



**TOWN OF LOS GATOS**  
**HISTORIC PRESERVATION COMMITTEE**  
**REPORT**

MEETING DATE: 02/25/2026

ITEM NO: 8

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DATE: February 20, 2026  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request for Preliminary Review to Construct a One-Story Addition and Exterior Alterations to an Existing Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 150 Tait Avenue.** APN 510-18-026. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-26-004. Property Owner: Taraneah Moayed. Applicant: Su-Ling Cheah. Project Planner: Erin Walters.

RECOMMENDATION:

Requesting preliminary review for construction of a new one-story addition and exterior alterations to an existing contributing single-family residence located in the Almond Grove Historic District on property zoned R-1D:LHP located at 150 Tait Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1921 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Almond Grove Historic District
5. If yes, is it a contributor? Yes
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The Santa Clara County's Accessors Database indicates that the residence was constructed in 1921. The 1990 Anne Bloomfield Survey provides an estimated construction date of 1920's and provides a preliminary rating of historic and intact or worthy of special note (Attachment 1).

PREPARED BY: Erin M. Walters  
Senior Planner

The 1928, July 1944, and 1956 Sanborn Fire Insurance Maps show the residence as having a consistent footprint with the existing structure (Attachment 2). The single-family residence located in the Almond Grove Historic District and is a contributor to the district.

The applicant has provided a summary of property research (Attachment 2), a request letter (Attachment 3), neighborhood context (Attachment 4), and development plans (Attachment 5).

#### DISCUSSION:

The subject property at 150 Tait Avenue is located on the southeast corner of Tait Avenue and Nicholson Avenue. The applicant is requesting a preliminary review by the Committee to provide feedback on the removal of the attached garage, a proposed first floor addition, and exterior alterations to the existing one-story house. The proposed second story accessory dwelling unit (ADU) is subject to ministerial review and is not within the Committee's purview.

The project proposes a 125-square foot one-story addition to the existing 1,228 square foot single-story house, resulting in the primary dwelling unit size of 1,353 square feet. 71 square feet of the first floor will be utilized as the proposed ADU entrance. The project proposes demolishing the existing attached 227-square-foot one-car garage, which is attached through a roofed breezeway to the house. The applicant provided a scope of work (Attachment 4).

#### A. Existing Conditions

The existing one-story Craftsman-style residence is approximately 17 feet, three inches in height and features front gable roofs. The exterior walls are clad in horizontal lap wood siding, which does not appear to be original to the structure. The low-pitched gable ends are finished with horizontal wood siding and includes decorative triangular wood corbels. The covered front porch features square wood porch columns and a large window with divided lights, which encloses the porch elevation along Nicholson Avenue.

The existing wood front door has full divided lites. The existing windows are traditional single-hung wood windows with a divided-lite upper sash, a single-lite lower sash, painted wood frames, and trim with flat casting. The existing roof is asphalt composition shingle. The attached garage appears to retain the original horizontal wood siding, which is narrower in width than the replacement siding installed on the primary residence.

#### B. Proposed Project

The proposed design includes installation of a new composition shake roof. A roof awning is proposed to visually separate the larger first-floor gable from the wall plane. Roof trim, fascia, and rake boards are proposed to be painted wood or fiber-cement board. The existing

decorative triangular wood corbels are proposed to be removed. The exposed rafters would remain and be painted to match the roof trim, fascia, and rake boards.

The lower portions of the existing wood porch columns are proposed to be wrapped in stacked stone veneer. The horizontal wood siding at the front porch is proposed to be replaced with stacked stone veneer. The existing large divided-light porch window is proposed to be removed. All non-original wood siding is proposed to be replaced with fiber-cement siding designed to match the existing lap profile, reveal, shadow lines, scale, and finish. The applicant's justification is provided in Attachment 4.

All existing windows are proposed to be replaced. The front windows would remain the same size and style; however, window openings on the remaining elevations would be relocated. The applicant proposes Pella Lifestyle Series aluminum-clad wood windows with double glazing and three-dimensional simulated divided lites. Bathroom windows on the first floor are proposed as awning-style units. All new windows would be single hung and include traditional flat wood casing consistent with historic residential construction, including flat side casings, flat head casing, and flat wood sills. The proposed windows would be installed behind the casing.

The front door is proposed to be solid wood single-panel door with upper divided lites. The patio doors are proposed to be two fiberglass French doors without divided lites. The applicant proposes to remove the existing stucco chimney along the Nicolson Avenue elevation.

The project has not yet been evaluated to determine whether it meets the Town's demolition threshold for historic residences.

### C. Town's Residential Design Guidelines

The Committee should consider Section 3.9 of the Town's Residential Design Guidelines, which provides recommendations for construction of additions to existing residences (Attachment 7). Including but not limited to the following recommendations:

- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.
- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape, and location as the original, and should utilize the same materials as the existing protected exterior elements.

CONCLUSION:

The applicant is requesting a preliminary review by the Committee to provide feedback on the removal of the attached garage, a proposed first floor addition, and exterior alterations to the existing contributing one-story house located in the Almond Grove Historic District located at 150 Tait Avenue. The proposed second story ADU is subject to ministerial review and is not within the Committee's purview.

This application would be returned to the Committee for a recommendation to be forwarded to the Community Development Director and the application would continue through the Building Permit process.

CONSIDERATIONS:

A. Considerations

**Sec. 29.80.290. Standards for review.**

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

- \_\_\_ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

B. Residential Design Guidelines

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 5).

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Property Research
3. Request Letter from Applicant
4. Neighborhood Context from Applicant
5. Development Plans
6. Section 3.9, Residential Design Guidelines