



ARCHITECTURE PLANNING URBAN DESIGN

August 4, 2022

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

RE: 14876 Clara Street

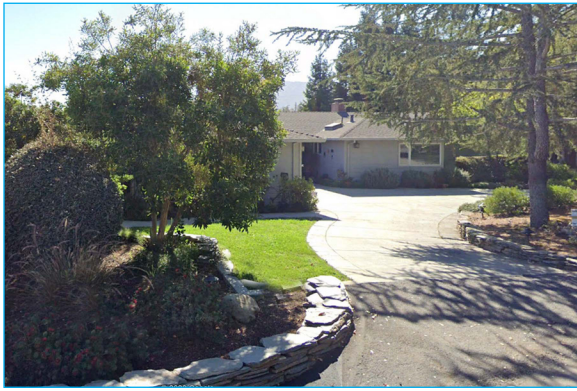
Dear Jocelyn:

I reviewed the drawings and evaluated the site context. My comments and recommendations are as follows:

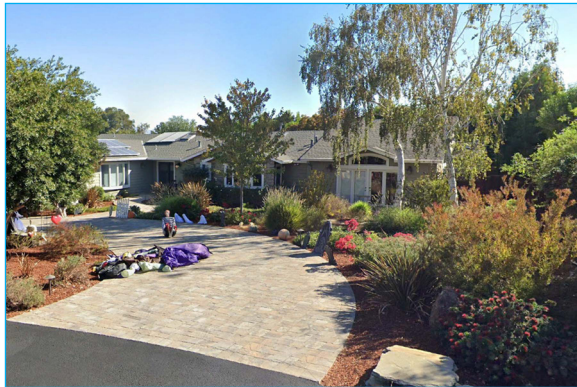
Neighborhood Context

The site is a large parcel located in an unique circular neighborhood of one-story Ranch Style homes. Photographs of the neighborhood are shown on the following page.





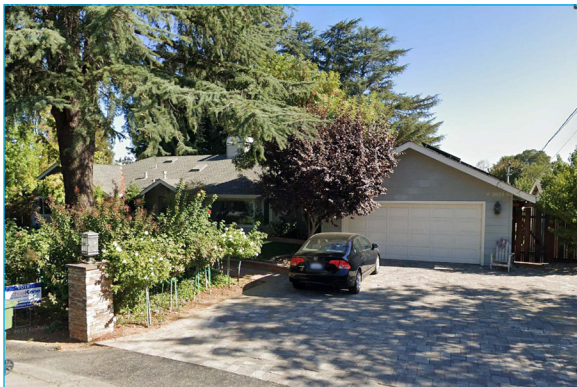
THE SITE



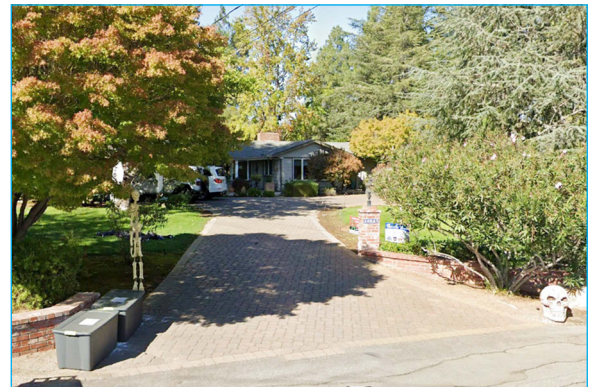
House to the immediate left



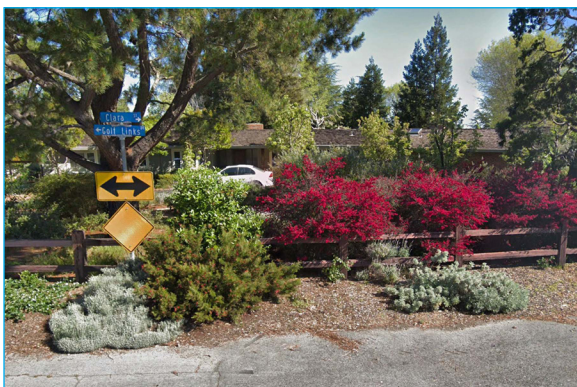
House to the immediate right



Nearby house to the left



Nearby house



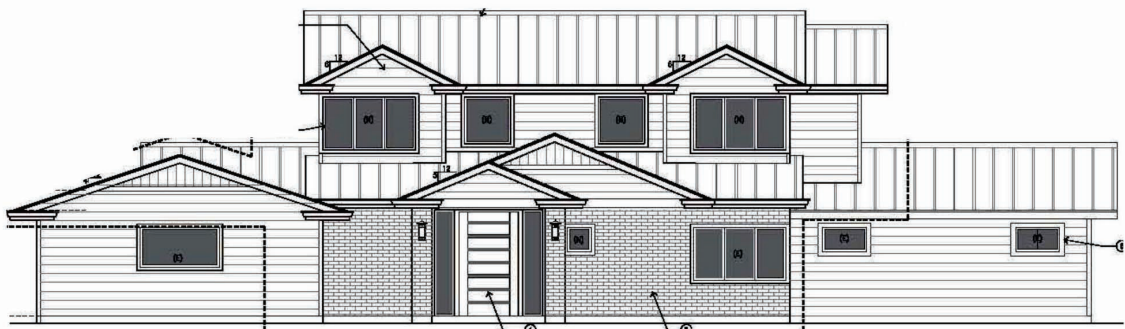
Nearby house across Clara Street



Nearby house across Clara Street

OVERVIEW

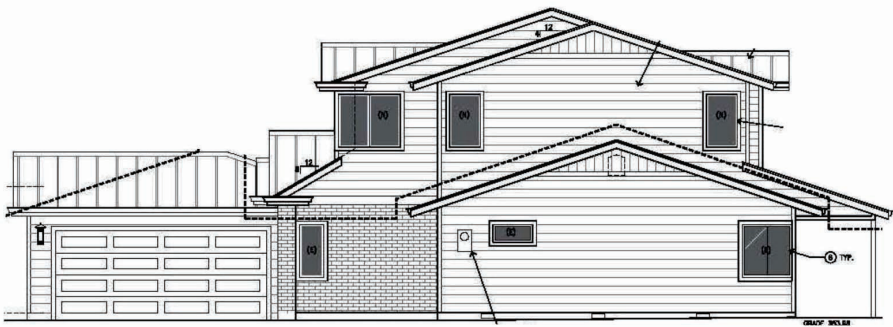
Proposed elevation illustrations are shown below.



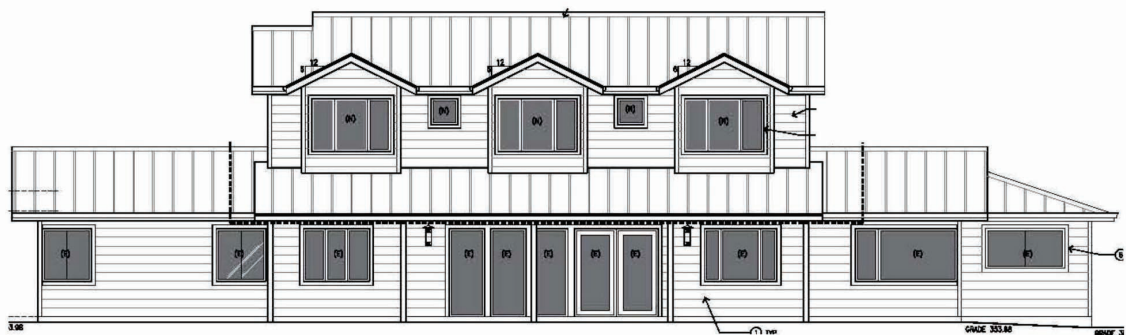
PROPOSED FRONT ELEVATION



PROPOSED LEFT SIDE ELEVATION



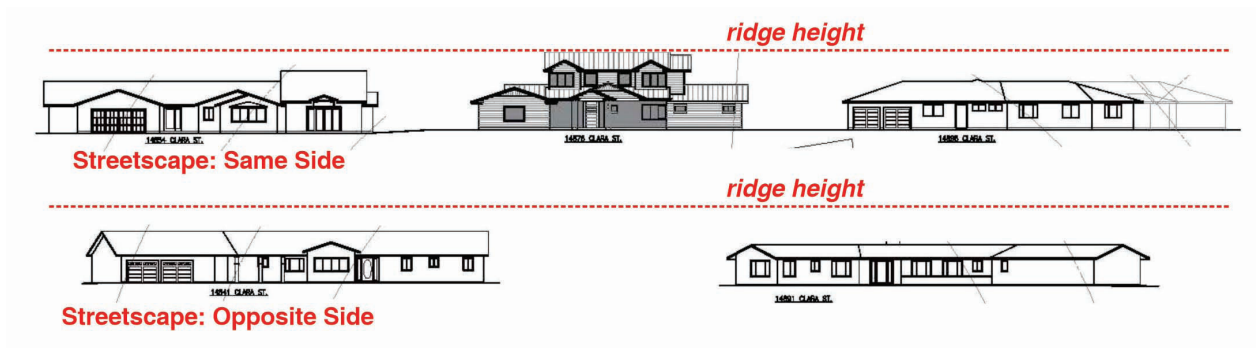
PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION

ISSUES AND CONCERNS

The proposed addition would create the first two-story structure in the neighborhood - see streetscape illustration below.



There are a few issues with sympathetically integrating the changes into the immediate neighborhood and addressing the proposed design's consistency with the Town's Residential Design Guidelines .

1. The second floor addition appears quite large compared to the existing home and to the surrounding neighborhood homes - see illustration below. Its visual prominence would not be consistent with Residential Design Guideline 2.3.1.

2.3.1 Design two story houses in predominantly one story neighborhoods to blend with the smaller homes.

Two-story houses may not be appropriate for every neighborhood. For neighborhoods dominated by one-story homes, an effort should be made to limit the house to one-story in height or to accommodated second floor space within the existing roof. If a two-story house is proposed in this type of a neighborhood, the house shall be designed to blend with the smaller homes.



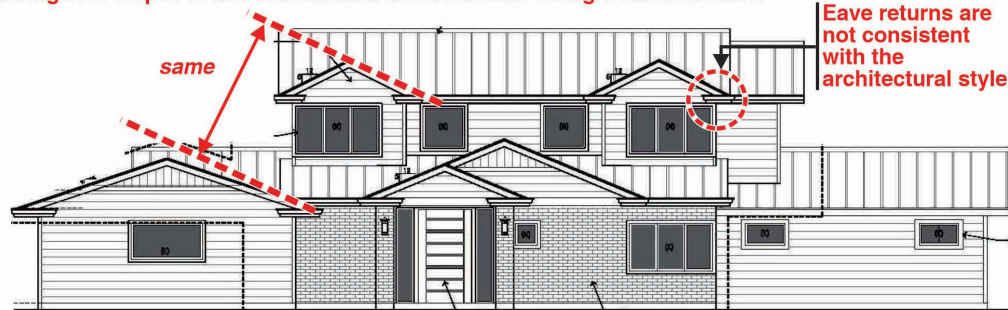
2. The roof slopes shown of the drawings differ which would not be consistent with Residential Design Guideline 3.5.1.

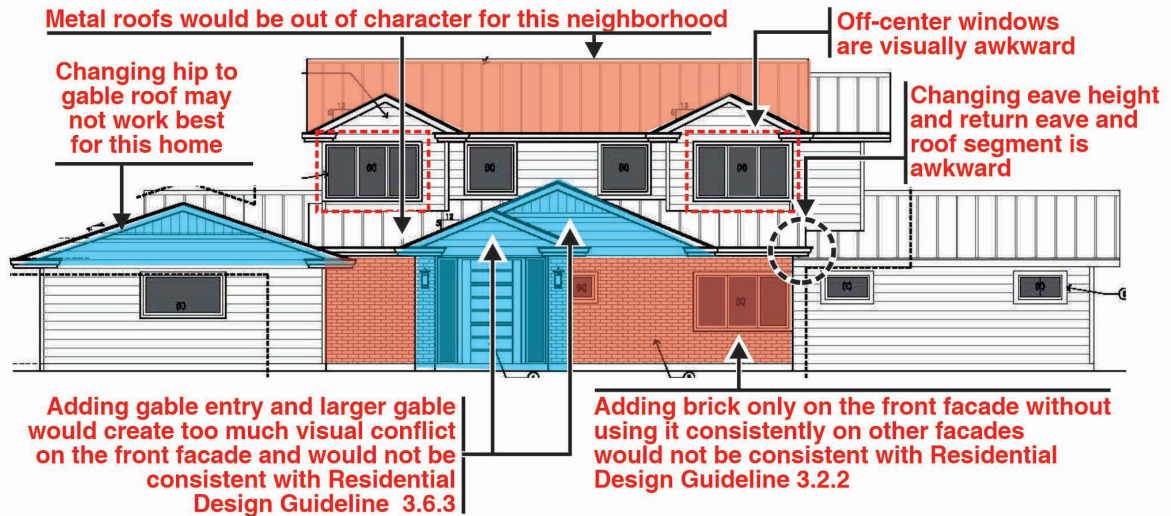
3.5.1 Unify roof pitches

- Utilize the same slope for all primary roofs.

3. The gable eave returns are not consistent with the architectural style.

Differing roof slopes is not consistent with Residential Design Guideline 3.5.1





4. Adding brick on the front facade without repeating it consistently on the other facades would not be consistent with Residential Design Guideline 3.3.2.

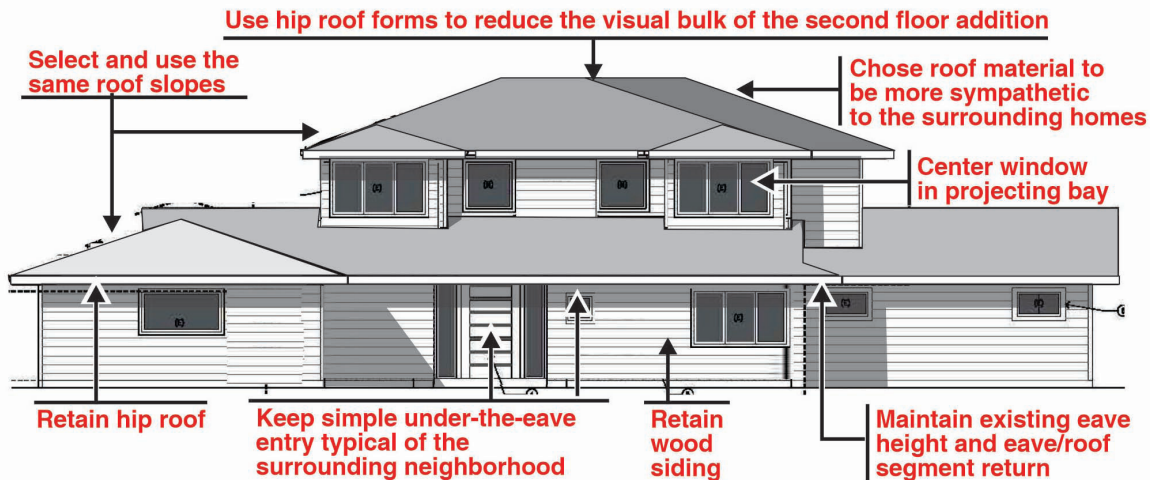
3.2.2 Design for architectural integrity

- *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.*
5. Adding a gable entry and larger front facade gable would create too much visual conflict and would not be consistent with Residential Design Guideline 3.6.3.

3.6.3 Design entries with sensitivity to the surrounding neighborhood

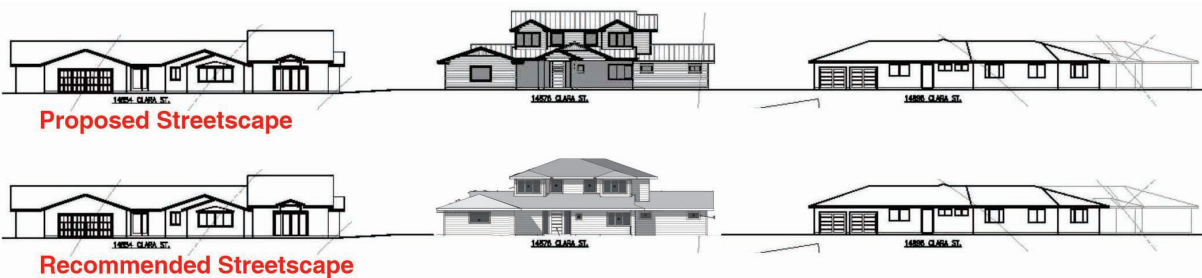
- *Avoid large and formal entries unless that is the norm for nearby houses. It is often best to start the design consideration with an entry type (e.g., projecting or under eave porch) that is similar to nearby homes.*
6. Changing garage roof from a hip to a gable may not be the best approach for the overall visual integrity of the design.
7. Changing the first floor eave height and return eave and roof segment are awkward.
8. Off-center windows on the second floor bay projections are visually awkward.
9. Metal roofs would be very prominent and out of character with this neighborhood.

RECOMMENDATIONS



1. Reduce the visual bulk of the second floor addition by utilizing hip roof forms in lieu of gable roofs.
2. Select and maintain a single roof slope for all roofs.
3. Retain the hip roof form on the garage to provide more design unity.
4. Simplify the first floor eaves and provide an under-the-eave entry consistent with the preponderance of surrounding homes.
5. Eliminate the brick facing on the front elevation.
6. Center the second floor front facade windows in the projecting bay facade,
7. Chose a roof material more sympathetic to the surrounding homes. It could perhaps be a composition roof similar to nearby homes or a metal roofing with the look, color and texture of composition roofing.

The recommended changes are shown on the streetscape illustration below.



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

Sincerely,

CANNON DESIGN GROUP

Larry L. Cannon