

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

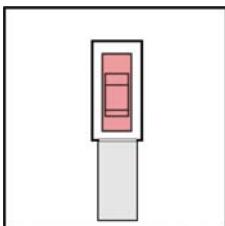
- Height of the first floor above grade
- Eave heights compared to adjacent homes
- Side yard separations between parcels
- Attic vents and other details
- Decorative lights
- Entry paths to entries
- Window patterns (formal vs. informal)
- Special trim between floors
- Special wall trim at roof overhangs
- 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

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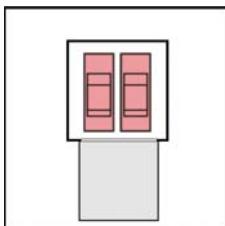
How to Read Your Neighborhood Workbook

Neighborhood Patterns

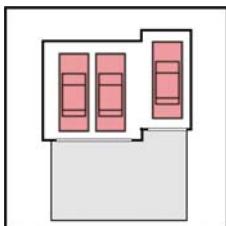
Garage Doors



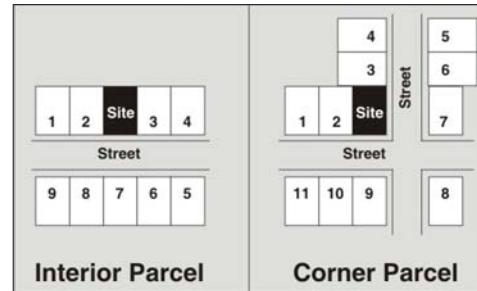
1 Car Wide



2 Cars Wide



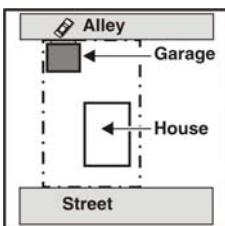
3 Cars Wide



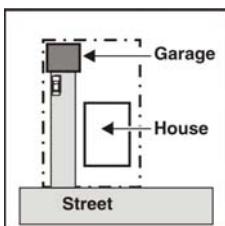
Immediate Neighborhood Parcels

one house doesn't have a garage

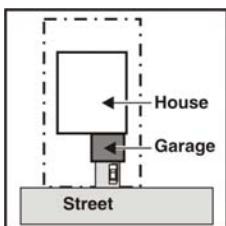
Garage Location on the site



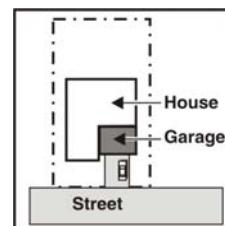
Alley Access



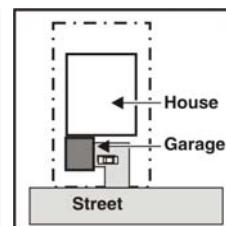
Rear Garage



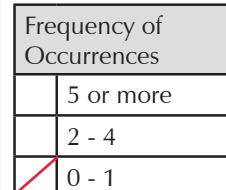
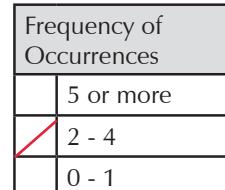
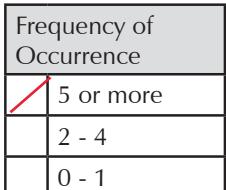
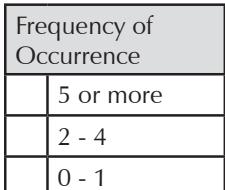
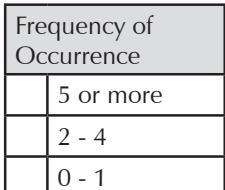
2 Car Front



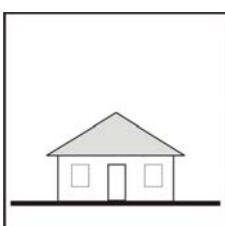
2 Car Back



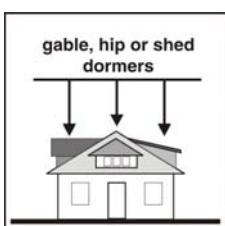
Side Loaded



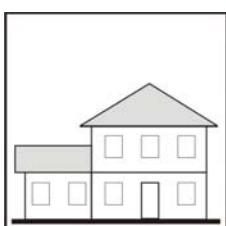
Building Heights



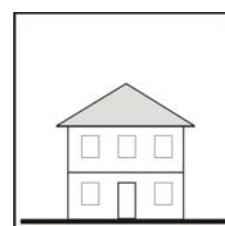
1 Story



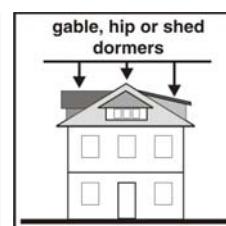
1 1/2 Story



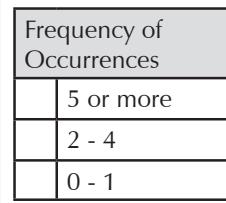
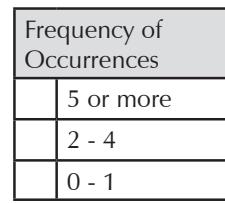
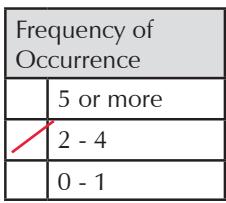
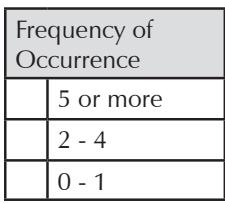
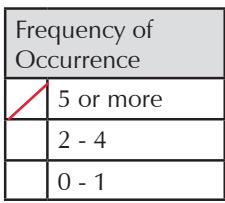
1 and 2 Story



2 Story



2 Story plus

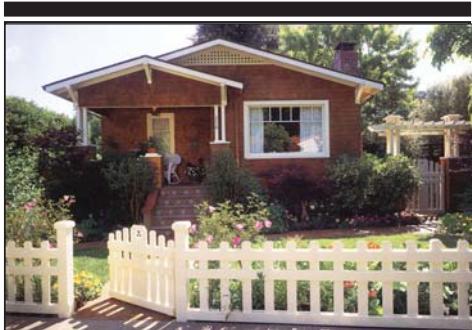


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Workbook

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

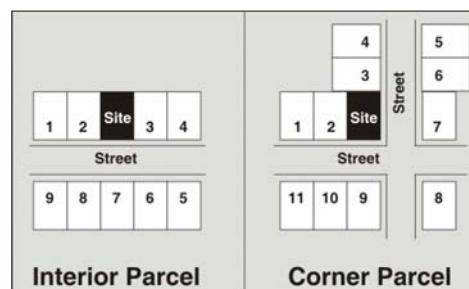
Colonial/Greek Revival



Frequency of Occurrence

5 or more
2 - 4
0 - 1

Architectural Styles 1



Immediate Neighborhood Parcels

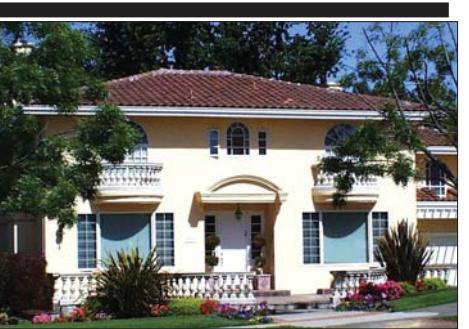
Victorian



Frequency of Occurrence

5 or more
2 - 4
0 - 1

Italianate



Frequency of Occurrence

5 or more
2 - 4
0 - 1

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Architectural Styles 2

European Romantic



Frequency of Occurrence

5 or more
2 - 4
0 - 1

Ranch



Frequency of Occurrence

5 or more
2 - 4
0 - 1

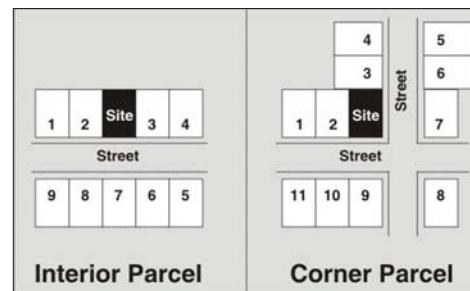
Modern



Frequency of Occurrence

5 or more
2 - 4
0 - 1

Immediate Neighborhood Parcels



Builder Contemporary



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

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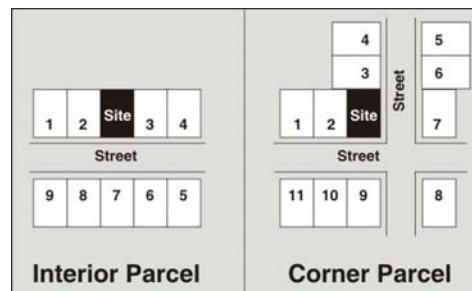
Workbook

Building Height on Adjacent Parcels

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

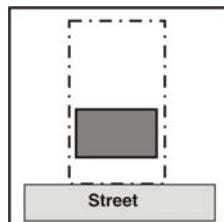
Parcel 3	
1 Story	
1 1/2 Story	
2 Story	
1 and 2 Story	
2 Story Plus	

Form and Massing

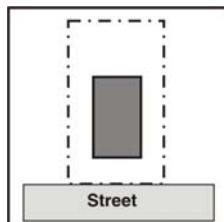


Immediate Neighborhood Parcels

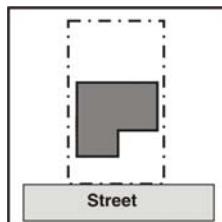
Street Presence



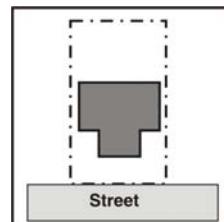
Straight Facade Wide



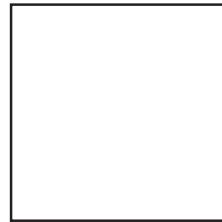
Straight Facade Narrow



L Shape



T Shape Narrow Forward



Other (Diagram)

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

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

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

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

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

Entries



Recessed: In Wall or Under Roof



Attached: With Low Eave



Attached: With High Eave



Narrow Porch



Wide Porch

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

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

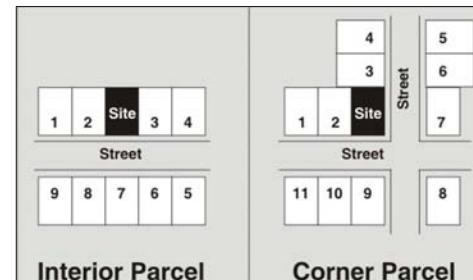
Frequency of Occurrence	
5 or more	
2 - 4	
0 - 1	

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

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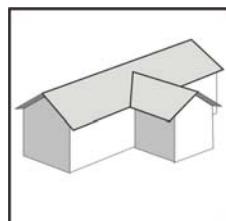
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Roofs 1

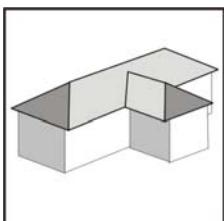


Immediate Neighborhood Parcels

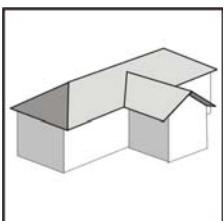
Roof Forms



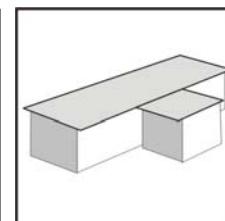
All Gable Roofs



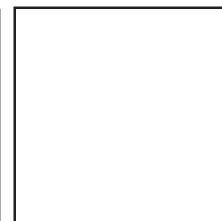
All Hip Roofs



Gable and Hip Mix



Flat / Low Slope



Other (Diagram)

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2 - 4	<input type="checkbox"/>
0 - 1	<input type="checkbox"/>

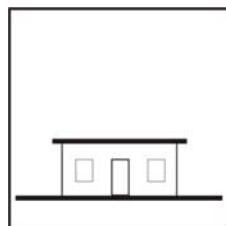
Frequency of Occurrence	
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0 - 1	<input type="checkbox"/>

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

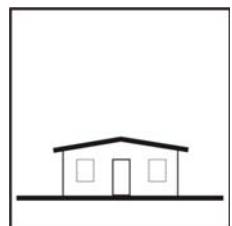
Frequency of Occurrence	
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Frequency of Occurrence	
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2 - 4	<input type="checkbox"/>
0 - 1	<input type="checkbox"/>

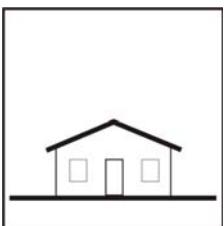
Roof Pitches



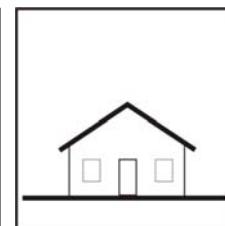
Flat



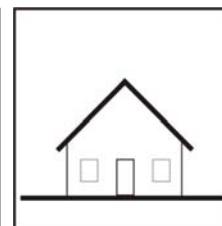
Low Pitch



Moderate Pitch



Steep Pitch



Very Steep Pitch

Frequency of Occurrence	
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0 - 1	<input type="checkbox"/>

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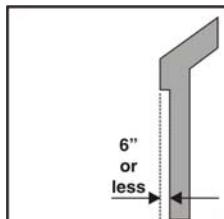
Frequency of Occurrence	
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0 - 1	<input type="checkbox"/>

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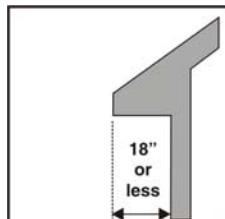
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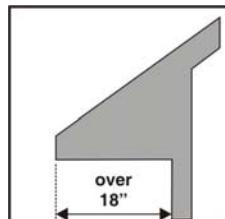
Roof Overhangs



None (6" or less)



Small (18 " or less)



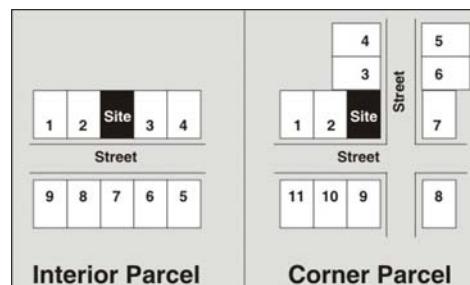
Large (Over 18")

Frequency of Occurrence	
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0 - 1	

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

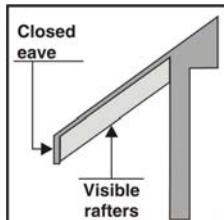
Frequency of Occurrence	
5 or more	
2 - 4	
0 - 1	

Roofs 2

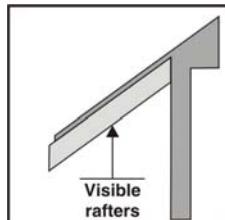


Immediate Neighborhood Parcels

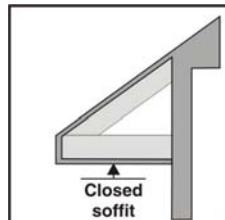
Roof Eaves



Open



Open with exposed rafter tails



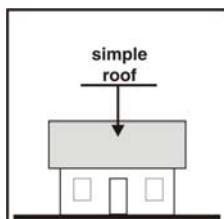
Closed

Frequency of Occurrence	
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2 - 4	
0 - 1	

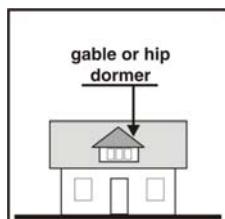
Frequency of Occurrence	
5 or more	
2 - 4	
0 - 1	

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

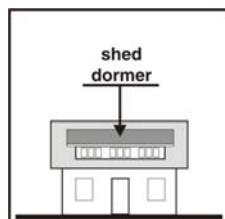
Roof Features



None



Gable or Hip Dormers



Shed Dormers

Frequency of Occurrence	
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2 - 4	
0 - 1	

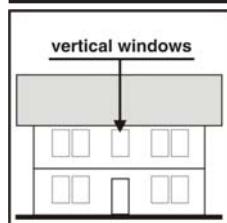
Frequency of Occurrence	
5 or more	
2 - 4	
0 - 1	

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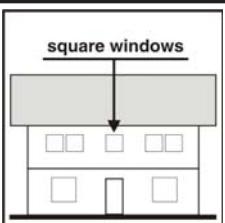
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Windows 1

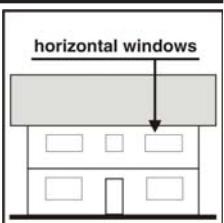
Predominant Window Proportions



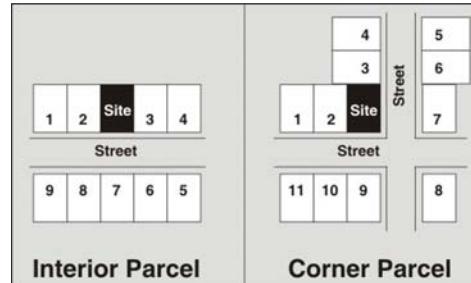
Vertical



Square



Horizontal



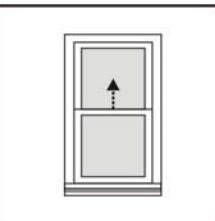
Immediate Neighborhood Parcels

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

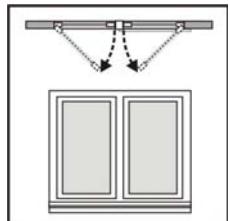
Frequency of Occurrence	
5 or more	
2 - 4	
0 - 1	

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

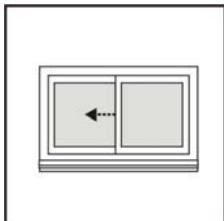
Predominant Window Type



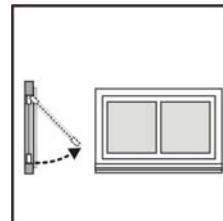
Double Hung



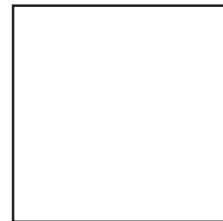
Casement



Sliding



Awning



Other (Diagram)

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

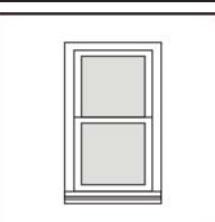
Frequency of Occurrence	
5 or more	
2 - 4	
0 - 1	

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

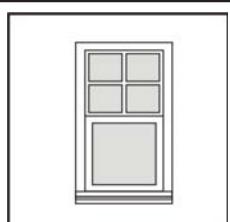
Frequency of Occurrence	
5 or more	
2 - 4	
0 - 1	

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

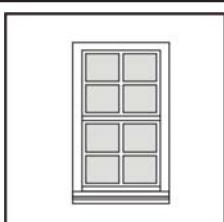
Window Divisions



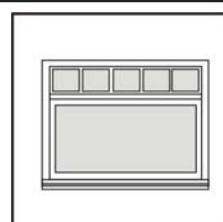
None



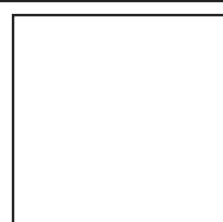
Panes at top



Panes both



Panes at transom



Other (Diagram)

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

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

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

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

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

APPENDIX A

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Workbook

Window Material

Wood or looks like wood

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

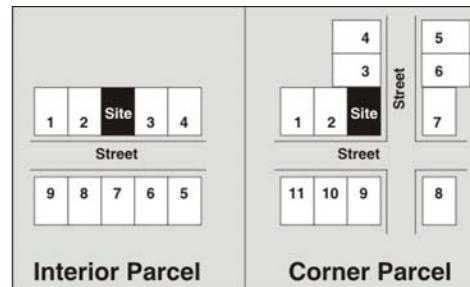
Metal

Frequency of Occurrence

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

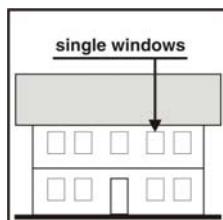
vinyl -4

Windows 2

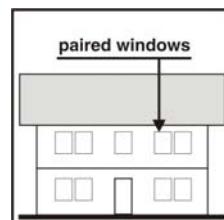


Immediate Neighborhood Parcels

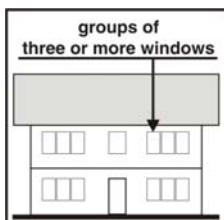
Window Groupings (Check those that are the most common on the houses nearby)



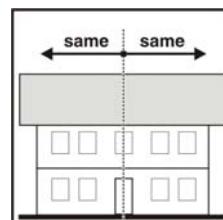
Singles



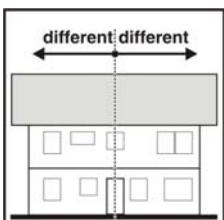
Pairs



Ribbon



Symmetrical



Asymmetrical

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

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

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

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

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



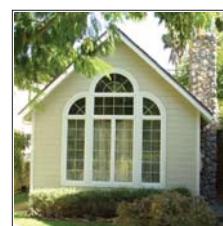
Bay Windows First Floor



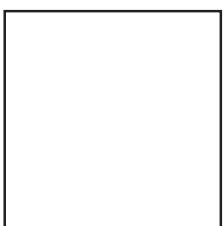
Bay Windows Second Floor



Arched Heads



Estate Style Windows



Other (Diagram)

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

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

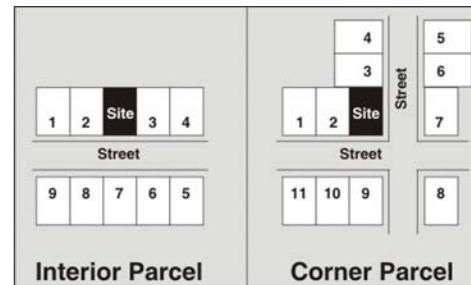
Frequency of Occurrence	
5 or more	<input type="checkbox"/>
2 - 4	<input type="checkbox"/>
0 - 1	<input checked="" type="checkbox"/>

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

APPENDIX A

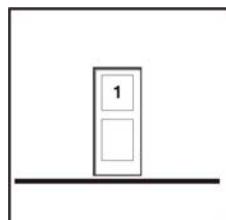
How to Read Your Neighborhood Workbook

Doors 1



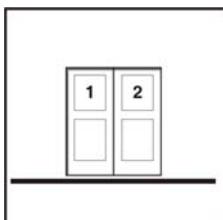
Immediate Neighborhood Parcels

Door Size



Single

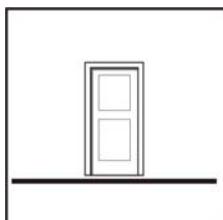
Frequency of Occurrence	
5 or more	
2 - 4	
0 - 1	



Double

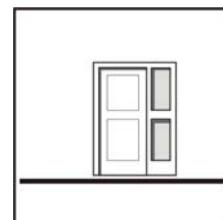
Frequency of Occurrence	
5 or more	
2 - 4	
0 - 1	

Door Setting



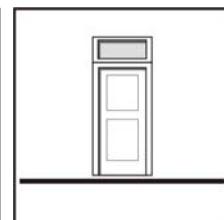
Door Only

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



Sidelights

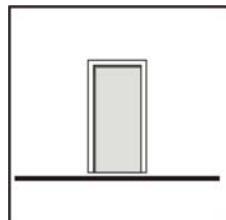
Frequency of Occurrence	
5 or more	
2 - 4	
0 - 1	



Transom

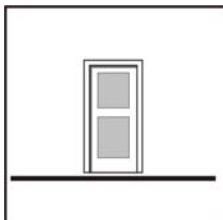
Frequency of Occurrence	
5 or more	
2 - 4	
0 - 1	

Door Details



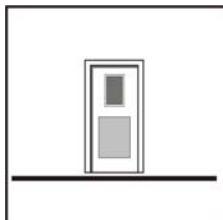
Plain

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



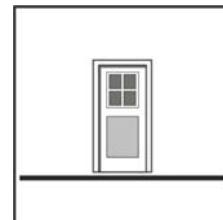
Panels

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



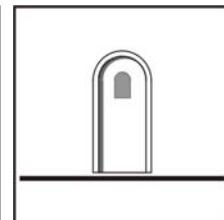
Panels and Glass

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

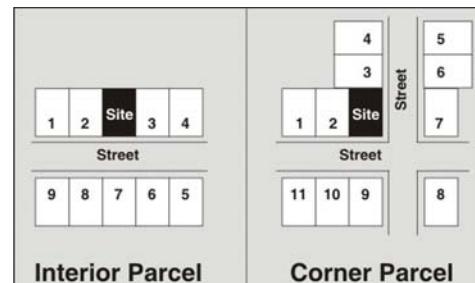
How to Read Your Neighborhood

Workbook

Accent Materials in the neighborhood

Stone Wall Bases
Brick Wall Bases
Stone Chimneys
Brick Chimneys
Other

Materials



Immediate Neighborhood Parcels

Primary Wall Materials



Wood Siding

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



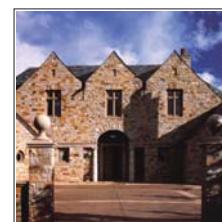
Shingles

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



Front Yard Entry Arbor



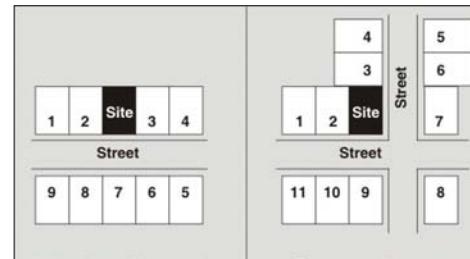
Trellises

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

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

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

Accent Details



Immediate Neighborhood Parcels



Stone or Brick Base



Stone or brick Chimneys



Shutters



Brackets



Gable Infill Texture

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

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

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

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

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



Shaped or Detailed Entry Columns



Column Caps and Bases



Detailed Columns and Railings



Half Timber Beams



Towers / Turrets

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

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

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

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

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	
	1 Car Wide
<input checked="" type="checkbox"/>	2 Cars Wide
<input checked="" type="checkbox"/>	3 Cars Wide

Garage Location on the Site	
	Alley Access
	Rear Garage
<input checked="" type="checkbox"/>	2 Car Front
	2 Bar Back
	Side Load

Building Heights	
<input checked="" type="checkbox"/>	1 Story
<input checked="" type="checkbox"/>	1 1/2 Story
<input checked="" type="checkbox"/>	1 and 2 Story
	2 Story
	2 Stories Plus

Architectural Styles

	Craftsman Bungalow
	Spanish/Mission Revival
	Victorian
	Greek Revival

	Colonial Revival
	European Romantic
<input checked="" type="checkbox"/>	Ranch
	Builder Contemporary

	Modern
	Other Historic Style
	Other Non-Historic Style

Form and Massing

Street Presence	
<input checked="" type="checkbox"/>	Straight Facade: Wide
	Straight Facade: Narrow
	L-Shape
	T Shape: Narrow Forward
	Other

Entries	
<input checked="" type="checkbox"/>	Recessed: in Wall or Under Roof
	Attached: With Low Eave
	Attached: With High Eave
	Narrow Porch
	Wide Porch

APPENDIX A

How to Read Your Neighborhood Workbook

Roofs

Roof Forms		Roof Overhangs		Roof Eaves	
<input checked="" type="checkbox"/>	All Gable Roofs		None (6" or less)	<input checked="" type="checkbox"/>	Open
<input checked="" type="checkbox"/>	All Hip Roofs		Small (18" or less)		Open with exposed rafter tails
	Gable and Hip Mix		Large (Over 18")		Closed
	Flat/Low Slope				
	Other				

Roof Pitches		Roof Features	
	Flat	<input checked="" type="checkbox"/>	None
	Low Pitch		Gable Dormers
<input checked="" type="checkbox"/>	Moderate Pitch		Shed Dormers
	Steep Pitch		
	Very Steep Pitch		

Windows

Predominant Window Proportions		Window Divisions		Window Groupings	
	Vertical	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Singles
<input checked="" type="checkbox"/>	Square		Panes at Top		Pairs
<input checked="" type="checkbox"/>	Horizontal		Panes at top and bottom		Ribbon

Predominant Window Type		Window Material		Special Window Shapes	
	Double Hung	<input checked="" type="checkbox"/>	Wood or looks like wood		Bay Windows: First Floor
	Casement		Metal		Bay Windows: Second Floor
<input checked="" type="checkbox"/>	Sliding				Arched Heads
	Awning				Estate Style Windows
	Other				Other

VINYL

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)
