



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

MEETING DATE: 03/25/2026

ITEM NO: 4

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DATE: March 20, 2026  
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 PHST-26-010. 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 siding materials on an existing single-family residence on property R-1:8, located at 445 Los Gatos Boulevard.

BACKGROUND:

On February 25, 2026, the Los Gatos Historic Preservation Committee considered a request for a revision to the approved wood V-groove siding to a cementitious siding material (Attachment 1). The Committee recommended approval of the request to the Community Development Director with a condition to find a V-groove profile that better matches the original siding and to return to the Committee with an alternative if this is not possible. The request was approved by the Community Development Director on February 26, 2026 (Attachment 2).

The applicant is returning to the Committee with a request for approval of the previously proposed Hardie Artisan V-groove cementitious siding material, providing additional justification and results from their market research (Attachment 3).

DISCUSSION:

The applicant has returned to the Committee requesting approval for the previously proposed V-groove cementitious siding material (Attachment 3). In their Letter of Justification, the property owner details their efforts to source a siding material that more closely matches the original siding while meeting their needs for a fire-resistant siding product. Through their

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research, the property owner was unable to identify a product that more closely matches the width and profile of the original siding and that the previously proposed Hardie Artisan V-groove siding is the closest match.

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 three 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.

Lastly, while working in the field, staff noted that siding has already been installed on portions of the residence. Staff confirmed with the property owner that the product that they began to install is the proposed Hardie Artisan V-groove siding.

### **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

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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, 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. Historic Preservation Committee Staff Report, February 25, 2026
2. Historic Preservation Committee Action Letter, February 26, 2026
3. Letter of Justification
4. Approved Development Plans

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