



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

MEETING DATE: 11/19/2025

ITEM: 1

**DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
OCTOBER 22, 2025**

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on October 22, 2025 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 Emily Thomas and Committee Member Alan Feinberg.

Absent: Planning Commissioner Susan Burnett.

VERBAL COMMUNICATIONS

Jacob Korvel with Frank Delgado

The project that did not make the agenda deadline. They requested a demolition permit for 313 University Avenue. They are requesting Planning and Building permits for full restoration. They will work with staff to complete their submission.

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

1. Approval of Minutes – September 24, 2025

MOTION: **Motion by Vice Chair Queiroz to approve the Consent Calendar.
Seconded by Committee Member Feinberg.**

VOTE: **Motion passed unanimously, (4-0)**

PUBLIC HEARINGS

2. 155 Hernandez Avenue

Consider a Request for Approval to Construct Exterior Modifications (Siding Replacement) on an Existing Pre-1941 Single-Family Residence on Property Zoned R1:8. APN 510-40-152. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-020. Property Owner: Catherine Nadeau. Applicant: Marcie Macdonough. Project Planner: Ryan Safty.

Ryan Safty, Project Planner, presented the staff report.

Opened Public Comment.

Committee members asked questions of staff.

Applicant presented the project.

Marcie Macdonough, Architect and Lea (?), Designer

They need to remove the old siding boards to add water vapor barrier material. The new proposed Hardie board material is noncombustible. The prior addition to the house already has Hardie board. The profile will be identical.

Committee members asked questions of the applicant.

Committee members discussed the matter.

MOTION:

Motion by Vice Chair Queiroz to recommend approval to the Community Development Director to Construct Exterior Modifications (Siding Replacement) on an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 510-40-152. Based on the Following Findings and Conditions:

- Findings:
 - The existing wood siding, although not substantially deteriorated and could be replaced in kind, an exception is being made because Preservation standards allow well-matched substitute materials when there are Public Safety and Wildfire Concerns that make the substitute material clearly preferable. The proposed substitute material balances the Town's Historic Preservation goals with life

safety and wildfire resilience objectives applicable in this designated high fire hazard severity zone.

- Conditions:
 - o The approved fibrous cement siding shall match the existing wood siding in width, exposure, reveal, lap profile, and corner treatment.
 - o The installation shall follow the manufacturer specifications and California Building Code, Chapter 7 AU, WUI Requirements.
 - o Corner boards, corner returns, trim, and joint spacing shall replicate the Historic detailing.
 - o Prior to final inspection, staff shall verify that the installation conforms with these conditions.
 - o Recommendation to comply with local fire authority's defensible space recommendations.

Seconded by Commissioner Quintana.

VOTE: Motion passed unanimously, (4-0)

3. 69 Hernandez Avenue

Consider a Request for Approval to Construct Exterior Alterations (Window Replacement) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 510-41-015. Request for Review Application PHST-25-019. Categorically Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner: Phil Rolla. Applicant: Mike Tinsley. Project Planner: Suray Nathan.

Suray Nathan, Project Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Mike Tinsley, Architect

Owners purchased the property in April 2025 and loves the character of the house. The goal is to keep the siding and roof as is. Modifications have been made over the years. A photograph showed the porch unenclosed in the 1970's. The second story addition was added later. After the 1989 earthquake, a new chimney was installed. There are ten original windows. The rest of the windows were installed during the 1970's and later in 1989. The homeowner proposes to use aluminum clad wood windows to get the style of the wood frame but with the

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durability of aluminum. They want to keep the windows as located but the existing floor plan inside was odd. They want to make all the windows look like they belong and use WUI materials. They are not sure if the three bay windows are original and propose replacing the center bay with three windows.

Committee members asked questions of the applicant.

Mike Tinsley, Architect

The 1981 windows are all casement. The owner's preference is for vertical casement windows. They can add a horizontal bar to make it look like a double hung window. The owner is open to installing a transom window.

Closed Public Comment.

Committee members discussed the matter.

Aluminum cladding is too modern. Marvin integrity is the fiberglass cladding that looks more like wood. Okay with removing the bay window and adding a transom. Use double hung on the East and West on the first floor.

Open Public Hearing

Committee members asked questions of the applicant.

Mike Tinsley, Architect

Okay with installing glass above the back door. Marvin fiberglass double hung windows style looks great. One question: When a house has been modified but is not a historic structure, what is the process? For bedroom egress, they can use a horizontal line to make it look double hung.

Closed Public Hearing

Committee members discussed the matter.

MOTION: **Motion by Commissioner Thomas** to recommend approval to the Director to replace existing windows 2, 3, 4, 5, and 6 on the north (front) elevation, to approve removal of window 1, and to add a transom. Eliminate the three transom windows above the windows and keep them as casements. On the east elevation, all the window replacements are approved. Replace window 10 with a double-hung, and make 14, 15, 18, and 19 simulated double-hung. Windows 6, 7, 8, and 9 are okay as proposed. The south (rear) elevation windows are okay but make them

all double hung. On the west elevation, the three windows will be double hung and the door should have wood on the bottom and glass on top of the door. Make the side window of the bay double hung. **Seconded** by **Vice Chair Queiroz**.

VOTE: **Motion passed unanimously.**

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

4. Consider Providing Staff with Direction on Window Materials. Project Location: Town Wide. Project Planner: Sean Mullin

Sean Mullen, Project Planner, presented the staff report.

Committee members discussed the matter.

Fiberglass clad windows weren't contemplated when the guidelines were written. It is paintable and can have the look of wood but also offers weather protection.

If the Committee is supportive of the use of fiberglass cladding, the Design Guidelines do not have to be amended at this time.

Staff heard the direction that the Committee is supportive of staff not bringing the fiberglass clad windows back to the Historic Preservation Committee as long as it is in line with the current evaluation guidelines.

REPORT FROM THE DIRECTOR OF THE COMMUNITY DEVELOPMENT

Reminder that there is a Special Meeting next week.

COMMITTEE MATTERS

None.

ADJOURNMENT

The meeting adjourned at 6:00 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the October 22, 2025 meeting as approved by the Historic Preservation Committee.

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Sean Mullin, AICP, Planning Manager