



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

MEETING DATE: 02/25/2026

ITEM NO: 3

DATE: February 23, 2024
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval for a Revision to the Approved Exterior Materials (Siding) on a Pre-1941 Residence on Property Zoned R-1:8. **Located at 445 Los Gatos Boulevard.** APN 529-20-006. Request for Review Application PHSTY-26-002. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner/Applicant: Nam Nguyen. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for a revision to the approved exterior materials on an existing single-family residence on property R-1:8, located at 445 Los Gatos Boulevard.

BACKGROUND:

An Architecture and Site application was submitted to the Town on June 9, 2021 for the proposed project, which includes relocation of the existing residence, construction of a second-story addition, and construction of a new detached garage. On June 23, 2021, the Committee recommended approval of the project, which was subsequently approved by the Development Review Committee on February 15, 2022. Building Permits for the project were issued by the Town on May 23, 2024 (Attachment 2). Construction is currently underway.

DISCUSSION:

The applicant has returned to the Committee requesting approval for revisions to the approved exterior materials. Specifically, the applicant requests changing the approved wood siding to a cementitious siding material. In their Letter of Justification, the applicant indicates that the proposed Hardie Artisan V-Groove fiber cement siding would replicate the historic siding material while providing enhanced fire resistance and durability (Attachment 1). The applicant also notes that the materials consistency with relevant sections of the Residential Design Guidelines.

PREPARED BY: Sean Mullin, AICP
Planning Manager

The Residential Design Guidelines provides the following recommendations related to materials:

3.8.1 Use high quality materials

- Use materials and mixes of materials that are consistent with the architectural style selected.
- Traditional materials, such as wood and stone, are most desirable, and strongly encouraged. However, the cost of materials and labor for many building components have led to the development of synthetic materials that are often hard to tell from the authentic ones. If any of these substitutes are selected, they must pass the test of looking like the authentic material at a distance of 3 feet if used on the first floor and 10 feet if used on the second floor.
- Avoid rough textured stucco in favor of a smooth sand finish.
- Composition roof shingles may be acceptable in lieu of wood shakes. However, shingles should be selected with a texture that is similar to other houses in the neighborhood.
- Use sustainable materials where appropriate.

4.8.2 Building Materials

- Composite, synthetic, metal, vinyl, plastic or fabricated/ imitation wood products, painted brick or imitation used brick will generally not be approved. However, some exceptions may be made on a case-by-case basis when the decision-making body determines that the replacement is consistent with the appearance of the original material, and that a lay person would be unlikely to discern the difference. The burden of proof will reside with the applicant. Material samples, photographs, and specific locations where the material may be seen in use will all assist in the evaluation of alternative materials.

CONCLUSION:

Should the Committee find merit in the proposed project, the Committee should forward a recommendation of approval to the Community Development Director. The proposed change to the project can be implemented with a revision to the issued Building Permits and the project would not return to the Committee.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.

In evaluating applications, the deciding body shall consider the architectural style, design,

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arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

____ For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

ATTACHMENTS:

1. Letter of Justification
2. Approved Development Plans

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