

June 14, 2024

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

RE: 15600 Marchmont Drive

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 on a short side street in an established neighborhood of one story homes with a range of traditional architectural styles. Several new homes have been proposed and reviewed in the surrounding neighborhood. Photos of the site and its surrounding neighborhood are shown on the following page.





THE SITE: Hillow Road Frontage



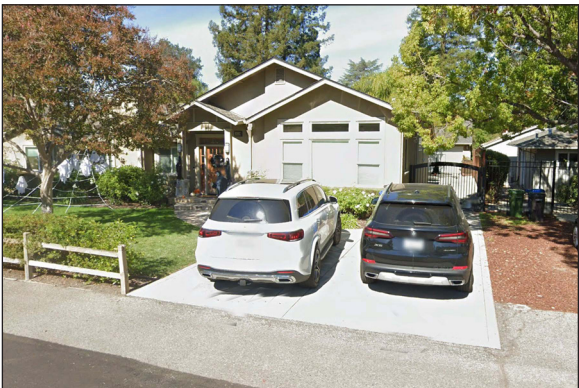
EXISTING HOUSE ON THE SITE: Hillow Road Facade



House immediately adjacent to the site on Hillow Road



View along Hillow Road Site to left



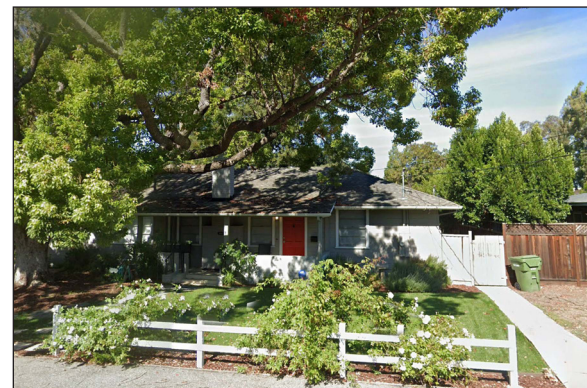
Nearby Home



Nearby Home

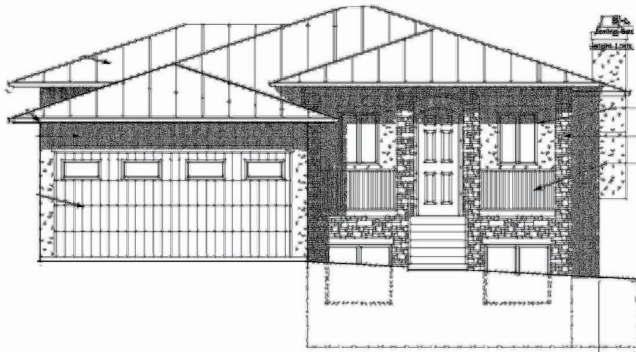


Nearby Home



Nearby Home

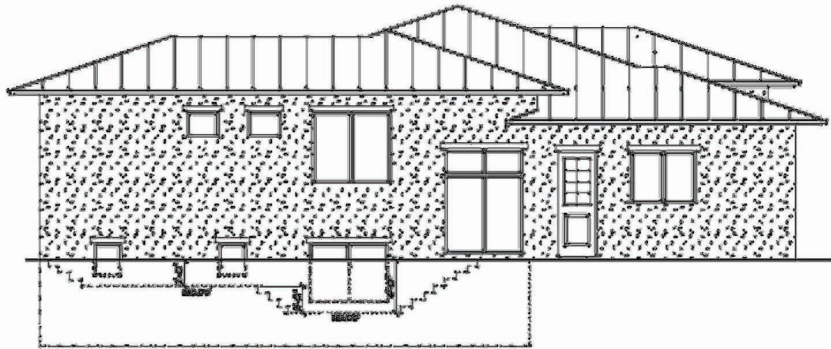
PROPOSED PROJECT



Proposed Front Elevation



Proposed Rear Elevation



Proposed Left Side Elevation



Proposed Right Side Elevation

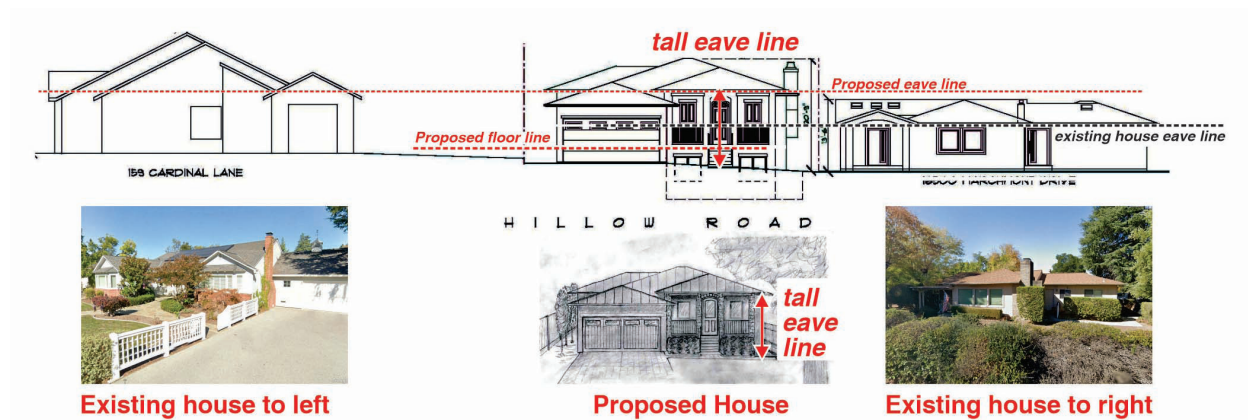
ISSUES AND CONCERNS

The proposed home is modest in size in a generic-traditional architectural style. Its height is limited by placing roughly half of the floor space in a cellar configuration. There are, however, a few concerns to be addressed.

1. While the overall height of the house would be limited by virtue of the partially below grade configuration. The eave line would be considerably higher than other homes in its immediate neighborhood. That would not be consistent with Residential Design Guideline 3.3.2.

3.3.2 Height and bulk at front and side setbacks

- *Avoid eave lines and roof ridge lines that are substantially taller than the adjacent houses*

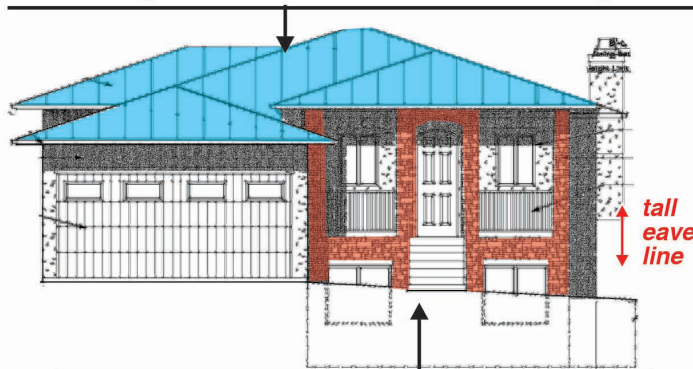


2. The stone proposed for the front facade porch is not carried consistently around the other home facades. This would not be consistent with Residential Design Guideline 3.2.2.

3.2.2 Design for architectural integrity

- *In general, it is best to select a clear and distinctive architectural style rather than utilizing generic design elements or mixing elements from different architectural styles.*
- *Building massing, roof pitches, materials, window types and proportions, design features (e.g., roof dormers), and other architectural features should be consistent with the traditions of the selected style.*
- *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*

Metal roofing would be out of character with this neighborhood

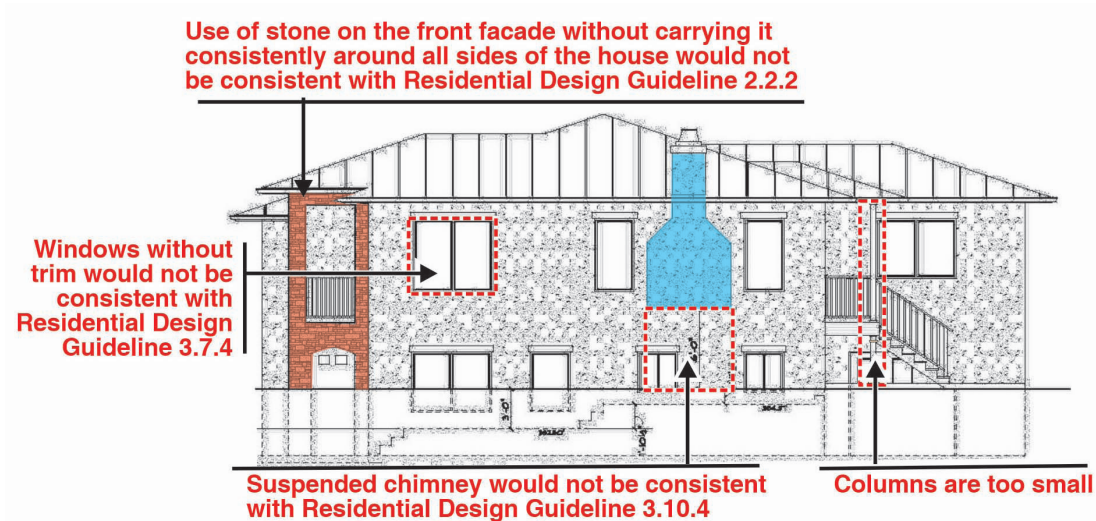


Use of stone on the front facade without carrying it consistently around all sides of the house would not be consistent with Residential Design Guideline 2.2.2

3. The proposed metal roofing would be out of character with this neighborhood.
- 4.. The chimney is suspended on the side facade without extending to grade which would not be consistent with Residential Design Guideline 3.10.4.

3.10.4 Chimneys

- *Chimneys should extend to ground level. Avoid cantilevers above the ground.*



5. The windows appear to be set in to the wall without trim which would not be consistent with Residential Design Guideline 3.7.4.

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
 - *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
 - *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*
6. The columns on the rear facade are too small for the scale of this house.

RECOMMENDATIONS

1. Redesign the entry porch to be compatible with other homes in the neighborhood. Recommendations include:

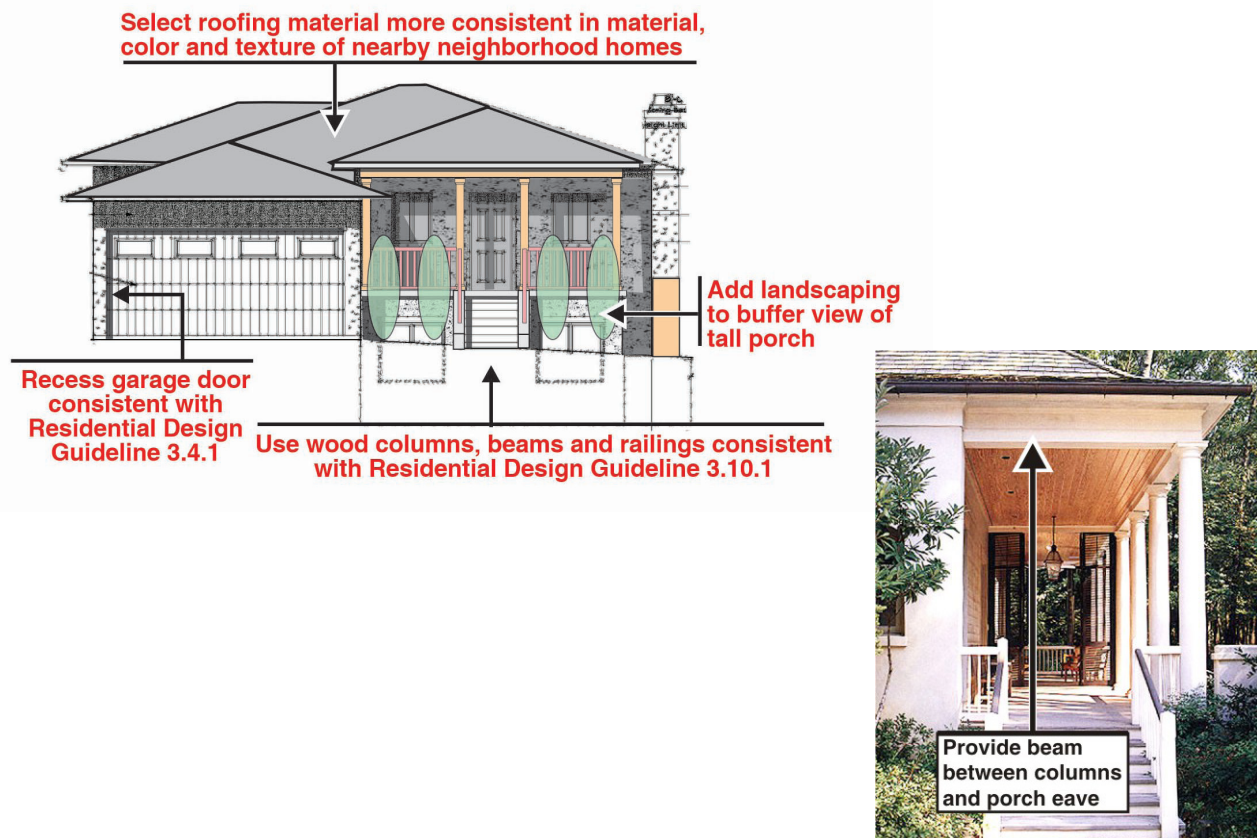
- **Eliminate the stone.**
- **Design the porch to be consistent with Residential Design Guideline 3.10.1.**

3.10.1 Porches and Entries

- *Select columns that are traditional to the architectural style of the house. Take care in selecting columns with an appropriate width to height ratio for the style. Except for a very few styles, the columns should have appropriate caps and bases with proportions typical of the style.*
- *Provide a well proportioned beam between the column caps and the roof. Size and detail the beam so that it looks like a convincing structural member. It should be visible both from inside and outside of the porch. A common problem is to make this element of the porch too small or to face it with a material (e.g., siding) that would not carry the weight above if it were structural. For most architectural styles, molding and trim will divide the beam vertically into three major elements of varying height.*
- *Railings should generally be constructed of wood unless the specific architectural style allows for metal or stone. Provide both top and bottom rails with the bottom rail raised above the porch floor level.*
- *Vertical balusters should be appropriate to the architectural style. Some are quite simple while others may have special shapes.*
- *Take care in designing porch stairs. They generally should match the porch floor (e.g., wood) or the sidewalk material if other than concrete (e.g., brick).*

Note: All porches are expected to be usable and have a minimum depth of 6 feet or preferably more.

- Add landscaping to buffer the view of the tall porch eave line.

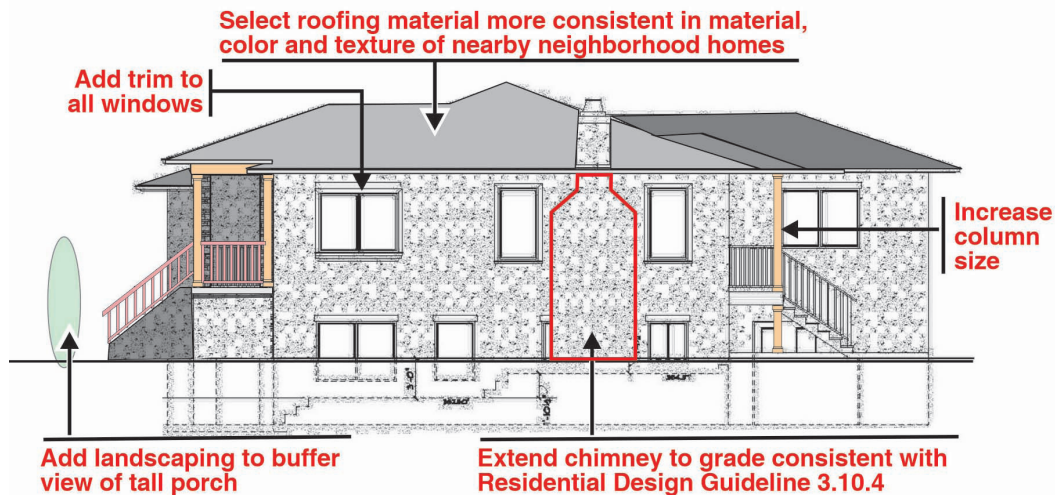


2. Select a roofing material that is more consistent with the material, color and texture of other homes in the immediate neighborhood.
3. Recess the garage door to be consistent with Residential Design Guideline 3.4.1.

3.4.1 Limit the prominence of garages

- *Recess garage doors as much as possible from the garage facade.*

4. Extend the chimney to grade consistent with Residential Design Guideline 3.10.4.



5. Add trim at all windows to be consistent with Residential Design Guideline 3.7.4.

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- *Divided lights (i.e., larger window panes broken up into smaller pieces) are common in many home styles found in Los Gatos. Use either vertical or square proportions for the smaller window elements. Be consistent in the proportions (i.e., the ratio of the horizontal to the vertical dimension) of the smaller panes. Do not use snap in flat grids to simulate divided lights. Use either true divided lights or one of the newer window systems that have dimensional muntins on both the exterior and interior of the glass along with a spacer muntin between the panes of glass. Use consistently for windows on all sides of the house.*

6. Increase the size of the columns on the rear facade.

Suray, 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

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