



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

MEETING DATE: 08/27/2025

ITEM NO: 3

DATE: August 22, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: 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. **Located at 16760 Magneson Loop.** APN 523-06-015. Request for Review Application PHST-25-014. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Mickael Forsman. Project Planner: Maria Chavarin.

RECOMMENDATION:

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, located at 16760 Magneson Loop.

PROPERTY DETAILS:

1. Date primary structure was built: 1932 per County Assessor; 1930's per Bloomfield Survey
2. Bloomfield Preliminary Rating: "+" Historic and intact or worthy of special note
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? N/A
5. If yes, is it a contributor? N/A
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The subject property is located on the south side of Magneson Loop, just east of Los Gatos Blvd. The County Assessor indicates a construction date of 1932. The Bloomfield Survey estimates the construction date as the 1930s, providing a preliminary rating of Historic and intact or worthy of special note (Attachment 1).

PREPARED BY: Maria Chavarin
Assistant Planner

DISCUSSION:

The applicant submitted a Letter of Justification (Attachment 2) requesting approval to replace 14 existing windows. The photos and plans (Attachments 3 and 5) provided by the applicant indicate that 14 windows will be replaced. The majority of the existing wood windows would be replaced with Fibrex-wood composite windows with the exception of windows numbered 114 through 116, which would be aluminum-clad wood windows. Some of the window types are proposed to change. Below is a summary of the changes to the window types (Attachment 4) and materials.

Window Number	Existing Window Type	Proposed Window Type	Existing Material	Proposed Material
103	Picture w/ divided lites	Picture w/out divided lites	Wood	Fibrex-wood composite
104	Picture w/divided lites	Picture w/out divided lites	Wood	Fibrex-wood composite
105	Picture w/ divided lites	Picture w/out divided lites	Wood	Fibrex-wood composite
106	Picture/ w divided lites	Picture w/out divided lites	Wood	Fibrex-wood composite
107	Picture w/divided lites	Picture w/out divided lites	Wood	Fibrex-wood composite
108	Picture w/divided lites	Picture w/out divided lites	Wood	Fibrex-wood composite
109	Single Casement w/divided lites	Single Casement w/out divided lites	Wood	Fibrex-wood composite
110	Single Casement w/divided lites	Single Casement w/out divided lites	Wood	Fibrex-wood composite
111	Single Casement w/divided lites	Single Casement w/out divided lites	Wood	Fibrex-wood composite
113	Single Casement w/divided lites	Single Casement w/out divided lites	Wood	Fibrex-wood composite
112	Picture w/divided lites	Picture w/out divided lites	Wood	Fibrex-wood composite
114	Double Hung w/divided lites	Single Casement w/divided lites	Wood	Aluminum-clad wood
115	Double Hung w/divided lites	Single Casement w/divided lites	Wood	Aluminum-clad wood
116	Double Hung w/divided lites	Single Casement w/divided lites	Wood	Aluminum-clad wood

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

3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood

- Select window types to complement the style of the house. Each architectural style generally has one or two window types that are traditional to the style. Double hung windows, for example, are common features of Victorian and Craftsman Styles while casement windows are seen frequently in Mission and Spanish Eclectic styles

3.7.3 Match window materials to the architectural style and to the surrounding neighborhood

- Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance.

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- Divided lights (i.e., larger window panes broken up into smaller pieces) are common in many home styles found in Los Gatos. Use either vertical or square proportions for the smaller window elements. Be consistent in the proportions (i.e., the ratio of the horizontal to the vertical dimension) of the smaller panes. Do not use snap in flat grids to simulate divided lights. Use either true divided lights or one of the newer window systems that have dimensional muntins on both the exterior and interior of the glass along with a spacer muntin between the panes of glass. Use consistently for windows on all sides of the house.

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.

4.8.4 Windows and Glass in doors

- Windows should be constructed of real glass, and window frames should be constructed of real wood - not vinyl, metal, or plastic. Wood sashes may be vinyl or metal clad if the window frame and dressing is designed consistent with the historic context of the building.

The proposed Fibrex-wood composite material was not available when the Guidelines were written, and it is silent on its use. The Guidelines emphasize the use of wood windows but allow exceptions for alternative materials when they are not noticeably different from wood at a short distance, found to be consistent with the historic context, and consistent with the appearance of the original material where it would be unlikely to discern the difference.

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:

- X 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.

CONCLUSION:

The applicant requests approval to replace 14 existing wood windows in varying styles, 11 of which would be with Fibrex-wood composite windows and three would be aluminum-clad wood windows (Attachments 2 and 5). Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director, and the project would be completed with a Building Permit. The project would not return to the Committee.

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SUBJECT: 16760 Magneson Loop/PHST-25-014

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ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Letter of Justification
3. Existing Photos
4. Proposed Window Specifications
5. Proposed Floor Plan

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