



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

MEETING DATE: 03/25/2026

ITEM: 2

**DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
FEBRUARY 25, 2026**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on February 25, 2026 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Lee Quintana, Vice Chair Martha Queiroz, Planning Commissioner Susan Burnett, and Committee Member Alan Feinberg.

Absent: Planning Commissioner Emily Thomas

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – January 28, 2026

Continue to the next meeting due to lack of quorum. Chair Quintana and Committee Member Feinberg were absent on 1/28/26 and did not review the minutes.

PUBLIC HEARINGS

2. 327 Bachman Avenue
Request for Review HS-25-035

Consider a Request for Approval to Construct Exterior Alterations (Window Replacement) to an Existing Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-16-016. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner: Vincent DePaul. Applicant: Robert Hughes. Project Planner: Ryan Safty.

Ryan Safty, Project Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Vincent DePaul, Owner and Robert Hughes, Applicant,

- They are happy that the Project Planner found the letter. It said that the HPC allowed the installation of the vinyl windows that were already purchased by the owner. They want the new back windows to be consistent with the front windows that are currently vinyl.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

Committee members asked questions of Staff.

(Note: Committee Member Emily Thomas arrived at 4:20 pm.)

MOTION: **Motion by Chair Quintana** to Recommend Denial to the Community Development Director for a Request to Construct Exterior Alterations (Window Replacement) to an Existing Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-16-016. Exempt Pursuant to CEQA Guidelines, Section 15061 (B)(3). Vinyl Windows are Not Supported by the Residential Design Guidelines or Committee Guidance. Ask the Applicant to Return with Alternate Window Choices that are Consistent with the Residential Design Guidelines. **Seconded by Committee Member Alan Feinberg.**

VOTE: **Motion passed unanimously, (4-0-1), Commissioner Thomas abstaining.**

3. 445 Los Gatos Boulevard
Request for Review Application PHSTY-26-002

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. APN 529-20-006. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner/Applicant: Nam Nguyen. Project Planner: Sean Mullin.

Sean Mullin, Project Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Nikki and Nam Nguyen, Owners and Applicants

- Request approval for alternative siding material. Their house has V-groove wood siding but it presents a fire risk. They propose using James Hardie wood fiber cement siding with v-groove detailing. It is the best of both worlds. The profile, width, and visual appearance look the same but is fireproof. The Town Design Guidelines allow alternative materials when it looks like the original, and a layperson cannot tell the difference from a short distance.

Committee members asked questions of the applicant.

Taraneah Moayed

- They installed Hardieboard at a cabin. It looked like wood and blended with the other neighboring cabins. They used an aluminum bracket for the corners. This makes it look mitered.

Joel Lemons, Kohlsaatt and Associates,

- Hardieboard, when painted, looks the same as wood. Both materials are trimmed with a composite or a wood corner board. The wood grain comes out when it is stained. If painted, you can't see the grain.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Commissioner Thomas** to Recommend Approval to the Community Development Director for a Request for a Revision to the Approved Exterior Materials (Siding) on a Pre-1941 Residence on Property Zoned R-1:8. APN 529-20-006. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Makes the Findings that the Swap of the Siding Materials is Necessary for Improved Health and Safety. Prefer a Different V-Groove that Better Matches the Original Siding. If it is a Non-Hardie Brand That is Acceptable. If They Cannot Find Another Option, the Sample They Provided is Acceptable. **Seconded by Vice Chair Queiroz.**

Friendly amendment by Chair Quintana to add that the Committee prefers a broader V-groove to match the existing. If that's not possible the applicant should come back to show what they have.

Amendment accepted by the Maker of the Motion and Seconder.

MOTION: **Motion by Commissioner Thomas** to Recommend Approval to the Community Development Director for a Request for a Revision to the Approved Exterior Materials (Siding) on a Pre-1941 Residence on Property Zoned R-1:8. APN 529-20-006. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Makes the Findings that the Swap of the Siding Material is Necessary for Improved Health and Safety. Ask that They Find a Style That Can Better Match Their Original V-Groove. If They Cannot, They Must Return to HPC. **Seconded by Vice Chair Queiroz.**

VOTE: Motion passed unanimously, (5-0)

4. 25 W. Main Street
Building Permit Application B24-0065

Consider a Request for Approval to Construct Exterior Modifications (Storefront Window) to a Contributing Commercial Building Located in the Downtown Historic Commercial District on Property Zoned C-2:LHP. APN 529-01-017. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Property Owner: Reveal Corp. Applicant: Gordon Wong, GKW Architects. Project Planner: Erin Walters.

Erin Walters, Project Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Jennie and Gordon Wong, Architects, and Teresa Warren, Owner

- Demolition of the existing wall revealed where and how big they could make the openings. The window will be modified to 5 feet, 4-inches wide. The door width remains the same.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion** by **Chair Thomas** to Recommend Approval to the Community Development Director for a Request to Construct Exterior Modifications (Storefront Window) to a Contributing Commercial Building Located in the Downtown Historic Commercial District on Property Zoned C-2:LHP. APN 529-01-017. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Made Findings and Added a Condition That the Transom Window Above the Front Door Have a Grid Pattern That Matches the Pattern at the Top of the Existing Front Windows. **Seconded** by **Commissioner Burnett**.

VOTE: Motion passed unanimously, (5-0)

5. 313 University Avenue
Request for Review Application PHST-26-006

Consider a Request for Approval to Demolish an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zone C-2:LHP. APN 529-04-063. Exempt Pursuant to CEQA Section 15269 (c): Emergency Projects. Property Owner/Applicant: Frank Delgado. Project Planner: Sean Mullin.

Sean Mullin, Project Planner, presented the staff report.

Opened and Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion** by **Vice Chair Queiroz** to continue to a date certain of March 25, 2026. **Seconded** by **Commissioner Burnett**.

VOTE: Motion passed unanimously, (5-0)

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following items.*)

6. Select a Chair and Vice Chair

MOTION: **Motion** by **Chair Quintana** to Elect Commissioner Thomas as Chair. **Seconded** by **Commissioner Burnett**.

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. APN 510-18-026. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Taraneah Moayed. Applicant: Su-Ling Cheah. Project Planner: Erin Walters.

Vice Chair Martha Queiroz Recused.

Erin Walters, Project Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Taraneah Moayed, Owner

- They bought the house in 2025. According to the Bloomberg Survey, a back bedroom was added after 1919. There are no changes to first floor, roof trims, or rafters. They want to remove the plain white brackets. The windows are double hung windows with lites. They will be replacing the back windows. The upstairs has casement windows to provide egress. They will be using double hung windows by Marvin. They want to remove the glass in front door for privacy. They want to replace the plain back door with French doors. They will replace like for like even though it is not original. They want to add a stone veneer. The garage still has the original siding.

Committee members asked questions of the applicant, discussed, and provided feedback.

- 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, noting it is a wonderful design.

MOTION: **Motion by Chair Thomas to Extend the Meeting to 6:15 PM. Seconded by Commissioner Burnett.**

VOTE: **Motion passed unanimously.**

Committee members asked questions of the applicant, discussed, and provided feedback.

- Consider using grids on the French doors.
- Explore different types of brackets.
- The overhang above windows protect the windows from rain and helps break up the large wall space.
- The windows are all 30" x 54".

Closed Public Comment.

ADJOURNMENT

The meeting adjourned at 6:12 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the February 25, 2026 meeting as approved by the Historic Preservation Committee.

Sean Mullin, AICP, Planning Manager