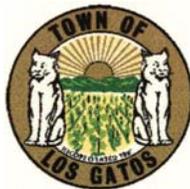


APPENDIX A How to Read Your Neighborhood Workbook

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.

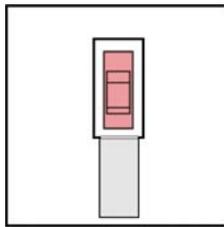
Additional Elements to Observe

- 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

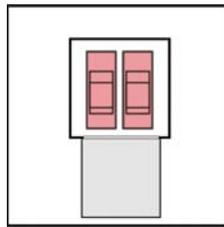
Neighborhood Patterns

Garage Doors



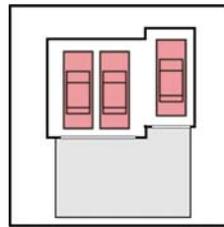
1 Car Wide

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



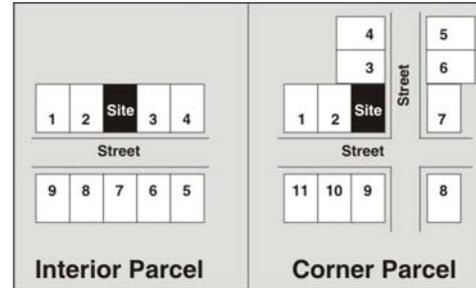
2 Cars Wide

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



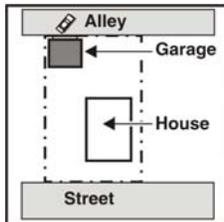
3 Cars Wide

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



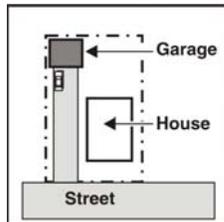
Immediate Neighborhood Parcels

Garage Location on the site



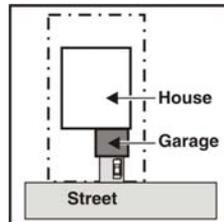
Alley Access

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



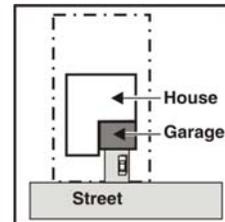
Rear Garage

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



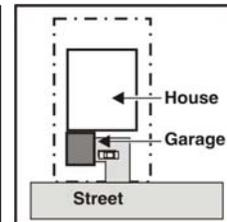
2 Car Front

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



2 Car Back

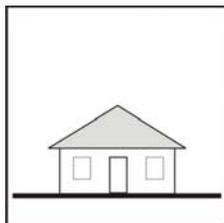
Frequency of Occurrences	
	5 or more
	2 - 4
	0 - 1



Side Loaded

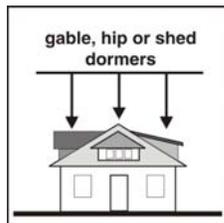
Frequency of Occurrences	
	5 or more
	2 - 4
	0 - 1

Building Heights



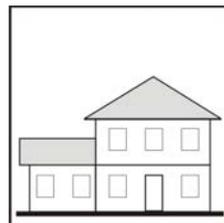
1 Story

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



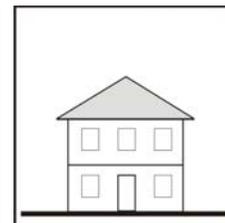
1 1/2 Story

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



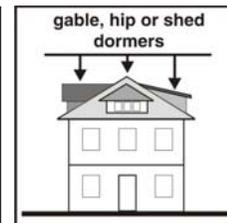
1 and 2 Story

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

APPENDIX A How to Read Your Neighborhood Workbook

Craftsman Bungalow



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

Spanish / Mission Revival



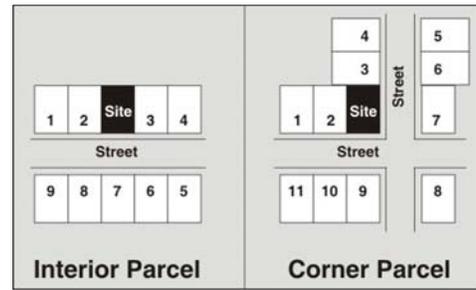
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

Colonial/Greek Revival



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

Architectural Styles 1



Immediate Neighborhood Parcels

Victorian



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

Italianate



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

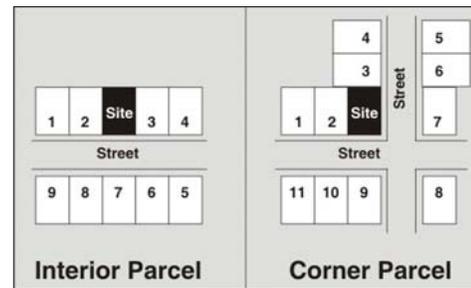
APPENDIX A How to Read Your Neighborhood Workbook

Architectural Styles 2

European Romantic



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



Immediate Neighborhood Parcels

Ranch



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

Builder Contemporary



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

Modern



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

Other Historic Style

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

Other Non-Historic Style

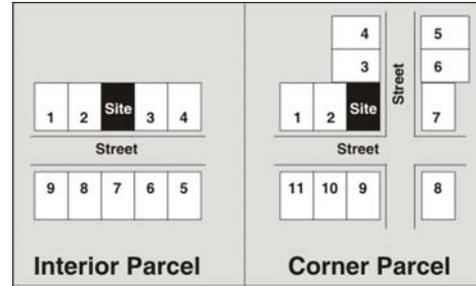
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

APPENDIX A How to Read Your Neighborhood Workbook

Building Height on Adjacent Parcels

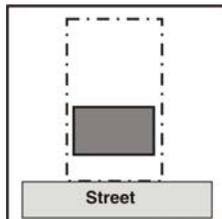
Parcel 2	Parcel 3
1 Story	1 Story
1 1/2 Story	1 1/2 Story
2 Story	2 Story
1 and 2 Story	1 and 2 Story
2 Story Plus	2 Story Plus

Form and Massing



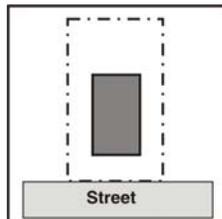
Immediate Neighborhood Parcels

Street Presence



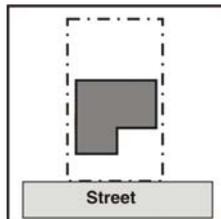
**Straight Facade
Wide**

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



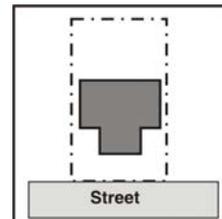
**Straight Facade
Narrow**

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



L Shape

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



**T Shape
Narrow Forward**

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



Other (Diagram)

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

Entries



**Recessed: In Wall
or Under Roof**

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



**Attached:
With Low Eave**

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



**Attached:
With High Eave**

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



Narrow Porch

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

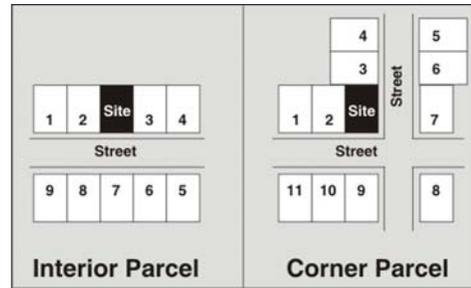


Wide Porch

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

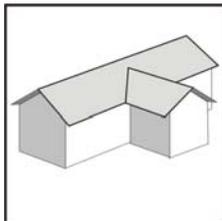
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Roofs 1



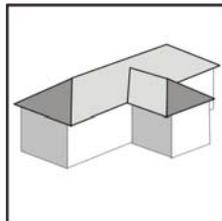
Immediate Neighborhood Parcels

Roof Forms



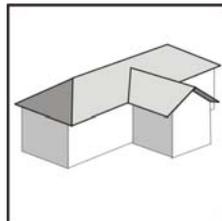
All Gable Roofs

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



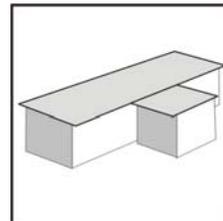
All Hip Roofs

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



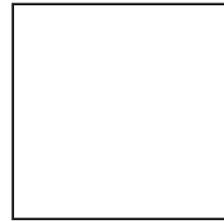
Gable and Hip Mix

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



Flat / Low Slope

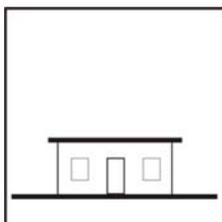
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



Other (Diagram)

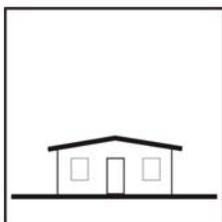
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

Roof Pitches



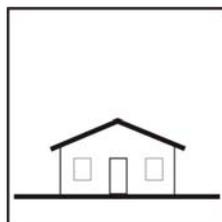
Flat

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



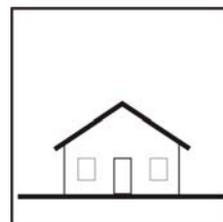
Low Pitch

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



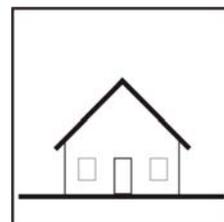
Moderate Pitch

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



Steep Pitch

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



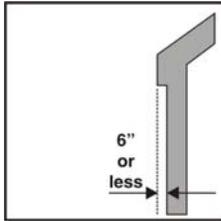
Very Steep Pitch

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

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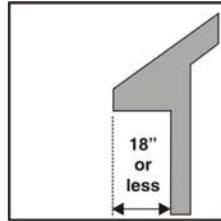
Roofs 2

Roof Overhangs



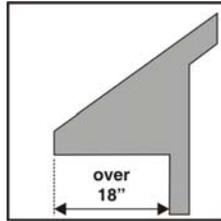
None (6" or less)

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



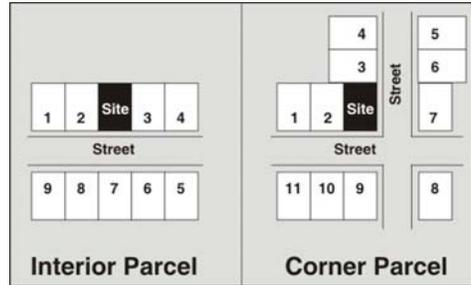
Small (18" or less)

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



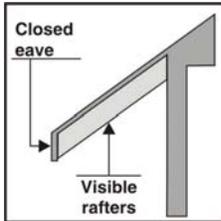
Large (Over 18")

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



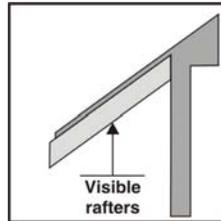
Immediate Neighborhood Parcels

Roof Eaves



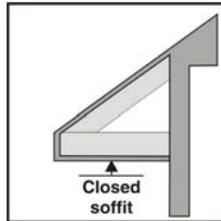
Open

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



Open with exposed rafter tails

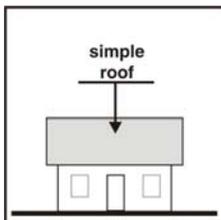
Frequency of Occurrence	
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	2 - 4
	0 - 1



Closed

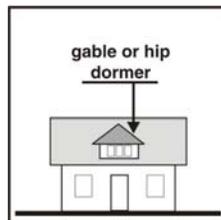
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

Roof Features



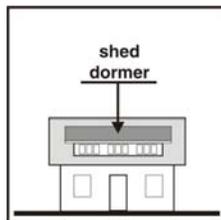
None

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

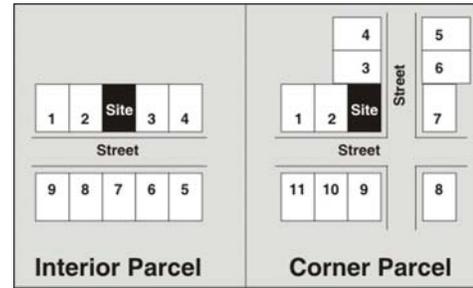
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

APPENDIX A How to Read Your Neighborhood Workbook

Windows 1

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



Immediate Neighborhood Parcels

Predominant Window Type

Double Hung	Casement	Sliding	Awning	Other (Diagram)
Frequency of Occurrence				
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				
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

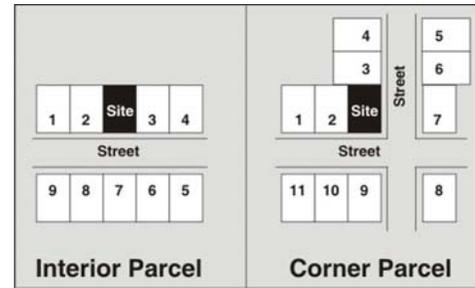
Wood or looks like wood

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

Metal

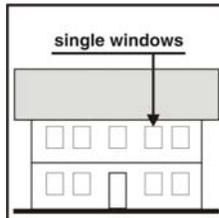
Frequency of Occurrence	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 - 4
<input type="checkbox"/>	0 - 1

Windows 2



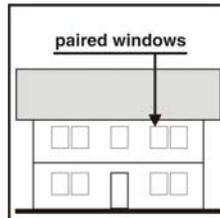
Immediate Neighborhood Parcels

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



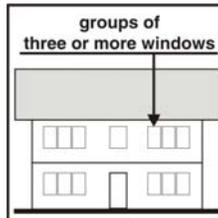
Singles

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



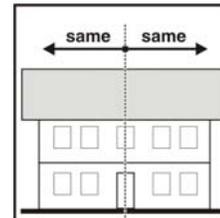
Pairs

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



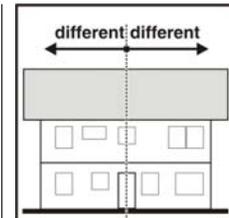
Ribbon

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



Symmetrical

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



Asymmetrical

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

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



Bay Windows
First Floor

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



Bay Windows
Second Floor

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



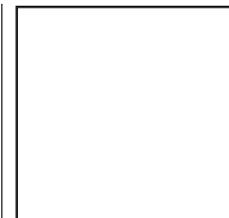
Arched Heads

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



Estate Style
Windows

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

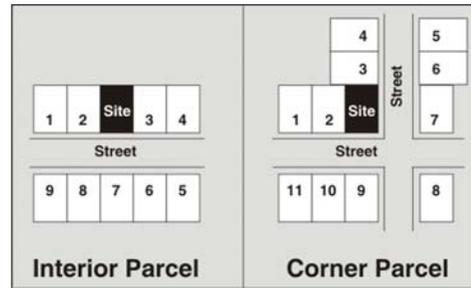


Other (Diagram)

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

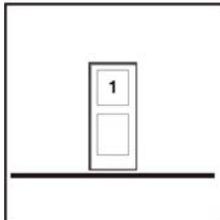
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Doors 1



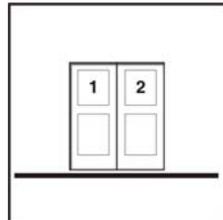
Immediate Neighborhood Parcels

Door Size



Single

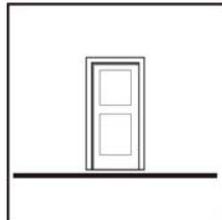
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



Double

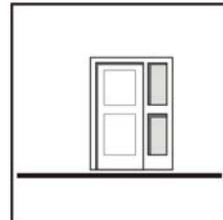
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

Door Setting



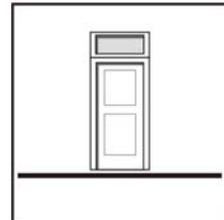
Door Only

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



Sidights

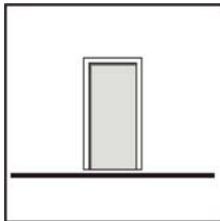
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



Transom

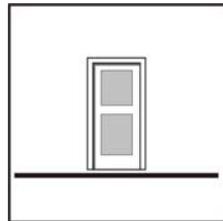
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

Door Details



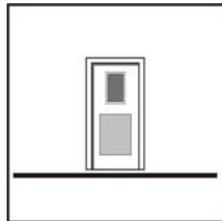
Plain

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



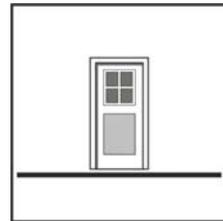
Panels

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



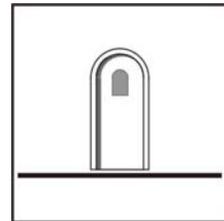
Panels and Glass

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



Divided Panes

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



Shaped Door Head

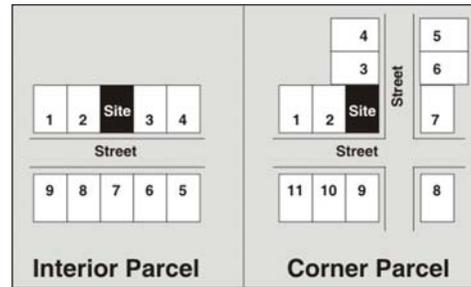
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

APPENDIX A How to Read Your Neighborhood Workbook

Materials

Accent Materials in the neighborhood

	Stone Wall Bases
	Brick Wall Bases
	Stone Chimneys
	Brick Chimneys
	Other



Immediate Neighborhood Parcels

Primary Wall Materials



Wood Siding

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



Shingles

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



Stucco

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



Brick or Stone

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



Mix of Materials

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

Roof Materials



Composition Shingles

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



Wood Shakes

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



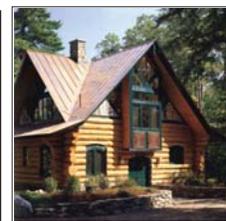
Tile or Concrete Flat

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



Tile or Concrete Arched

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



Metal

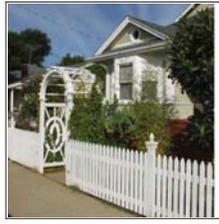
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

APPENDIX A How to Read Your Neighborhood Workbook



Front Yard Fence

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



Front Yard Entry Arbor

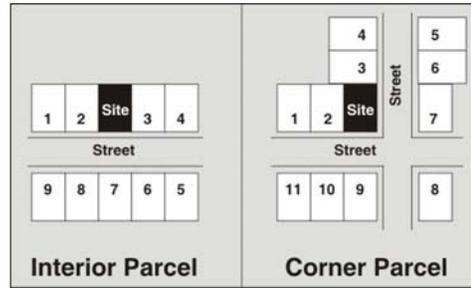
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



Trellises

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

Accent Details



Immediate Neighborhood Parcels



Stone or Brick Base

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



Stone or brick Chimneys

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



Shutters

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



Brackets

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



Gable Infill Texture

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



Shaped or Detailed Entry Columns

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



Column Caps and Bases

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



Detailed Columns and Railings

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



Half Timber Beams

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



Towers / Turrets

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

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

APPENDIX A

How to Read Your Neighborhood

Workbook

Summary of predominant neighborhood characteristics

Select those with three or more examples in the Immediate Neighborhood

Neighborhood Patterns

Garage Doors		Garage Location on the Site		Building Heights	
<input type="checkbox"/>	1 Car Wide	<input type="checkbox"/>	Alley Access	<input type="checkbox"/>	1 Story
<input type="checkbox"/>	2 Cars Wide	<input type="checkbox"/>	Rear Garage	<input type="checkbox"/>	1 1/2 Story
<input type="checkbox"/>	3 Cars Wide	<input type="checkbox"/>	2 Car Front	<input type="checkbox"/>	1 and 2 Story
		<input type="checkbox"/>	2 Bar Back	<input type="checkbox"/>	2 Story
		<input type="checkbox"/>	Side Load	<input type="checkbox"/>	2 Stories Plus

Architectural Styles

<input type="checkbox"/>	Craftsman Bungalow	<input type="checkbox"/>	Colonial Revival	<input type="checkbox"/>	Modern
<input type="checkbox"/>	Spanish/Mission Revival	<input type="checkbox"/>	European Romantic	<input type="checkbox"/>	Other Historic Style
<input type="checkbox"/>	Victorian	<input type="checkbox"/>	Ranch	<input type="checkbox"/>	Other Non-Historic Style
<input type="checkbox"/>	Greek Revival	<input type="checkbox"/>	Builder Contemporary	<input type="checkbox"/>	

Form and Massing

Street Presence		Entries	
<input type="checkbox"/>	Straight Facade: Wide	<input type="checkbox"/>	Recessed: in Wall or Under Roof
<input type="checkbox"/>	Straight Facade: Narrow	<input type="checkbox"/>	Attached: With Low Eave
<input type="checkbox"/>	L-Shape	<input type="checkbox"/>	Attached: With High Eave
<input type="checkbox"/>	T Shape: Narrow Forward	<input type="checkbox"/>	Narrow Porch
<input type="checkbox"/>	Other	<input type="checkbox"/>	Wide Porch

APPENDIX A How to Read Your Neighborhood Workbook

Roofs

Roof Forms	
	All Gable Roofs
	All Hip Roofs
	Gable and Hip Mix
	Flat/Low Slope
	Other

Roof Overhangs	
	None (6" or less)
	Small (18" or less)
	Large (Over 18")

Roof Eaves	
	Open
	Open with exposed rafter tails
	Closed

Roof Pitches	
	Flat
	Low Pitch
	Moderate Pitch
	Steep Pitch
	Very Steep Pitch

Roof Features	
	None
	Gable Dormers
	Shed Dormers

Windows

Predominant Window Proportions	
	Vertical
	Square
	Horizontal

Window Divisions	
	None
	Panes at Top
	Panes at top and bottom
	Panes at transom
	Other

Window Groupings	
	Singles
	Pairs
	Ribbon
	Symmetrical
	Asymmetrical

Predominant Window Type	
	Double Hung
	Casement
	Sliding
	Awning
	Other

Window Material	
	Wood or looks like wood
	Metal

Special Window Shapes	
	Bay Windows: First Floor
	Bay Windows: Second Floor
	Arched Heads
	Estate Style Windows
	Other

APPENDIX A How to Read Your Neighborhood Workbook

Doors

Door Size		Door Setting		Door Detail	
	Single		Door Only		Plain
	Double		Sidelights		Panels
			Transom		Panels and Glass
					Divided Glass Panes
					Shaped Door Head

Materials

Accent Materials Common in the Immediate Neighborhood		Primary Wall Materials		Roof Materials	
	Stone Wall Bases		Wood Siding		Composition Shingles
	Brick Wall Bases		Shingles		Wood Shakes
	Stone Chimneys		Stucco		Tile or Concrete: Flat
	Brick Chimneys		Brick or Stone		Tile or Concrete: Arched
	Other		Mix of Materials		Metal

Accent Details

	Front Yard Fences		Shutters		Column Caps and Bases
	Front Yard Entry Arbor		Brackets		Detailed Porch Railings
	Trellises		Gable Infill Texture		Half Timber Beams
	Stone or Brick Bases		Shaped or Detailed Entry Columns		Towers/Turrets
	Stone or Brick Chimneys				

Other Distinctive Features in the immediate neighborhood

_____	_____	_____
_____	_____	_____

Other Distinctive Features in the broader neighborhood (Within one block each direction)

_____	_____	_____
_____	_____	_____