

Taraneh Moayed
150 Tait Avenue
Los Gatos, CA 95030

Date: March 19, 2026

To: Los Gatos Historic Preservation Committee

Re: **Exterior** Modifications to 150 Tait Avenue

On February 25, 2026, the Los Gatos Historic Preservation Committee discussed the preliminary review of proposed modifications to 150 Tait Avenue and provided the following feedback:

1. **Porch:** The proposed stone gives the design a more modern appearance. If stone is used, the Committee recommends using Los Gatos river rock to ensure compatibility with the neighborhood character;
2. **Corbels:** Retain existing corbels, but reduce the overall number;
3. **Windows:** Match the window trim dimensions to the existing window trim; and
4. **Siding:** Match the siding dimensions of the main house to the existing garage siding, if feasible; and

The attached document provides the final design choices for 150 Tait based on the Committee's feedback. Specifically:

1. **Porch:** As initially proposed, the proposed Porch will retain its existing layout and dimensions. The existing posts and window located to the left of the porch will also remain. Based on the committee's feedback, changes to the existing porch design will be limited to replacing the siding with like for like siding, in lieu of ledger tiles or stones.
2. **Corbels (Brackets):** In accordance with the Committee's February guidance on February 25, 2026, the existing corbels (brackets) will remain but will be reduced in quantity. Those removed will be repurposed for the new ADU roof. Additional brackets will be fabricated to be of similar material (wood), design, and size as the existing ones.
3. **Windows:** As proposed in the preliminary hearing, I am retaining and matching existing window trim dimensions. The windows to be used are Marvin Elevate Windows (fiberglass exterior with wood clad interior) which have been previously approved by this Committee.
4. **Siding:** The committee acknowledged that the deteriorated horizontal wood siding of the home is not original to the structure. The Committee suggested matching the replacement siding to the style of the siding of the garage. However, I respectfully request replacing the siding with smooth fiber-cement Hardie board horizontal lap siding installed to match the existing siding's exposure, reveal and profile. Though not original to the home, the existing siding offers a classic and charming look that fully aligns with the style of 1920s cottages. Further, the proposed siding offers durability, weather protection, and fire safety.
5. **Other Updates to the Previously Submitted Plans.**
 - a) **Elimination of Proposed Back Extension.** The updated plans remove the previously proposed backyard addition and move the previously introduced stairs to the ADU outwards by approximately three feet. This modification ensures that all proposed improvements retain a functional floor plan for the first floor, conform to Town zoning

standards related to setbacks, and maintain a clear separation of access between the primary residence and the ADU.

- b) Extension of Driveway:** As proposed in the initial submission reviewed by this Committee on February 25, 2026, the garage will be removed. However, because the garage is being removed, I am extending the existing driveway by approximately 11.5' feet to accommodate a vehicle.
- c) Changes to Existing Fence.** The existing fence currently surrounds all sides of the property. I am requesting to:
 - i. Extend the existing fence along the extended driveway by 9' and add a gate to allow entry. This extension will use the same material and height as the existing fence.
 - ii. Remove the majority of the fence facing Nicholson, retaining only the portion that provides privacy to the home's back yard.
- d) Landscaping:** The updated plans provide details on the proposed landscaping. Because the lot is very small, landscaping choices are limited. Nevertheless, I am proposing a landscape approach that enhances the property's visual character and curb appeal, while remaining consistent with the surrounding neighborhood context. The proposed shrubs along the fence will provide privacy to my otherwise small property. Additionally, the proposed maple trees will offer seasonal change and provide layered canopy that will soften the massing of the home.

Thank you for your time and consideration. I look forward to your feedback and comments.

Sincerely,

Taraneh Moayed, Owner

Project Address:
150 Tait Avenue, Los Gatos, CA

Exterior Design & Materials

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I. Project Scope and Architectural Intent

The residence, 150 Tait Avenue, is a contributing structure within the Almond Grove Historic District. This project will add a second-floor ADU to an existing one-story property located in downtown Los Gatos, as well as a small extension to the back of the home. The proposed design will maintain a Craftsman-inspired residential character consistent with the surrounding neighborhood. Exterior finishes will be applied consistently across all elevations. The owner, design team, and contractor view themselves as long term stewards of this historic resource and are committed to ensuring that the home remains structurally sound, weather-tight, and safe for the next century while fully respecting its historic character.

II. Image of Existing Property

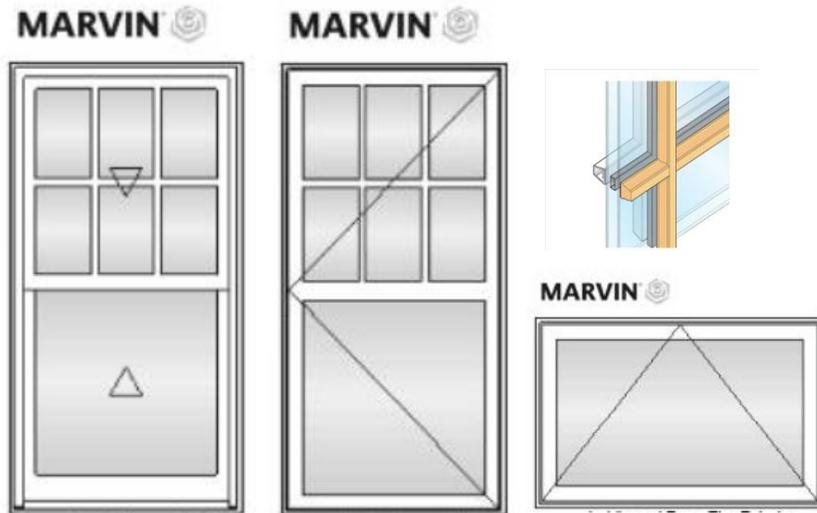


III. Image of Proposed Property



IV. Proposed Windows

1. **Brand:** Marvin Elevate Windows
2. **Material:** Fiberglass exterior with wood interior.
3. **Style:**
 - **Downstairs:** Double Hung with 6 lite SDL
 - **Upstairs:** Casement with 6 lite SDL to match the look of double hung windows
 - **Two Small Bathrooms:** Awning (no SDL grids)
4. **Images:**



5. **Window Casings:** Traditional flat wood casing consistent with historic residential construction, including flat side casings, flat head casing, and a flat wood sill.



V. Proposed Doors

1. Front Door

- a. **Style:** Classic Craftsman door, upper window with 6-lite SDL
- b. **Material:** Smooth fiberglass with 6-lite panel
- c. **Color:** Stained wood or black
- d. **Hardware Finish:** Dark bronze / black



B. Patio Doors

- a. **Style** French single pane doors
- b. **Material:** Smooth fiberglass
- c. **Color:** Black
- d. **Hardware Finish:** Dark bronze / black



C. ADU Door

- a. **Style** Single Pane Glass Door
- b. **Material:** Smooth fiberglass
- c. **Color:** Black
- d. **Hardware Finish:** Dark bronze / black



VI. Proposed Roof

1. Roof Shape and Gables:

- a. **First Floor:** The existing roofing, which consists of two gable style roofs (one over the main home and one over the porch) will remain unchanged in structure but will be refinished with new materials. A roof awning will be added to separate the larger first floor gable from the walls.
- b. **Second Floor:** The second floor ADU will also consist of a gable roof that will be placed perpendicular to the existing main gable roof.

2. **Roofing Material:** The roof will consist of architectural composition shingles. The color to be determined based on the final home color.

3. **Roof Trim, Fascia, Rake Boards.** The roof trim, fascia, and rake boards will remain and repaired as needed.

4. Brackets and Rafters

- a. **Brackets:** The existing brackets will remain but will be reduced in quantity in accordance with the proposed drawings and PHC's guidance from the preliminary hearing. Those removed will be repurposed for the new ADU roof. Additional brackets will be fabricated to be of similar material (wood), design, and size.



- b. **Rafters:** The rafters will remain unchanged. They will be repaired and painted.



VII. Proposed Porch

The existing Porch will retain its existing layout and dimensions. The posts and window located to the left of the porch will also remain. Changes to the existing porch design are limited to:

- Replacing the siding
- Extending the siding over the posts on each side of the steps to provide a more cohesive look. (see orange arrows)
- Replacing the deteriorating porch floor with concrete.



VIII. Proposed Siding

The existing siding will be removed and replaced with smooth fiber-cement horizontal lap siding, installed to match the existing shadow lines, scale, exposure, reveal (approximately 4-3/4"), and profile of the existing wood siding. Installation will also include a continuous weather-resistant barrier over exterior sheathing.

A. Brand: Hardie® Plank Lap Siding Smooth (Primed)

B. Dimensions:

Width	Length	Thickness	Exposure Width
6.250 IN	144.000 IN	0.312 IN	5.000 IN

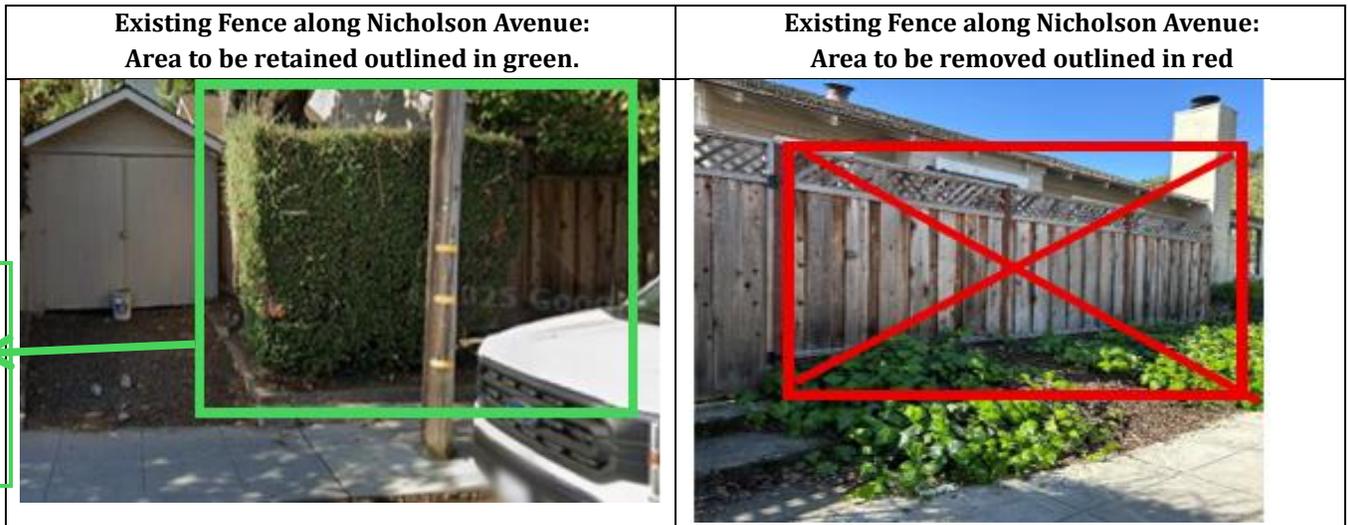
C. Installation Method: Horizontal siding with smooth fiber-cement horizontal lap siding installed to match the existing exposure, reveal (approximately 4-3/4"), and profile of the existing wood siding. Installation will also include a continuous weather-resistant barrier over exterior sheathing.

D. Image:



IX. Proposed Garage Removal and Corresponding Changes to the Driveway and Fence

- 1. Garage.** The existing garage, which lacks a foundation, will be removed.
- 2. Driveway.** The existing driveway is approximately 11.5' feet long. The driveway will be extended by 9 feet into the area once occupied by the garage. This will allow adequate space for a vehicle.
- 3. Fence.** The existing fence currently surrounds all sides of the property. It is made of 72" tall redwood flat-top fence pickets with a 12" lattice on top. The fence will be adjusted as follows:
 - i. Remove the majority of the fence facing Nicholson, retaining only the portion that provides privacy to the home's backyard.



- ii. Close off area of fence removed. Extend the existing fence along the extended driveway by 9' and add a gate to allow entry. This extension will use the same material and height as the existing fence.



X. Proposed Landscaping

