

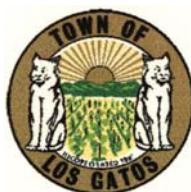
APPENDIX A

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

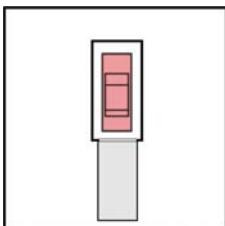
- Height of the first floor above grade
- Eave heights compared to adjacent homes
- Side yard separations between parcels
- Attic vents and other details
- Decorative lights
- Entry paths to entries
- Window patterns (formal vs. informal)
- Special trim between floors
- Special wall trim at roof overhangs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

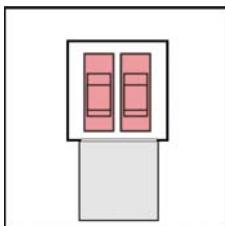
How to Read Your Neighborhood Workbook

Neighborhood Patterns

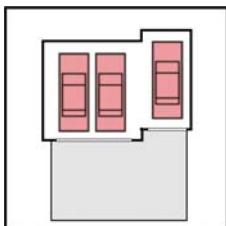
Garage Doors



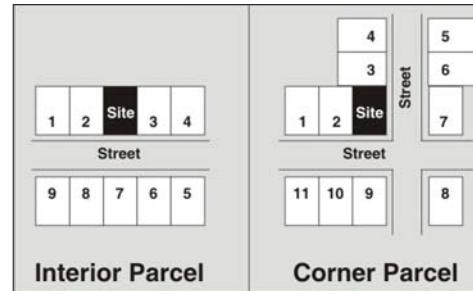
1 Car Wide



2 Cars Wide



3 Cars Wide



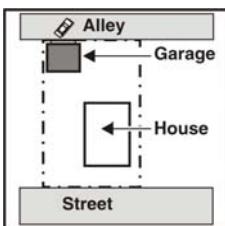
Immediate Neighborhood Parcels

Frequency of Occurrence	
5 or more	
2 - 4	
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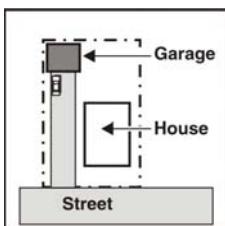
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Frequency of Occurrence	
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2 - 4	
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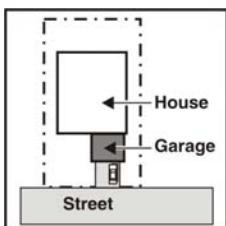
Garage Location on the site



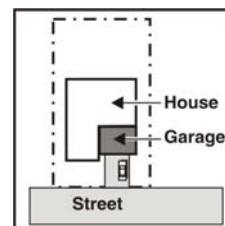
Alley Access



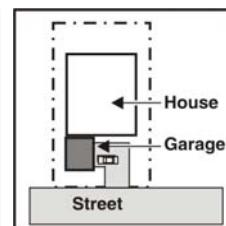
Rear Garage



2 Car Front



2 Car Back



Side Loaded

Frequency of Occurrence	
5 or more	
2 - 4	
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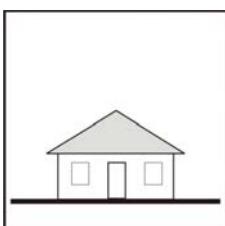
Frequency of Occurrence	
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2 - 4	
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Frequency of Occurrence	
5 or more	
2 - 4	
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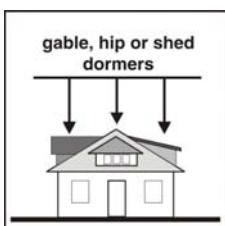
Frequency of Occurrences	
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2 - 4	
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Frequency of Occurrences	
5 or more	
2 - 4	
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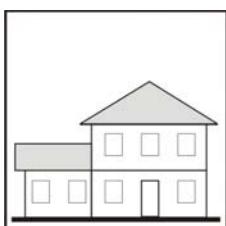
Building Heights



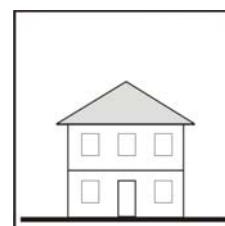
1 Story



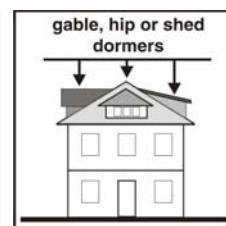
1 1/2 Story



1 and 2 Story



2 Story



2 Story plus

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

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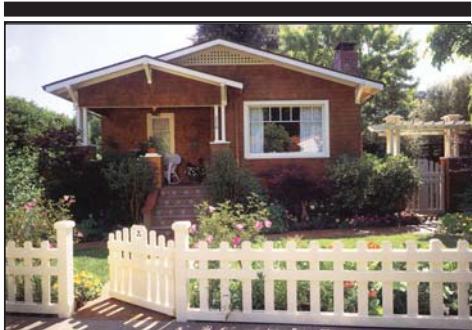
Frequency of Occurrences	
5 or more	
2 - 4	
<input checked="" type="checkbox"/> 0 - 1	

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Craftsman Bungalow



Frequency of Occurrence

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

Spanish / Mission Revival



Frequency of Occurrence

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

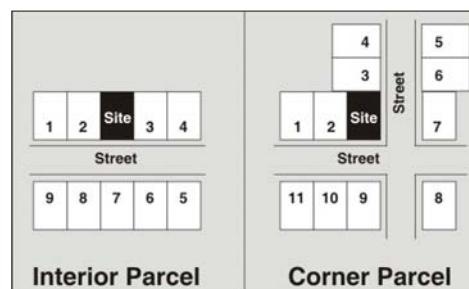
Colonial/Greek Revival



Frequency of Occurrence

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

Architectural Styles 1



Immediate Neighborhood Parcels

Victorian



Frequency of Occurrence

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

Italianate



Frequency of Occurrence

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

APPENDIX A

How to Read Your Neighborhood Workbook

Architectural Styles 2

European Romantic



Frequency of Occurrence

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<input checked="" type="checkbox"/>	0 - 1

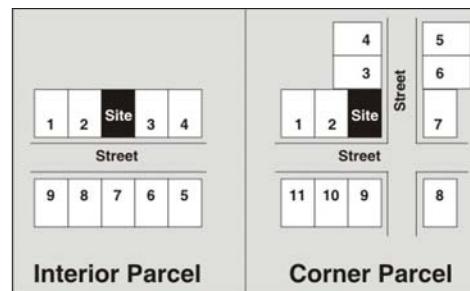
Ranch



Frequency of Occurrence

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

Builder Contemporary



Immediate Neighborhood Parcels

Modern



Frequency of Occurrence

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<input type="checkbox"/>	2 - 4
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Other Historic Style

Frequency of Occurrence

<input type="checkbox"/>	5 or more
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<input type="checkbox"/>	0 - 1

Other Non-Historic Style

Frequency of Occurrence

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How to Read Your Neighborhood

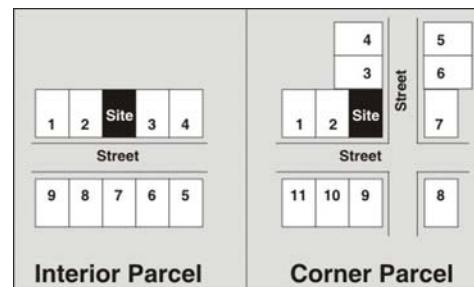
Workbook

Building Height on Adjacent Parcels

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

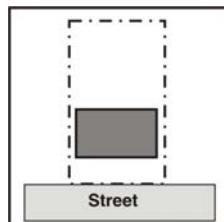
Parcel 3	
X	1 Story
	1 1/2 Story
	2 Story
	1 and 2 Story
	2 Story Plus

Form and Massing

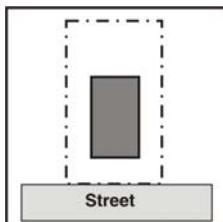


Immediate Neighborhood Parcels

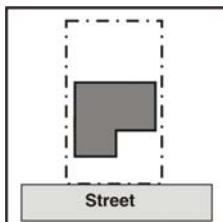
Street Presence



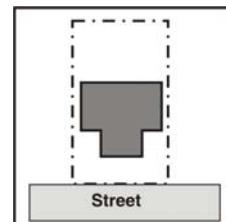
Straight Facade Wide



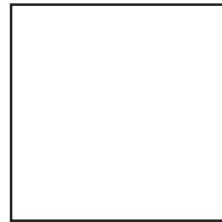
Straight Facade Narrow



L Shape



T Shape Narrow Forward



Other (Diagram)

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

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

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

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

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

Entries



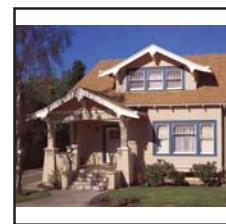
Recessed: In Wall or Under Roof



Attached: With Low Eave



Attached: With High Eave



Narrow Porch



Wide Porch

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

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

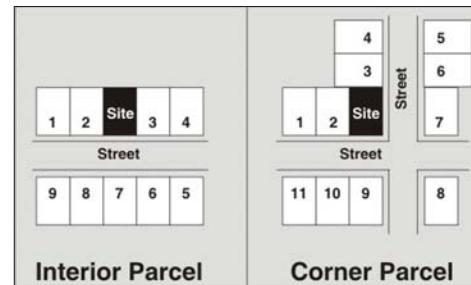
Frequency of Occurrence	
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X	2 - 4
	0 - 1

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

APPENDIX A

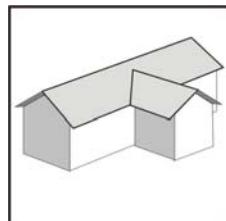
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Roofs 1

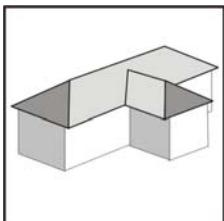


Immediate Neighborhood Parcels

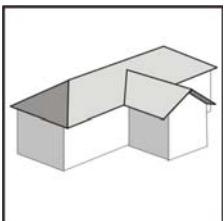
Roof Forms



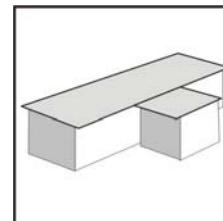
All Gable Roofs



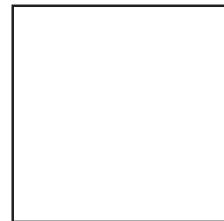
All Hip Roofs



Gable and Hip Mix



Flat / Low Slope



Other (Diagram)

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

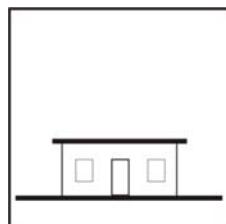
Frequency of Occurrence	
5 or more	
X	2 - 4
	0 - 1

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

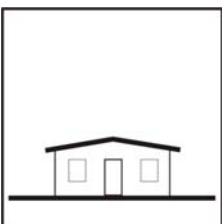
Frequency of Occurrence	
5 or more	
	2 - 4
X	0 - 1

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

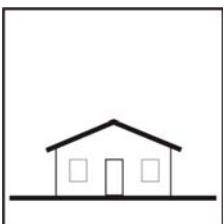
Roof Pitches



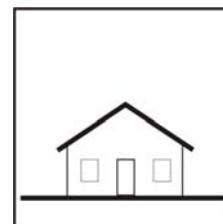
Flat



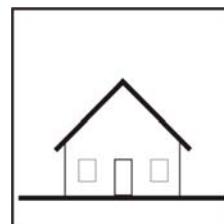
Low Pitch



Moderate Pitch



Steep Pitch



Very Steep Pitch

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

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

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

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

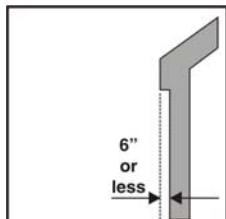
Frequency of Occurrence	
5 or more	
	2 - 4
X	0 - 1

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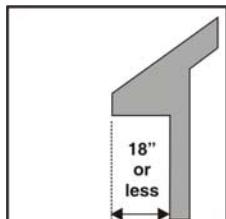
How to Read Your Neighborhood

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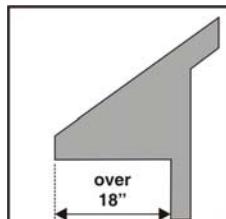
Roof Overhangs



None (6" or less)



Small (18 " or less)



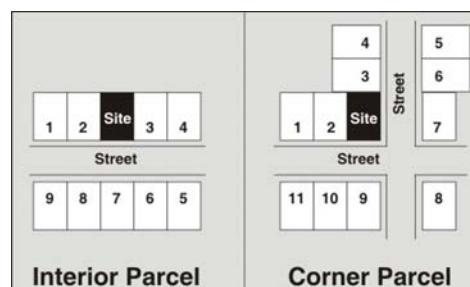
Large (Over 18")

Frequency of Occurrence	
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2 - 4	
X 0 - 1	

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

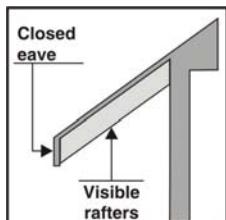
Frequency of Occurrence	
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X 2 - 4	
0 - 1	

Roofs 2

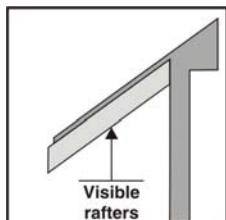


Immediate Neighborhood Parcels

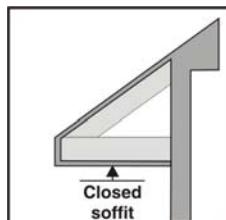
Roof Eaves



Open



Open with exposed rafter tails



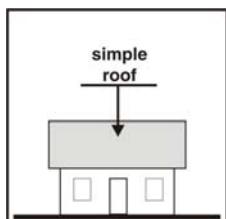
Closed

Frequency of Occurrence	
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X 0 - 1	

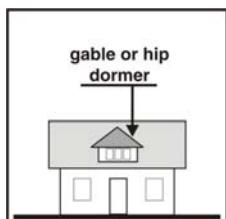
Frequency of Occurrence	
5 or more	
2 - 4	
X 0 - 1	

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

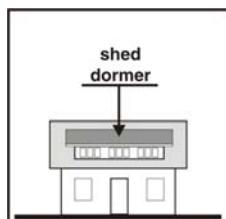
Roof Features



None



Gable or Hip Dormers



Shed Dormers

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

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

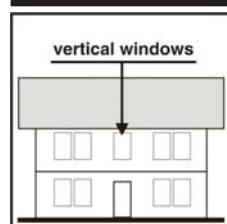
Frequency of Occurrence	
5 or more	
2 - 4	
X 0 - 1	

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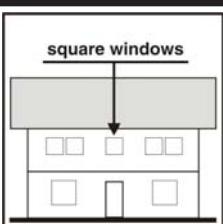
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Windows 1

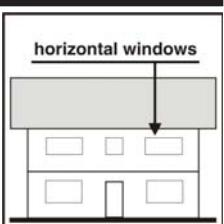
Predominant Window Proportions



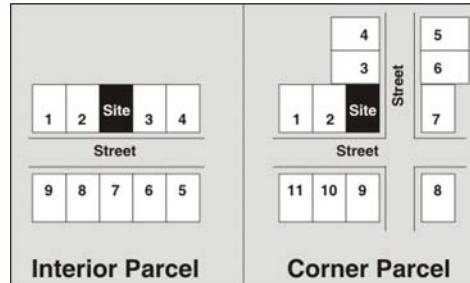
Vertical



Square



Horizontal



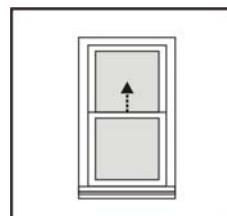
Immediate Neighborhood Parcels

Frequency of Occurrence		
5 or more		
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	0 - 1	

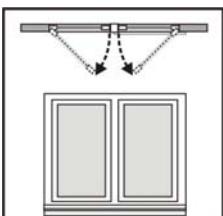
Frequency of Occurrence		
5 or more		
	2 - 4	
	0 - 1	

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

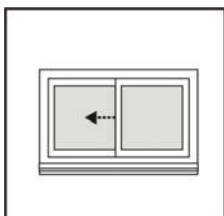
Predominant Window Type



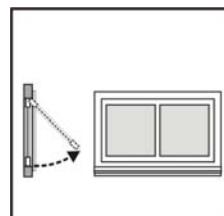
Double Hung



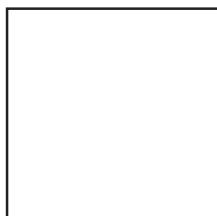
Casement



Sliding



Awning



Other (Diagram)

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

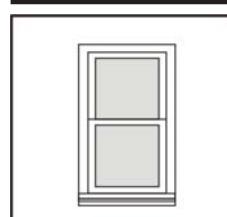
Frequency of Occurrence		
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	2 - 4	
	0 - 1	

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

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

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

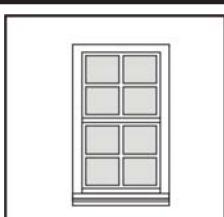
Window Divisions



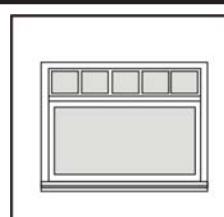
None



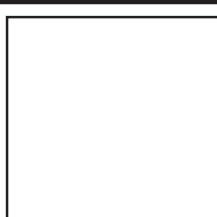
Panes at top



Panes both



Panes at transom



Other (Diagram)

Frequency of Occurrence		
<input checked="" type="checkbox"/>	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

How to Read Your Neighborhood

Workbook

Window Material

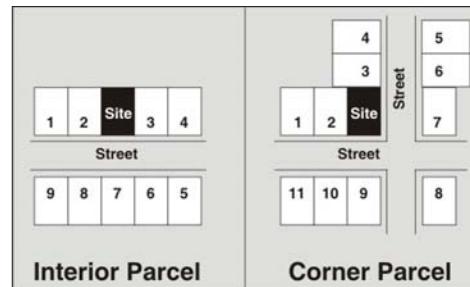
Wood or looks like wood

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

Metal

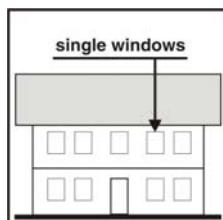
Frequency of Occurrence	
X	5 or more
	2 - 4
	0 - 1

Windows 2

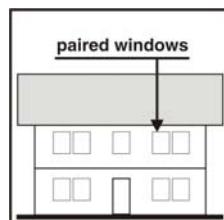


Immediate Neighborhood Parcels

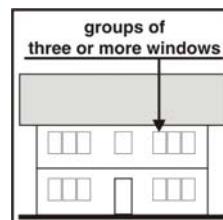
Window Groupings (Check those that are the most common on the houses nearby)



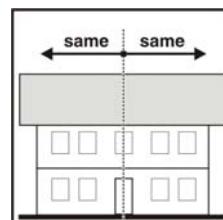
Singles



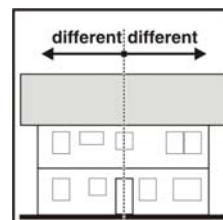
Pairs



Ribbon



Symmetrical



Asymmetrical

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

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

Frequency of Occurrence	
5 or more	<input type="checkbox"/>
X 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 type="checkbox"/>

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



Bay Windows First Floor



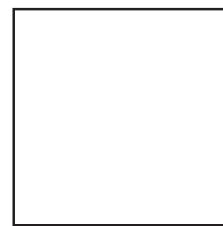
Bay Windows Second Floor



Arched Heads



Estate Style Windows



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

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

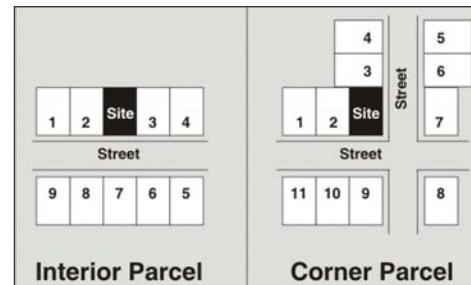
Frequency of Occurrence	
5 or more	<input type="checkbox"/>
2 - 4	<input type="checkbox"/>
0 - 1	<input type="checkbox"/>

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

APPENDIX A

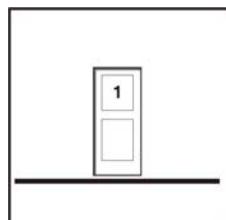
How to Read Your Neighborhood Workbook

Doors 1



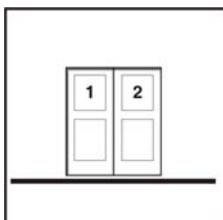
Immediate Neighborhood Parcels

Door Size



Single

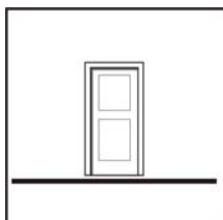
Frequency of Occurrence	
5 or more	
X	2 - 4
	0 - 1



Double

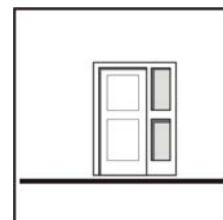
Frequency of Occurrence	
5 or more	
	2 - 4
X	0 - 1

Door Setting



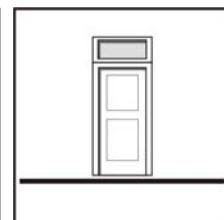
Door Only

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



Sidelights

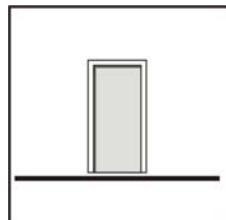
Frequency of Occurrence	
5 or more	
	2 - 4
X	0 - 1



Transom

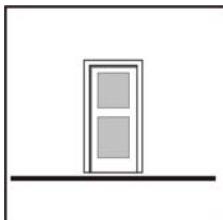
Frequency of Occurrence	
5 or more	
	2 - 4
X	0 - 1

Door Details



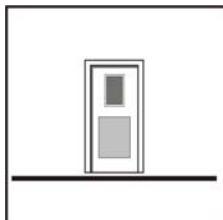
Plain

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



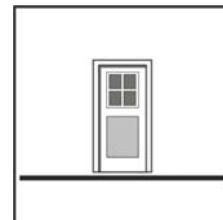
Panels

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



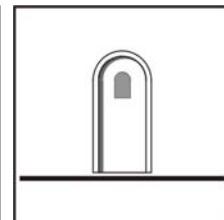
Panels and Glass

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



Divided Panes

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



Shaped Door Head

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

APPENDIX A

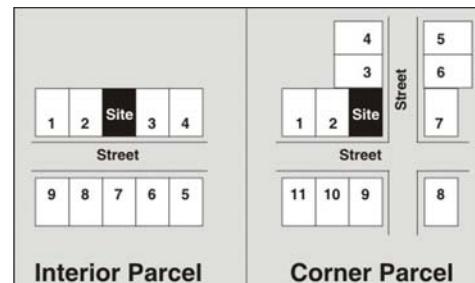
How to Read Your Neighborhood

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	
X	2 - 4
	0 - 1



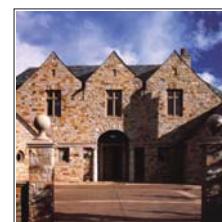
Shingles

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



Stucco

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



Brick or Stone

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



Mix of Materials

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

Roof Materials



Composition Shingles

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



Wood Shakes

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



Tile or Concrete Flat

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



Tile or Concrete Arched

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



Metal

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

APPENDIX A

How to Read Your Neighborhood Workbook



Front Yard Fence



Front Yard Entry Arbor



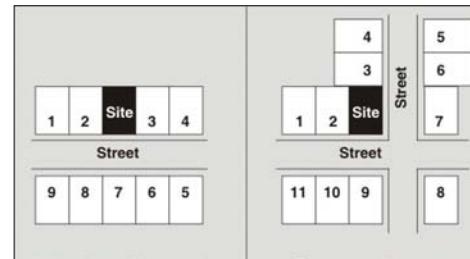
Trellises

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	
X	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
	2 Cars Wide
	3 Cars Wide

Garage Location on the Site	
	Alley Access
	Rear Garage
	2 Car Front
	2 Bar Back
	Side Load

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

Architectural Styles

	Craftsman Bungalow
	Spanish/Mission Revival
	Victorian
	Greek Revival

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

	Modern
	Other Historic Style
	Other Non-Historic Style

Form and Massing

Street Presence	
<input checked="" type="checkbox"/>	Straight Facade: Wide
<input checked="" type="checkbox"/>	Straight Facade: Narrow
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Wide Porch

APPENDIX A

How to Read Your Neighborhood Workbook

Roofs

Roof Forms	
<input checked="" type="checkbox"/>	All Gable Roofs
<input checked="" type="checkbox"/>	All Hip Roofs
	Gable and Hip Mix
	Flat/Low Slope
	Other

Roof Overhangs	
	None (6" or less)
<input checked="" type="checkbox"/>	Small (18" or less)
<input checked="" type="checkbox"/>	Large (Over 18")

Roof Eaves	
	Open
	Open with exposed rafter tails
<input checked="" type="checkbox"/>	Closed

Roof Pitches	
	Flat
<input checked="" type="checkbox"/>	Low Pitch
<input checked="" type="checkbox"/>	Moderate Pitch
	Steep Pitch
	Very Steep Pitch

Roof Features	
	None
	Gable Dormers
	Shed Dormers

Windows

Predominant Window Proportions	
<input checked="" type="checkbox"/>	Vertical
	Square
<input checked="" type="checkbox"/>	Horizontal

Window Divisions	
<input checked="" type="checkbox"/>	None
	Panes at Top
	Panes at top and bottom
	Panes at transom
	Other

Window Groupings	
	Singles
	Pairs
	Ribbon
	Symmetrical
<input checked="" type="checkbox"/>	Asymmetrical

Predominant Window Type	
	Double Hung
<input checked="" type="checkbox"/>	Casement
	Sliding
	Awning
	Other

Window Material	
	Wood or looks like wood
<input checked="" type="checkbox"/>	Metal

Special Window Shapes	
	Bay Windows: First Floor
	Bay Windows: Second Floor
	Arched Heads
	Estate Style Windows
<input checked="" type="checkbox"/>	Other

APPENDIX A

How to Read Your Neighborhood

Workbook

Doors

Door Size		Door Setting		Door Detail	
<input checked="" type="checkbox"/>	Single		Door Only		Plain
	Double	<input checked="" type="checkbox"/>	Sidelights	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	Wood Siding	<input checked="" type="checkbox"/>	Composition Shingles
	Brick Wall Bases		Shingles		Wood Shakes
	Stone Chimneys	<input checked="" type="checkbox"/>	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

wide range of frontage width

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