CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

June 29 , 2020

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

RE: 140 Arroyo Grande Way

Dear Sean:

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

NEIGHBORHOOD CONTEXT

The site is located in an established neighborhood of mostly one-story traditional style homes of modest size. Photographs of the site and surrounding context are shown on the following page.

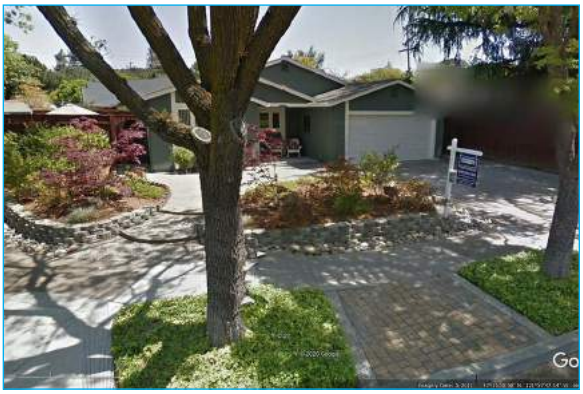
700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939
TEL: 415.331.3795
CDGPLAN@PACBELL.NET

THE SITE

House to the immediate left

Homes to the immediate right

Nearby homes to the left



Nearby house across Arroyo Grande Way

Nearby house to the left

Nearby house across Arroyo Grande Way

CONCERNS AND RECOMMENDATIONS

While the house would be limited to one-story in height, the design is overly complex and inconsistent with several Residential Design Guidelines.

EXISTING STREET VIEW

NEW STREET VIEW

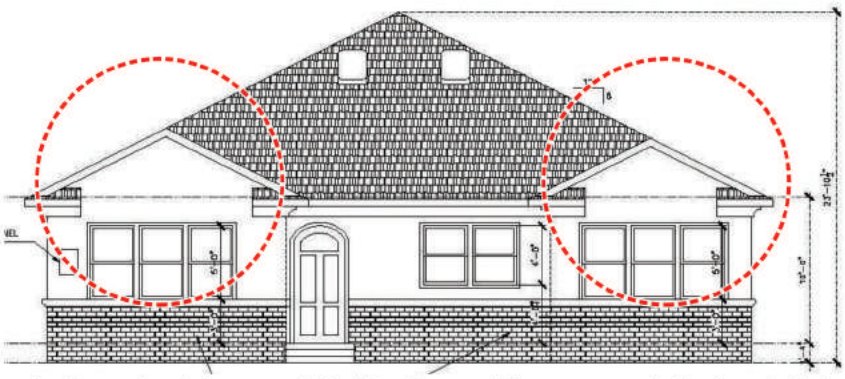
Garage front wall height and tall eaves and ridge heights are out of scale with the immediate neighborhood

1. The tall floor to eave height and roof ridge height are out of scale with the immediate neighborhood.
2. The front elevation has too many elements fighting for attention.

Too many elements fighting for attention

- *Tall gable end*
- *Roof dormer unrelated to the architectural style*
- *Complex bay window and roof form*
- *Arched windows*
- *Large stone masses*
- *Gable returns unrelated to the architectural style*

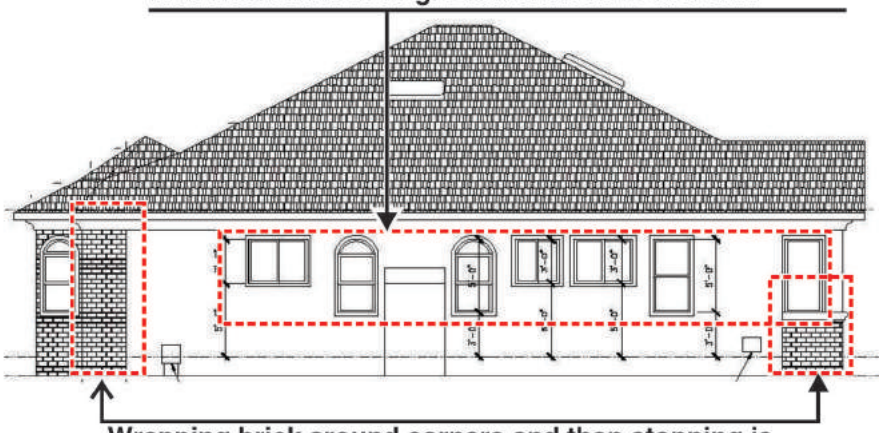
3. The gables on the rear elevation are very awkward, and unrelated to the architectural style.



Awkward gables unrelated to the roof form or architectural style

4. Wrapping the brick around on the side elevation and then stopping it in the same plane as the stucco wall is not consistent with Residential Design Guidelines 3.2.2 and 3.8.4.

Multiple window style and proportions is not consistent with Residential Design Guideline 3.7.2 and 3.7.4



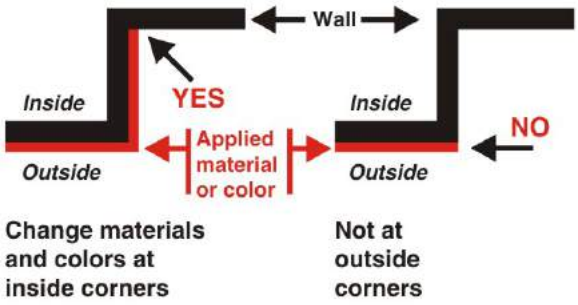
Wrapping brick around corners and then stopping is not consistent with Residential Design Guideline 3.2.2

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.*
- *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.*

3.8.4 Materials changes

- *Make materials and color changes at inside corners rather than outside corners to avoid a pasted on look.*



5. The tall garage gable facing the street is out of scale with the immediate neighborhood, and makes the garage the most prominent element of the front facade. This would not be consistent with Residential Design Guideline 3.4.1.

3.4.1 Limit the prominence of garages

- *Avoid designs that allow the garage to dominate the street facade.*
- *Limit the garage width to a maximum of 50 percent of the total facade width.*
- *Set garages back from the front facade.*
- *Recess garage doors as much as possible from the garage facade.*

6. Multiple window styles and proportions are not consistent with Residential Design Guideline 3.7.2 and 3.7.4.

3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood

- *Select window types to complement the style of the house. Each architectural style generally has one or two window types that are traditional to the style...*
- *Limit the number of different window types and proportions to enhance the visual unity of the house design.*

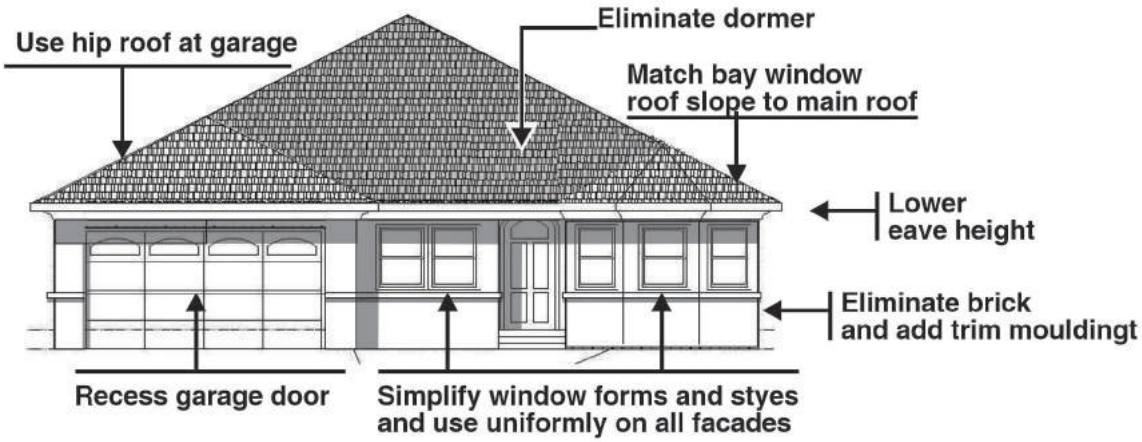
3.7.4 Design the windows with attention to matching the traditional details of the architectural style

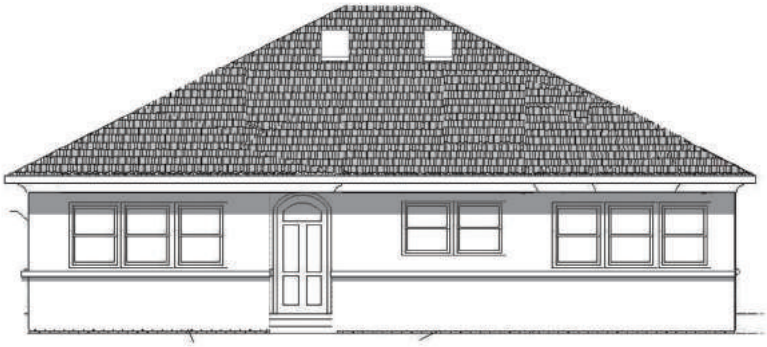
- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less 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.*

7. The landscape plan appears to show only redwood bark as ground cover. This would be in stark contrast to the treatment of other homes in the immediate neighborhood.

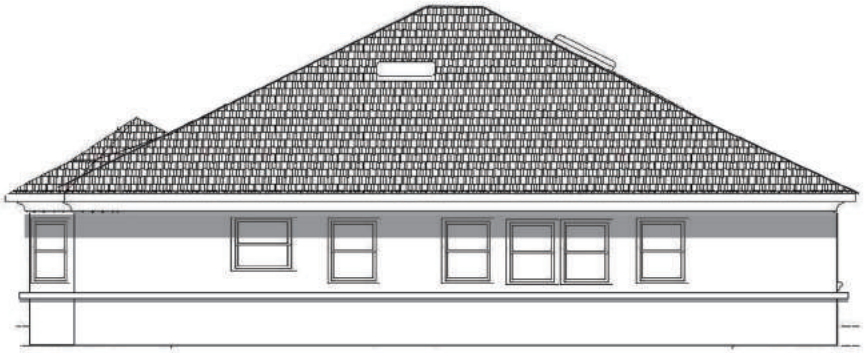
RECOMMENDATIONS

1. Lower the roof eave height as much as possible. The recommendation illustrations show a one foot decrease in height.
2. Utilize a hip roof on the garage in lieu of the proposed gable.
3. Simplify the window forms and styles and provide wood trim on all facades.
4. Eliminate the brick in favor of a uniform stucco treatment, and add a moulding trim strip.
5. Substantially recess the garage door , and select a garage door color to blend with the main body of the home rather than contrasting with it.
6. Remove the roof dormer to simplify the roof.

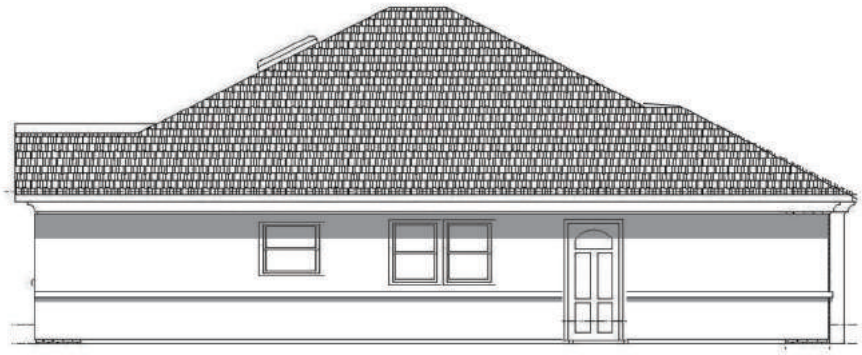




Recommended Rear elevation

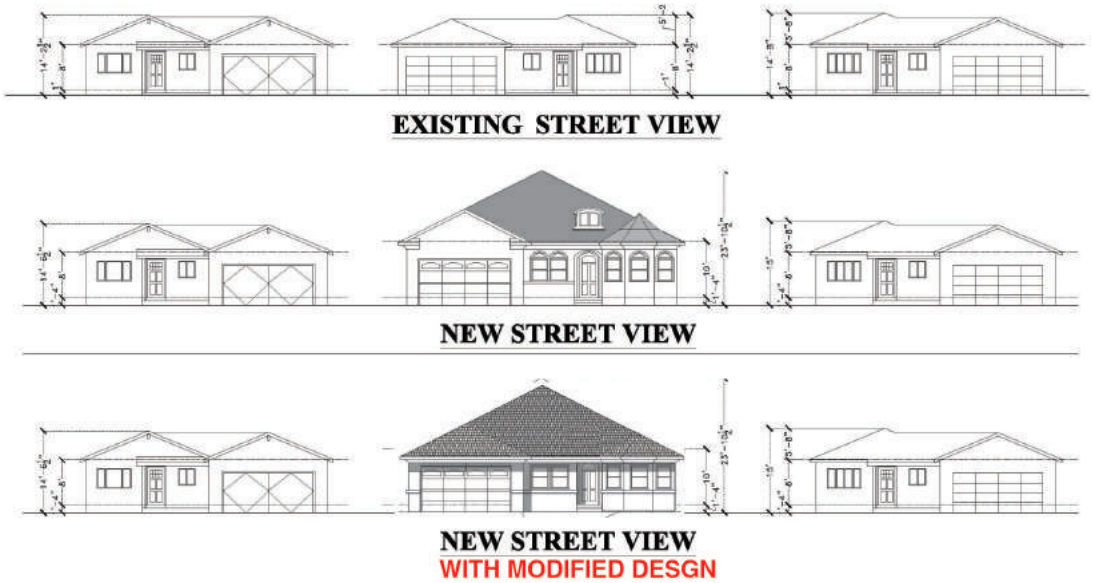


Recommended right side elevation



Recommended left side elevation

The illustration below shows the streetscape with the recommended front elevation.



While the front elevation drawing still appears rather tall, in reality the slope of the roof will substantially mitigate that effect - see example photo below

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

Sincerely,
CANNON DESIGN GROUP