

Taraneh Moayed  
150 Tait Avenue  
Los Gatos, CA 95030

Date: April 6, 2026

To: Los Gatos Historic Preservation Committee

Re: Exterior Modifications to 150 Tait Avenue

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## Background

On February 25, 2026, the Los Gatos Historic Preservation Committee (HPC) 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.

In my March 19, 2026 response to the HPC, I advised that I will be implementing their suggestions with regard to all matters, except the siding. Specifically, the porch will look almost identical to its current form, the windows being replaced and those being added will be like-for-like, using Marving Elevate (previously approved manufacturer and model), and the corbels will remain (though reduced) and used for all roof surfaces.

On March 25, 2026, I appeared again before the HPC to inform them that I would not be continuing with my back extension and proposed my final selections for windows, doors and siding. The HPC discussed the item and provided the following feedback:

1. **Corbels:** The corbels are acceptable;
2. **Plan Consistency:** When resubmitting the formal plans make sure the plans are consistent; and
3. **Siding:** On the proposed main house use the same type of siding as found on the existing garage.
4. **Porch:** Though not mentioned in the HPC's Action Letter, the HPC also recommended I consider like for like wood boards in lieu of concrete for the porch base.

## Response

With regard to plan consistency, we have made a concerted effort to review the plans carefully to ensure consistency, but welcome feedback on those areas for which the HPC believes there to be inconsistencies.

With regard to the porch, I have revised my final design choices to use like-for-like wood boards consistent with the Committee's recommendation on March 25, 20226 .

With regard to the siding, I would like to proceed with the proposed fiber-cement Hardie board horizontal lap siding installed to match the existing siding's exposure, reveal and profile. As mentioned in my March 19, 2026 letter to the HPC, the existing siding profile, though not original to the home, offers a classic and charming look that fully aligns with the style of 1920s cottages. Additionally, the use of fiber cement

siding offers not just durability and weather protection, but also fire safety for a home that is located in a Moderate Fire Zone, as shown in the parcel information provided below.

☆ Parcel: 510 18 026	
Is In Aztec Ridge or Blossom Hill Areas?	No / No
Flood Zone	X
Flood Panel	<a href="#">0376</a>
Is In A Fault Zone?	No
Fault Zone Name:	
Has a Historical Landslide?	No
Is in a Landslide Zone?	No
Is in a Liquefaction Zone?	No
Wildland Interface Zone	Moderate
Street Sweeping Schedule	T5 (Week1 Monday)
Record's Volume/Page	/
Building Size	1136

[Add to Results](#) | [View Additional Details](#) | [Run a Report](#)

The attached document provides my final design choices based on the collective feedback of the HPC.

Thank you again for your time and consideration.

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**

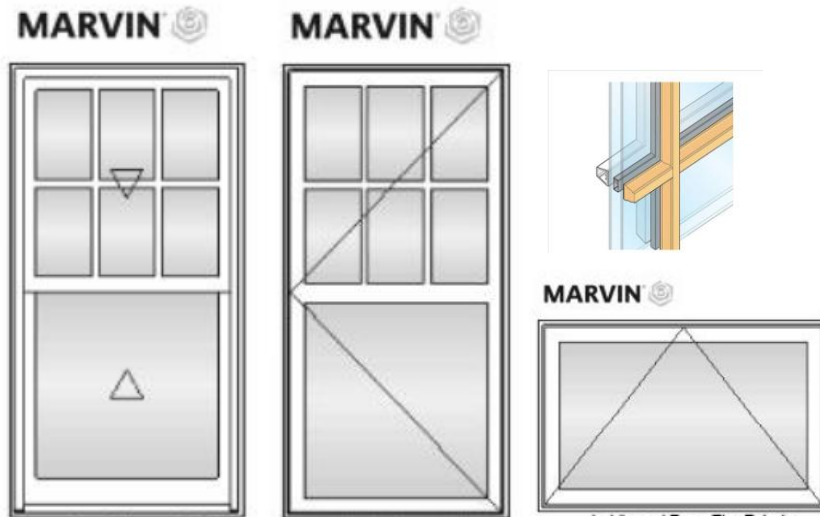


**III. Image of Proposed Property**



#### 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:** Paintable smooth fiberglass
- c. **Color:** Black
- d. **Hardware Finish:** Dark bronze /



**C. ADU Door**

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



## 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), and
- Replacing the deteriorating porch floor with wood boards similar to the existing porch floor.



## 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" to 5"), 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" to 5"), and profile of the existing wood siding. Installation will also include a continuous weather-resistant barrier over exterior sheathing.

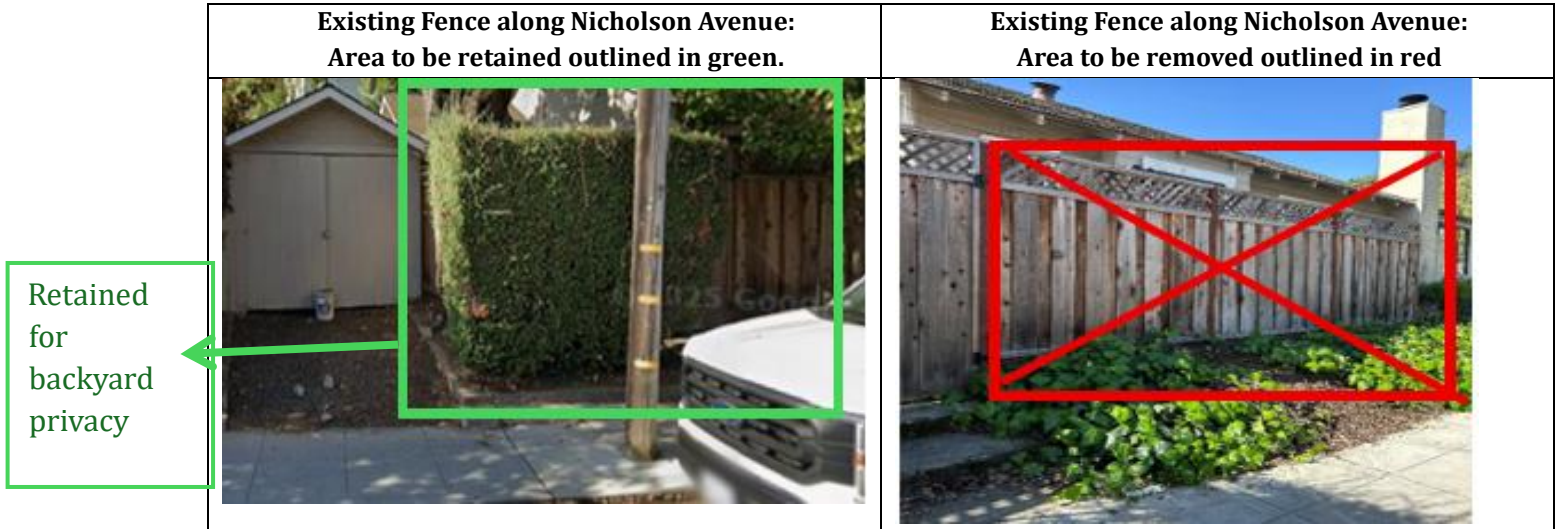
**D. Image:**



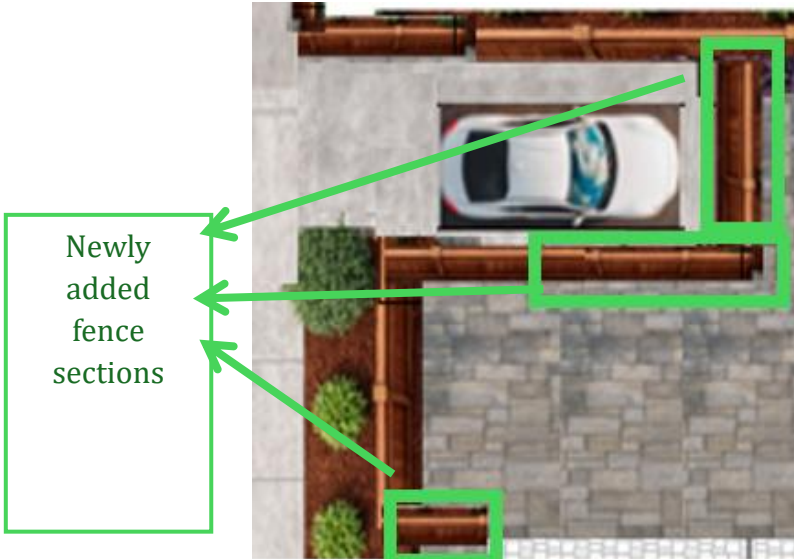


**IX. Proposed Garage Removal and Corresponding Changes to the Driveway and Fence**

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.



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