



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 05/27/26

ITEM NO: 4

DATE: May 22, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:10. **Located at 142 Wheeler Avenue.** APN 532-37-034. Request for Review PHST-26-011. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Rodd and Wendy Rowalt. Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request for approval to remove a pre-1941 property from the Historic Resources Inventory for a property zoned R-1:10 located at 142 Wheeler Avenue.

DISCUSSION:

On April 22, 2026, the Historic Preservation Committee considered a request to remove the subject property from the HRI. The Committee received the staff report, held a public hearing, and discussed the request. The Committee recommended denial of the above request to the Community Development Director. The Committee was unable to make Finding #3, "There are no distinctive characteristics of type, period, or method of construction or representation of work of a master ." The request was denied by the Community Development Director on April 23, 2026 (Attachment 1).

The applicant has since submitted a request for reconsideration by the Committee and has provided additional information, included as Attachment 2.

CONCLUSION:

Should the Committee find that the structure has no historic significance or architectural merit, a recommendation of approval of the request to remove the property from the Historic Resources Inventory would be forwarded to the Community Development Director. Once approved by the Director, any proposed alterations would not return to the Committee.

PREPARED BY: Erin M. Walters
Senior Planner

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FINDINGS:

- A. Findings - related to a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit.

_____ In evaluating a request for a determination of historic significance or architectural merit, the Historic Preservation Committee shall consider the following:

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No Significant persons are associated with the site;
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

1. April 22, 2026, Historic Preservation Committee Action Letter
2. Applicant's Justification and Historic Research