



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

MEETING DATE: 10/28/2026

ITEM NO: 6

DATE: October 23, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Preliminary Review to Construct Additions and Exterior Alterations to an Existing Noncontributing Single-Family Residence Located in the Broadway Historic District on Property Zoned R-1:D:LHP. **Located at 4 Tait Avenue.** APN 510-44-054. Request for Review Application PHST-25-021. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Branislav Vajdic. Applicant: Davide Giannella, Arcadia Architecture. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for a preliminary review to construct additions and exterior alterations to an existing noncontributing single-family residence located in the Broadway Historic District on property zoned R-1:D:LHP, located at 4 Tait Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1927 per Anne Bloomfield Survey
2. Bloomfield Preliminary Rating: +, historic and intact or worthy of special note
3. Does the property have an LHP Overlay? Yes
4. Is the structure in a historic district? Yes, Broadway Historic District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The subject property, which was formerly owned by the Town, is located at the northeast corner of Tait Avenue and West Main Street in the Broadway Historic District. The property is currently addressed at 4 Tait Avenue but has previously used the address of 248 West Main Street. The property is developed with an approximately 2,574-square foot primary building, originally built as a fire station with an attached residence. The building was later used as a museum. The museum use was discontinued several years ago. An accessory building is located

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Planning Manager

in the northeast corner of the property. The primary building and outbuilding are currently unoccupied.

The 1990 Anne Bloomfield Survey indicates that the residence was constructed in the Mediterranean Revival style in 1927 and assigns the property a preliminary rating of historic and intact or worthy of special note (Attachment 1). The Town's Residential Design Guidelines do not list the property as a contributor to the Broadway Historic District (Attachment 2). The building first appears on the 1928 Sanborn Fire Insurance Map (Attachment 3). The footprint of the main building remains consistent through the 1956 map; however, the current footprint shows that a small addition was made to the north side of the building, visible along Tait Avenue sometime after 1956. This area is highlighted on Sheet A2.0 of the project plans (Attachment 6). The Town's permit history for the property is very brief, including a 1983 approval for the wrought iron railings lining the walkway to the main entrance and a 2012 plumbing permit.

Sale of the property to the current owner was finalized in 2026. The current owner now seeks a preliminary review by the HPC to construct an addition and exterior alterations to the building.

DISCUSSION:

The applicant provided historic research for the property and project plans (Attachments 4 and 6). Sheet A2.3 of the project plans provides an analysis of the proposed design by the applicant, which details the proposed changes and enhancements that would support the existing architectural style. This analysis describes the residence as a textbook example of a Spanish Colonial Revival residence, a style prevalent in the early 20th century. The building exhibits the primary characteristics of Spanish Revival style, including: low-pitched roof with little to no eave overhang, red tile roof, prominent arched openings at the main entrance and principal window, stucco siding, wall surfaces that extend into gable ends without a break, and an asymmetrical façade. The building also exhibits characteristic architectural details such as cast stone decorative gable vents, deep set windows, expose wood beams (vigas), and proportional wood shutters.

The applicant is requesting a preliminary review by the Committee to obtain feedback on a proposed addition to the north side of the building and exterior modifications (Attachment 6). The proposed 412-square foot addition would be constructed on the north side of the building behind the street-facing façade along Tait Avenue. All exterior materials would match those existing. To accommodate the addition and support the style of the building, the existing flat roofs would be replaced with new gable roof forms (Attachment 6, Sheet A2.2).

The proposed exterior modifications are designed to be compatible with and enhance the existing architectural character of the building (Attachment 6). Modifications include replacement of all existing windows with aluminum-clad wood windows with grids and

proportions to match the existing windows. All new windows would be recessed into the wall in-keeping with the original architecture. Several windows and a door on the interior-facing elevations of the existing garage would be filled in and new windows added at the new kitchen and Suite 2. The garage doors, which are currently infilled with stucco siding, would be replaced with heavy timber carriage doors to serve the two-car garage. Cast stone gable vents would be replicated in the new gable roof sections to match existing. A new shed roof would be added on the east wall of the proposed addition above a new porch. Lastly, the existing vargas would be replicated and continued across the west elevation for a more cohesive look.

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:

- X 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

Sections 3.9 and 3.10 of the Town's Residential Design Guidelines provide recommendations for additions to existing residences and architectural detailing (Attachment 5).

CONCLUSION:

The applicant is requesting a preliminary review from the Committee on a proposal to construct additions and exterior alterations to an existing noncontributing single-family residence located in the Broadway Historic District on property zoned R-1:D:LHP, located at 4 Tait Avenue. This application would return to the Committee for a formal recommendation to be forwarded to the Community Development Director.

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ATTACHMENTS:

1. Anne Bloomfield Survey
2. Residential Design Guidelines, Appendix B, Broadway Historic District
3. Sanborn Exhibit
4. Applicant's Research
5. Residential Design Guidelines Sections 3.9 and 3.10
6. Development Plan