



May 26, 2021

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

RE: 16529 Marchmont Drive

Dear Erin:

I reviewed the drawings, evaluated the site context and prepared a review letter in March. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT

The site is located in an established neighborhood. Nearby homes are traditional in design, and mostly one-story in height. Photographs of the site are shown on the following pages.





The Site and Existing House



House to the immediate left



House to the immediate right



Nearby house across Marchmont Drive



Nearby house across Marchmont Drive



Nearby house to the left

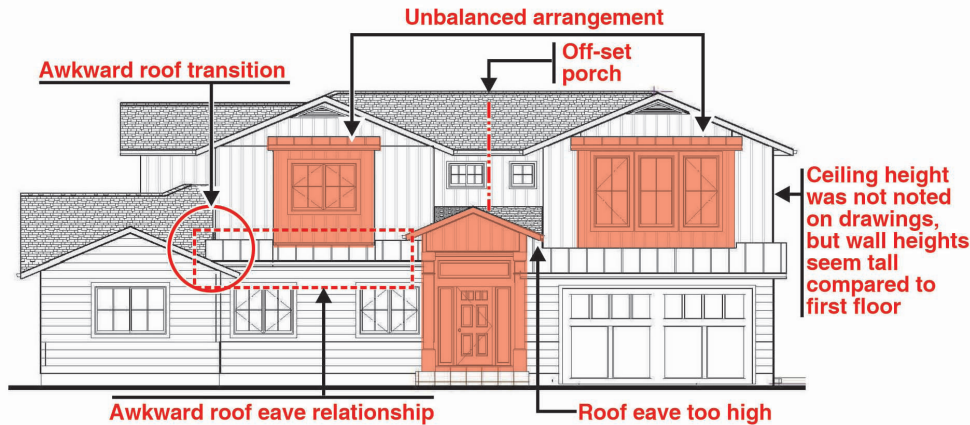


Nearby house across Marchmont Drive

ISSUES AND CONCERNS

The proposed project includes a second story addition to an existing one-story house. All other homes in the immediate neighborhood are one-story Ranch Style homes. The addition is carried out in an identifiable traditional style with details appropriate to the style. While the change in style is different from the original structure, the form, scale and details would be a comfortable addition to the neighborhood.

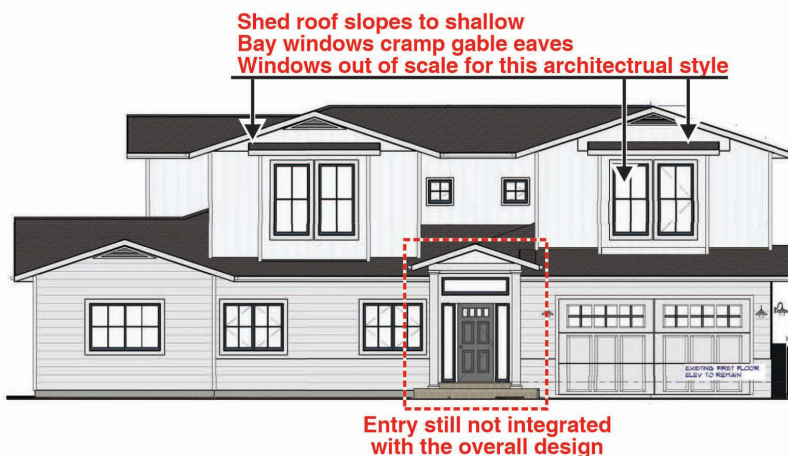
When reviewed in March, a few issues were identified as needing further attention - see illustration below,



Each of the concerns has been addressed in this submittal - see sketch below.



While the changes were largely consistent with the March recommendations, there are just a few small refinements that I would recommend to address the issue shown on the illustration below.



RECOMMENDATIONS

1. Increase the roof slope to be more consistent with the architectural style, and to reduce the cramped appearance of the bay windows relative to the facades and gable ends (an approximate 6/12 roof slope is shown on the illustration, but a somewhat lower slope might be acceptable).
2. Reduce the window size to be more consistent with the architectural style. The proposed second floor windows appear to be more than six feet in height with sills very close to the floor line. By contrast, the general standard for homes in this general traditional architectural style are smaller - see the illustration to the right of a typical bay window from the Anderson windows.
3. Match the second floor shed roofs to the main roof slope.
4. Refine the entry to better integrate it with the overall design.
 - *Improve the proportions, and match the gable inset more to the overall facade design and materials.*
 - *Lower the projecting entry eave to match that of the main roof.*
 - *Lower column capitals to better relate to human scale.*



Three-wide double-hung window grouping.
Typical windows measure between 3' and 5' in height.

The recommended changes are shown on the illustration below along with the previous March proposal.



Initial Front Elevation (March 2021)

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

Sincerely,

CANNON DESIGN GROUP

A handwritten signature in black ink that reads 'Gary Cannon'.