



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 03/25/2026

ITEM NO: 6

DATE: March 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.

DISCUSSION:

On February 25, 2026, the Committee discussed the proposed first story addition and removal of the attached garage, and provided the following feedback (Attachment 1 and 2):

- 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;
- Retain existing corbels, but reduce the overall number;
- Match the window trim dimensions to the existing window trim;
- Match the siding dimensions of the main house to the existing garage siding, if feasible; and
- The Committee complemented the project.

The applicant has submitted revised plans for the proposed one-story design, and a letter summarizing modifications to the project (Attachment 3 and 4). The revised plans include the following elements:

- Removal of attached single car garage;
- Addition of a 48-square foot first floor ADU entrance on the right elevation;
- Installation of Marvin Elevate wood-clad fiberglass double hung windows with six lites;

PREPARED BY: Erin M. Walters
Senior Planner

- Window casings to feature traditional flat wood trim consistent with historic residential construction, including flat side casings, flat head casings, and flat wood sills;
- A proposed fiberglass front door with a six-lite upper window front door in a Craftsman style;
- Installation of French-style, single-pane patio doors constructed of smooth fiberglass;
- The first-floor roof would retain its two existing gable forms (one over the main residence and one over the front porch), to be refurbished with new materials;
- Addition of a roof awning to visually separate the primary first-floor gable from the wall plane;
- Installation of composition shingle roofing to match existing;
- Retention of existing roof trim, fascia, and rake boards;
- Existing corbel brackets to remain, with a reduction in number per Committee direction;
- Rafters to remain unchanged;
- The covered porch will retain its existing layout and dimensions, including posts and porch window;
- Extension of siding over the base of the porch posts; and
- Removal of existing (non-original) wood siding and replacement with smooth fiber-cement horizontal lap siding (Hardie Plank Lap Siding Smooth), to match the existing shadow lines, scale, reveal (approximately 4¾ inches), and profile.

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 6 of Attachment 1, February 25, 2026, Historic Preservation Committee Staff Report).

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CONCLUSION:

The applicant is requesting a preliminary review by the Committee to provide feedback on the revised project which includes 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 Accessory Dwelling Unit (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.

ATTACHMENTS:

1. February 25, 2026, Historic Preservation Committee Staff Report
2. February 25, 2026, Historic Preservation Committee Action Letter
3. Request Letter from Applicant
4. Revised Development Plans

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