbox"/> 0 - 1	<input checked="" type="checkbox"/> 0 - 1	<input checked="" type="checkbox"/> 0 - 1	<input type="checkbox"/> 0 - 1

Special Window Shapes (Check all boxes that are common on an individual house)

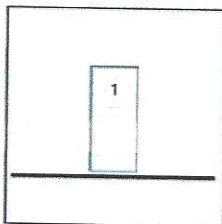
Bay Windows First Floor	Bay Windows Second Floor	Arched Heads	Estate Style Windows	Other (Diagram)
Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence	Frequency of Occurrence
<input type="checkbox"/> 5 or more	<input type="checkbox"/> 5 or more	<input type="checkbox"/> 5 or more	<input type="checkbox"/> 5 or more	<input type="checkbox"/> 5 or more
<input checked="" type="checkbox"/> 2 - 4	<input type="checkbox"/> 2 - 4	<input type="checkbox"/> 2 - 4	<input type="checkbox"/> 2 - 4	<input type="checkbox"/> 2 - 4
<input type="checkbox"/> 0 - 1	<input checked="" type="checkbox"/> 0 - 1	<input checked="" type="checkbox"/> 0 - 1	<input checked="" type="checkbox"/> 0 - 1	<input type="checkbox"/> 0 - 1

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How to Read Your Neighborhood Workbook

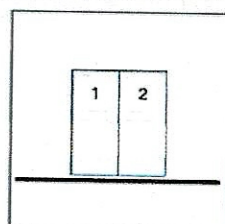


Door Size



Single

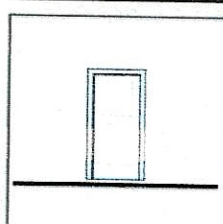
Frequency of Occurrence	
<input checked="" type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Double

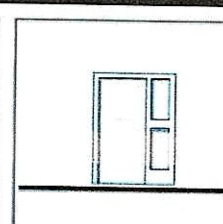
Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

Door Setting



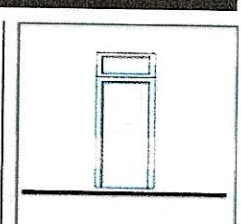
Door Only

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Sidelights

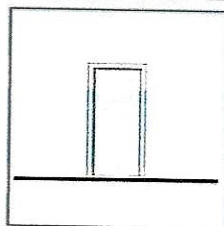
Frequency of Occurrence	
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<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Transom

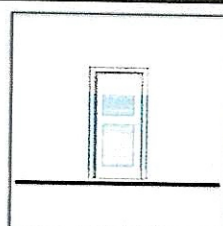
Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

Door Details



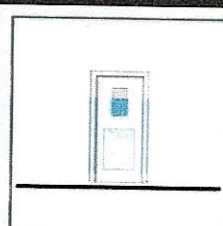
Plain

Frequency of Occurrence	
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<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



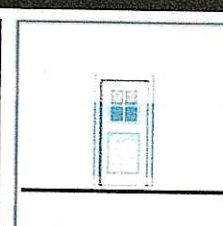
Panels

Frequency of Occurrence	
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<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



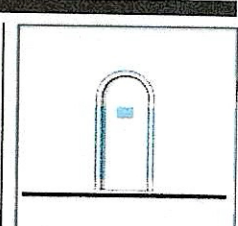
Panels and Glass

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Divided Panes

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Shaped Door Head

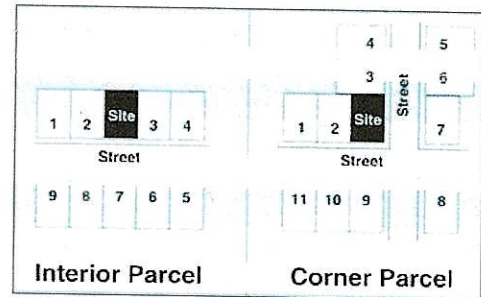
Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1

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Accent Materials in the neighborhood

<input type="checkbox"/>	Stone Wall Bases
<input type="checkbox"/>	Brick Wall Bases
<input type="checkbox"/>	Stone Chimneys
<input type="checkbox"/>	Brick Chimneys
<input type="checkbox"/>	Other



Primary Wall Materials



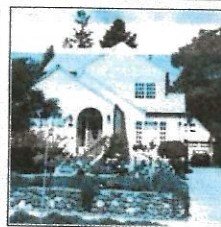
Wood Siding

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Shingles

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Stucco

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Brick or Stone

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Mix of Materials

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

Roof Materials



Composition Shingles

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Wood Shakes

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Tile or Concrete Flat

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Tile or Concrete Arched

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Metal

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

APPENDIX A How to Read Your Neighborhood Workbook



Front Yard Fence

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



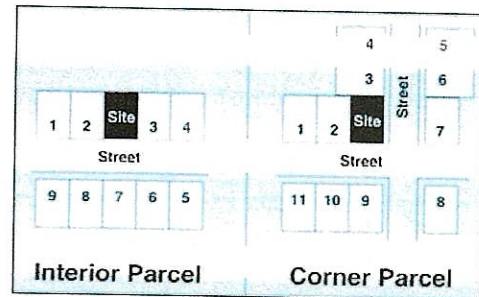
Front Yard Entry Arbor

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



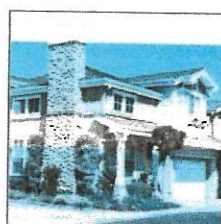
Trellises

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Stone or Brick Base

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



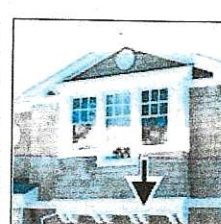
Stone or brick Chimneys

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



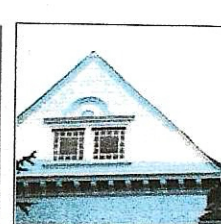
Shutters

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



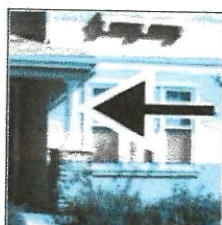
Brackets

Frequency of Occurrence	
<input checked="" type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



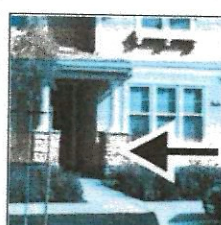
Gable Infill Texture

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



Shaped or Detailed Entry Columns

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Column Caps and Bases

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



Detailed Columns and Railings

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1



Half Timber Beams

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input checked="" type="checkbox"/>	0 - 1



Towers / Turrets

Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

Other Distinctive Features in the Immediate Neighborhood (Within the parcels above) and **the Broader Neighborhood** (Within 1 block)

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