



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

MEETING DATE: 04/22/2026

ITEM NO: 5

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DATE: April 17, 2026  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request for Approval 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:**

Consider a request for approval 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.

**BACKGROUND:**

On February 25, 2026, the Committee reviewed the proposed first-story addition and removal of the attached garage and provided feedback to the applicant (Attachment 1). On March 25, 2026, the Committee discussed the revised plans based on the Committee's feedback and provided further feedback to the applicant (Attachment 2) as described below:

- The corbels look good;
- When resubmitting the formal plans make sure the plans are consistent; and
- On the proposed main house use the same type of siding as found on the existing garage.

Following the March 25, 2026, Committee meeting the applicant submitted a building permit application (B26-0273), for the construction of a one-story addition, exterior alterations, and a new second-story Accessory Dwelling Unit (ADU) (Attachment 4). Consistent with State law, the

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Senior Planner

proposed second-story ADU is subject to ministerial review and is not within the Committee's purview.

The applicant also submitted a letter summarizing the project and addressing the feedback provided by the Committee at the March 25, 2026, meeting (Attachment 3). The revisions are summarized as follows:

- Reviewed the plans to ensure overall consistency;
- Revised the porch design to incorporate in-kind wood decking in place of the previously proposed concrete pad; and
- Proposed fiber-cement (Hardie board) horizontal lap siding to match the existing home's siding exposure, reveal, and profile, maintaining the character of 1920's cottage style architecture while enhancing durability, weather resistance, and fire safety.

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.

CONCLUSION:

The applicant is requesting a formal review and recommendation of the proposed one-story addition and exterior alterations, including the removal of the attached garage, to the existing contributing one-story residence located at 150 Tait Avenue within the Almond Grove Historic District. The proposed second-story Accessory Dwelling Unit (ADU) is subject to ministerial

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review and is not within the Committee's purview. This application will not return to the Committee and will proceed through the Building Permit process.

ATTACHMENTS:

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

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