



May 13, 2026

To: Town of Los Gatos Historical Preservation Committee + Erin Walters

Re: 142 Wheeler Ave. / Request to remove a property from the historical listing

Dear Committee members:

Before you is the reconsideration of prior request for removal of the property located at 142 Wheeler Ave. Upon further study, new details have been discovered which conclusively show that this property does not retain any historical integrity. I respectfully ask that this decision be guided not by individual personal opinions about what feels historic, but by the standards and criteria formally adopted and in place by the Town. While many structures may appear old or even evoke nostalgia, the Town has established specific guidelines to determine whether a property rises to the level of historic significance. Those standards exist to ensure consistency, fairness, and objectivity in the Committee's decision making. Applying personal interpretations rather than the Town's adopted standards risks creating inconsistent outcomes and undermine the integrity of this review process. I encourage the Committee to focus on whether this structure meets the Town's defined historic qualifications, rather than whether it is simply perceived as old or familiar.

Attached you will find a presentation which clearly outlines the property meets EVERY criterion for removal. Not only are all 5 measures met, the home is also not located in one of the Town's protected neighborhoods. While the age of the structure may warrant consideration, age alone should not be the sole logic for any historical designation. In evaluating historic significance, the Committee must evaluate based upon the Town's standards considering the property's architectural merit, cultural relevance, association with meaningful Town events and any significant contribution to the community. Many older structures, although long standing, or partially intact, do not possess distinguishing characteristics that justify preservation under established historic standards. We look forward to sharing even more at the upcoming HPC meeting. For these reasons, we request that the removal from the Town's "historic" listing be permitted.

Warm Regards,

Bess Wiersema
Principal + Owner
Studio 3 Design Inc.

STUDIOTHREEDESIGN

638 University Avenue Los Gatos, California. 95032
T 408.292.3252 F 253.399.1125
studio-three.com

ATTACHMENT 2



142 WHEELER AVE

HISTORICAL PRESERVATION COMMITTEE

4:00PM MAY 27th, 2026

STUDIO**THREE**DESIGN
ARCHITECTURE | INTERIORS

638 University Avenue Los Gatos, California, 95032
T 408.292.3252 F 253.399.1125
studio-three.com

FINDINGS:

Related to a request for a determination that a pre-1941 structure (142 WHEELER AVE) has no historic significance or architectural merit:



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.



5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

HISTORICAL SIGNIFICANCE

SOURCE: LOS GATOS LIBRARY

	Research Source	Document	Result
<u>FINDINGS #1, #4</u>	LGMA Historic Homes Tours	Tour Records	Not Found / Not Applicable
<u>FINDINGS #4</u>	Historic Property Research Collection	Archive Files	Not Found / Not Applicable
<u>FINDINGS #4</u>	Historic Directories (self-directed research)	City Directories	Not Found / Not Applicable
<u>FINDINGS #2, #4</u>	Notable / Famous Former Residents	Directory Research	Not Found / Not Applicable
<u>FINDINGS #1, #2, #4</u>	Anne Bloomfield Architectural Survey	Survey Form	Not Found / Not Applicable
<u>FINDINGS #4</u>	National Register Listed Date	Federal Records	Not Found / Not Applicable

ANNE BLOOMFIELD

ARCHITECTURAL / CULTURAL SURVEY
LOS GATOS RESEARCH

NO HISTORIC DESIGNATION OR RECOGNITION

FINDINGS #1, #3, #4

✓ 1. The structure is not associated with events that have made a significant contribution to the Town.

✓ 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.

ARCHITECTURAL HISTORY
14151 B22-00A
2223 WEBSTER STREET
SAN FRANCISCO, CA 94115

Anne Bloomfield
ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 142 Wheeler

PARCEL MAP INFORMATION
Parcel # 822-37-034 Lot size: 95 front ft. x 162 ft. deep
Lot shape: Rectangle L Rectangle with small rear jog Other
Location: N S E W side of W St Ave Other
distance to cross st: 160 ft. N S E W from Whitney
at NE NW SE SW corner of _____

HISTORIC INFORMATION ON PARCEL MAP
Old tract or subdivision name _____ Old block # _____ Old lot # _____

FIELD SURVEY INFORMATION (handwritten in red)
Preliminary rating Estimated age 1920s Style Bungalow # stories _____
Alterations porch add.
Other shingles

COUNTY ASSESSOR—PROPERTY CHARACTERISTICS (paste on copy) Page _____ Effective date _____

OWNERSHIP SHOWN ON MAPS					
Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1941				

MISCELLANEOUS
National Register listed date _____
County Inventory 1979 _____
Town of Los Gatos: Designation _____ Recognition _____
District Name _____
Previous Survey _____
Gebhard: page # _____ illustration page # _____
Bucler/Junior League _____

PHOTOS: Roll/frame # _____ Date _____ *blank 12/24/94*

1941 TAX ASSESSMENT

BUILDING CLASSIFICATION AND COMPUTATION RECORD

Form (27) BUILDING CLASSIFICATION AND COMPUTATION RECORD

ADDRESS LOCATION 142 Wheeler ST. AVE. CITY OF LOS GATOS CALIFORNIA

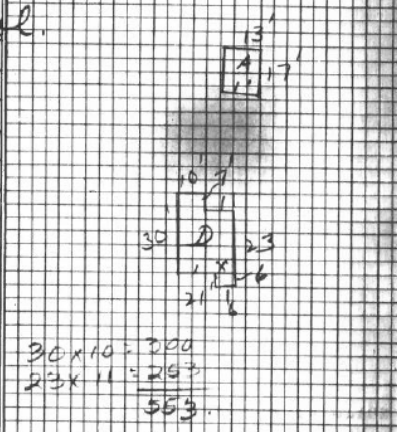
BLOCK NUMBER 45 LOT NUMBER OWNERSHIP Donald G. Hobbie

SUBDIVISION OR TRACT, 90 ft on S. side of Wheeler Ave. by 15 ft. deep

DESCRIPTION Blkd & by land of Boyley, & Wiley Cerkley et al.

Sect.	Dimensions	Area or Volume	Unit Cost	Repro. Cost	Val. bldgs	Pres. Value
(A)	X X	553 sq. ft.	@ \$ 3.95	\$ 2184.		\$
(B)	X 6 X 1	36 cu. ft.	@ \$ 1.00	36.		
(C)	X Y				Miscel.	
(D)	X X				Retain. Wall	
	X X				Tank	
	X X				Pool	
Reproduction Cost of Main Building				\$ 2220.	53% Good	\$ 1175
Garage	X 13 X 17	= 221 sq. ft.	@ \$.90	199.	50% Good	\$ 100.
Depreciation	%	Pct. Good	%	TOTAL DEPRECIATED VALUE		\$ 1275.

BUILDING DIAGRAM AND DETAILS
Scale 1" = 50' HEIGHT..... FT.



1941 = 553 SF
CURRENT = 1100+ SF

EXTERIOR DESCRIPTION			INTERIOR DESCRIPTION			
COMMERCIAL BLDGS	FOUNDATION	EXTERIOR WALLS	INSIDE TRIM	PLUMBING	BUILT-IN FEATURES	
Stories Deep	Shallow	Brick	Stock L Spec.	No. of Fixt.	Kitch. Cab.	HASEMENT
Stores	Concrete	Stone	Pine L Hdw.	Old Style	Buffet	Garage
Office Bldg	Brick Stone	Terra Cotta	Painted L Enam.	Modern	Book Cases	Full
Apart	Posts Piers	Tile		Good Med. Chp.	Lockers	Floor: Cm. St. Wd. Dt
Res. Hotel	Mudsill	Stucco	WALLS & CEILING	BATH ROOMS	Patent Beds	Walls: Cm. St. Wd. Dt
Reg. House	Files	On Wood Lath	Plastered	Large Small	Refrigerator	Un Fin. Sd
Rm. Hosp.		On ChickWire	Plaster Bd. Rns	Good	Open Shelv.	
Bank	Hall	Rustic OP Rn	Plast. Bd. Rns	Good		ELEVATORS
Whse. Lort	RoOF	Resawed	Compo. Bd. Rns	Medium		Speed: Ht Low
Car Garage	Gable Flat	Hrd. & Bat.	Stucco	Chap		Elec. Hyd. Auto
Seat Theatre	Hip Gambrel	Shipap	Wainscot	Panelled		Pass. Pct. Dmb Ft
Mill	Mansard Dm	Novelty T&G	Corr. Iron	Beamed Ceiling		Height
Gas Station	Plain Cut up	Painted	Painted			SideWalk
Green House		Styved	Heamed Ceiling			
School	ROOFING	Wood Shingle	DECORATING	LIGHTING	MECHANICAL EQUIPMENT - Pres.Val.	
	Wood Shingle	Pat. Shingle	Papered	No. of Fixt.	Ventilating System	\$
RESTO'L BUILDINGS	Pat. Shingle	Tar & Gravel	Tinted	Electric	Sprinkler System	\$
Stories	Tile	EXTERIOR TRIM	Canvas	Old Style	Automatic Fire Alarm	\$
Rooms	Masonry	Metal	Sanitas	Modern	Vacuum Cleaning System	\$
Apts	Composition	Plastic	Cloth & Pap.	Gas Oil	Water Heater	Storage Automatic
Family	Cor. Iron	Tile	Plain Med. Good.	Good Med. Chp	Air Conditioning	\$
Dwlg. Hung.	Good Med. Chp	Wood		Special	Well	Windmill Elec. Pump
Cottage Shack		Glass			Tank	Pressure System
	PORCHES: NUMBER	Ornamental	FLOORS	HEATING	OUR BUILDINGS - VALUE Under \$400	
	Front Rear	Plain	Number of Rooms	Pl. Cpl. Stove	Dimen.	X Ft: Age
	Open Roofed		Pine	Hot Air Furn.	Walls	Roof Floor
	Screened		Hardwood	Gas or Oil Fire	Area	Roof Floor
	Glassed In		Cement	Radiant Fire	Repro. Cost	\$
		STONE FRONT	Tile	Steam or Hot Wat.	% Good: PRES. VALUE	\$
Steel Frame		Buildhead	Marble	Arcola System		
Wood Frame		Plate in Met.	Terrazzo	Thermostat		
Mill Frame		Plate in Wood	Composition	Floor or		
Single Wall		Plate Mit' reil	Barth	Wall Furn.		
Double Wall		Sheet Glass				
	OUTBUILDINGS					
	Garage					
	Detch'd Attached					
	Shed Barn					
	Poultry House					

FINDINGS #2, #4

2. No Significant persons are associated with the site.

4. The structure does not yield information to Town history.

1941 TAX ASSESSMENT

REAL ESTATE APPRAISAL COMPUTATION

REAL ESTATE APPRAISAL COMPUTATION.

BLOCK NO. **45** LOT NO. _____ BLOCK BOOK PAGE **10**

Description, Dimensions and Ownership of Real Property Described herein, conforms with Official Block Book, and Assessment Map of The City Named on Reverse. No accountability Assumed for Matters Legal in Character. Computation of values of Land and Buildings in Accordance with Contract Provisions for Equatax System Valuation.

VALUATION RECORD						
YEAR	1940	19	19	19	19	
Land Value	\$ 634.	\$	\$	\$	\$	
Building Value	\$ 1275	\$	\$	\$	\$	
Number of Bldgs	2					

OWNERSHIP RECORD						
1940						
1941	Donald H. Hobbs					
1942						
1943						
1944						
1945						
1946						
1947						

SYMBOL	FRONT	DEPTH	PCT.	COEF.	UNIT	COMPUTED VALUE
	110.30	X 153.50	115	126.85	5	\$ 634.
	X					
	X					
	X					
	Added For Corner					
	Added For Alley					
SYMBOLS						TOTAL
F.T.=Front Triangle. R.T.=Rear Triangle. B.L.=Back Lot Comp. C.I.=Corner Influence. ♂ = Reverse Corner Comp.						\$
Retail Business	<input type="checkbox"/>	Residence	<input type="checkbox"/>	SPECIAL REMARKS		
Semi Business	<input type="checkbox"/>	Industrial	<input type="checkbox"/>			

REVISIONS AND ADJUSTMENTS: Record Below Subsequent Changes in Value due to Re-appraisal. Indicate Reason for Action Such as Additions, Alterations, Rebuilding, Fire Loss, Demolition, or Removal of Buildings.

DATE	Reason for Action	BY	COST FACTOR	REPRO. COST	DEPRECIATION	REVISED VALUE

SKETCHES OR REMARKS, OR METES AND BOUNDS DESCRIPTION

NO NOTABLE FORMER RESIDENTS



2. No Significant persons are associated with the site.



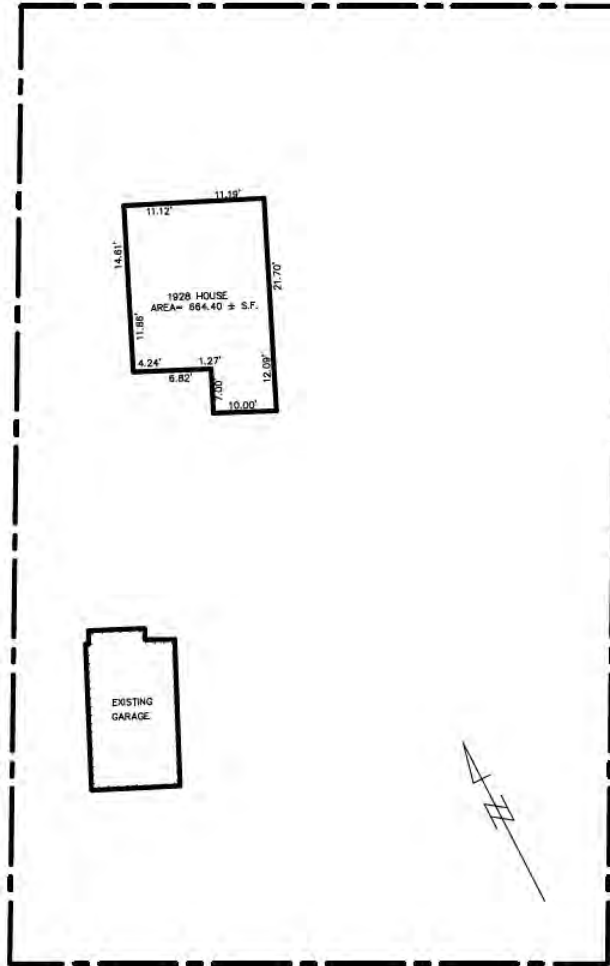
4. The structure does not yield information to Town history.

FINDINGS #2, #4

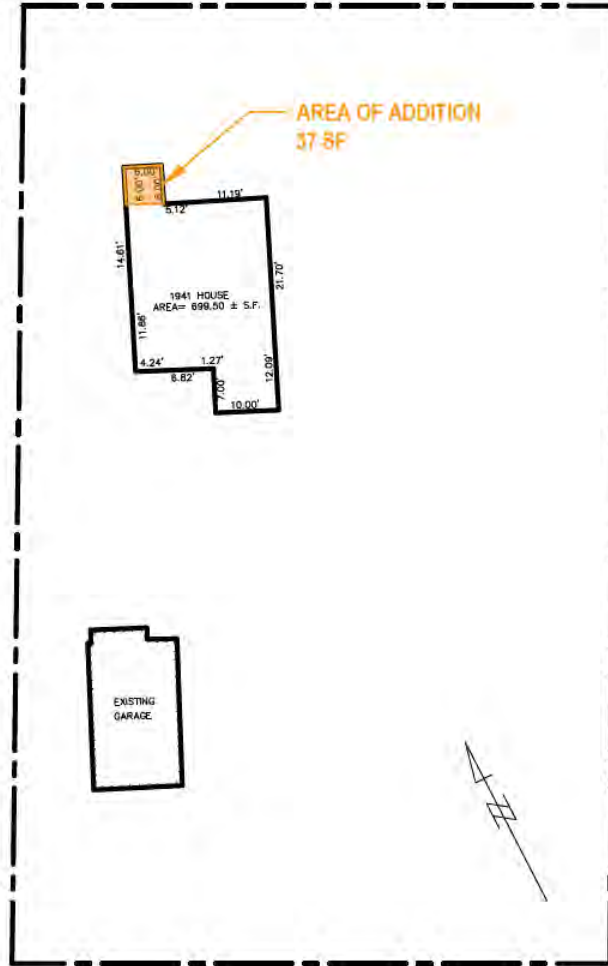
FINDING #5



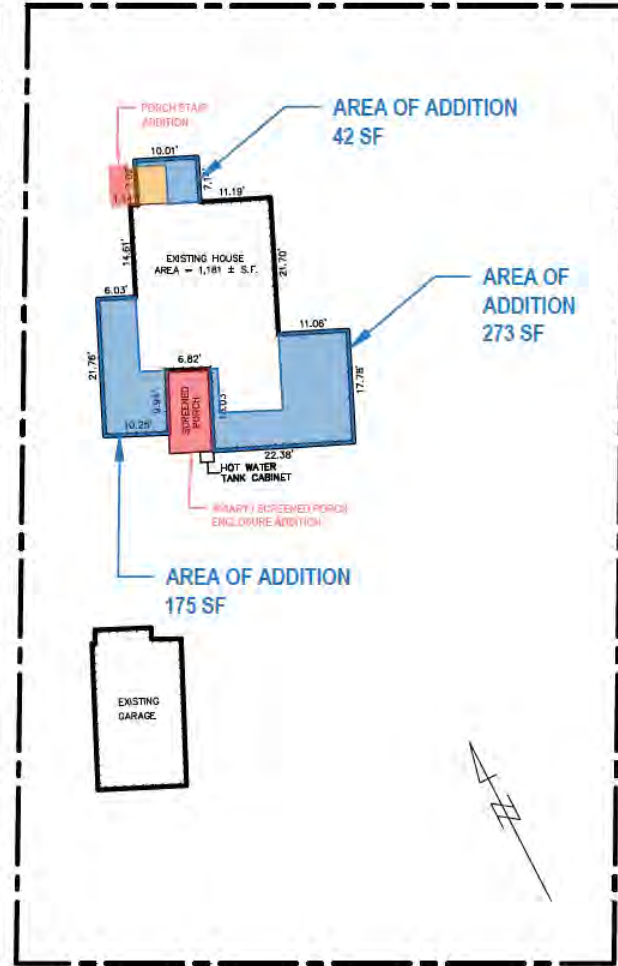
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.



1928
(FROM SANBORN MAP)



1941
(FROM ORIGINAL TAX
ASSESSMENT)



CURRENT
(FROM GIULIANI & KULL)

BUILDING ENVELOPE / ADDITIONS

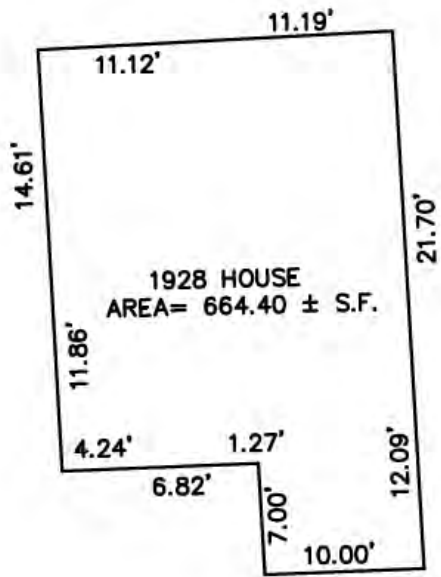
FINDING #5



5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

1941 ADDITION PER TAX ASSESSMENT

CURRENT PER GIULIANI & KULL



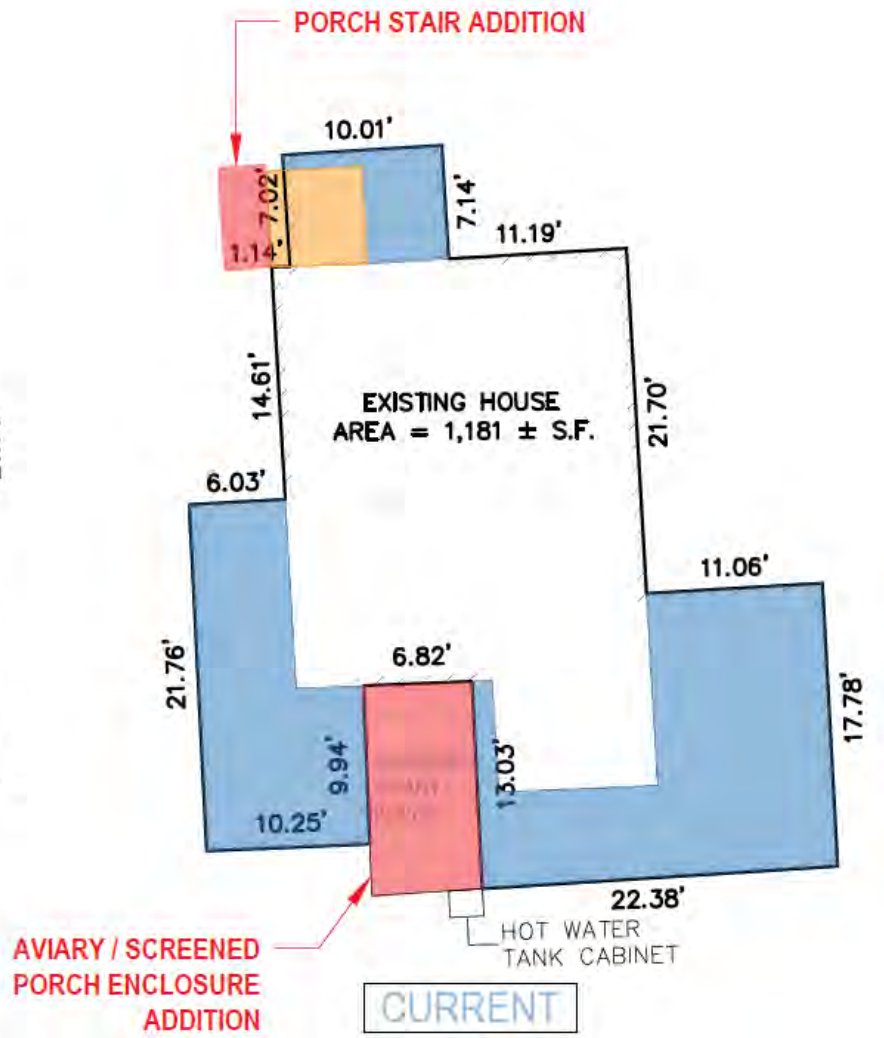
1928

ORIGINAL



1941

28% FAÇADE AT FRONT AFFECTED



50% FAÇADE @ FRONT AFFECTED
36% FAÇADE @ LEFT SIDE AFFECTED
100% FAÇADE @ REAR AFFECTED
56% FACADE @ RIGHT SIDE AFFECTED

FINDING #5



5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

- ORIGINAL
- 1941 ADDITION
- CURRENT
- PORCH / PATIO ADDITION







CURRENT FLOOR PLAN

FINDING #5



5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

-  ORIGINAL
-  1941 ADDITION
-  CURRENT
-  PORCH / PATIO ADDITION



(E) FLOOR PLAN

FINDING #5



5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

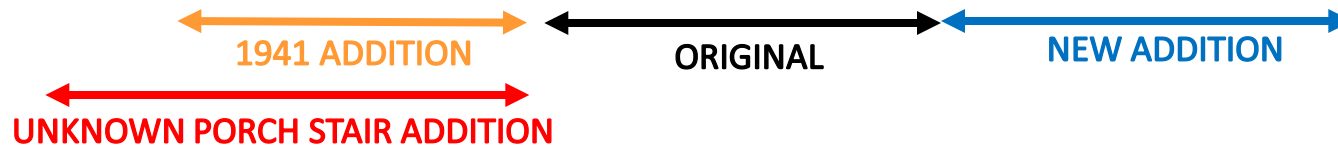


(E) NORTH ELEVATION
(FRONT)

FINDING #5



5. The integrity has been compromised such that the structure no longer has the potential to convey significance.



(E) WEST ELEVATION
(RIGHT SIDE)

FINDING #5



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NEW ADDITION



ONLY REMAINING ORIGINAL COMPONENT OF PRE 1941 HOME

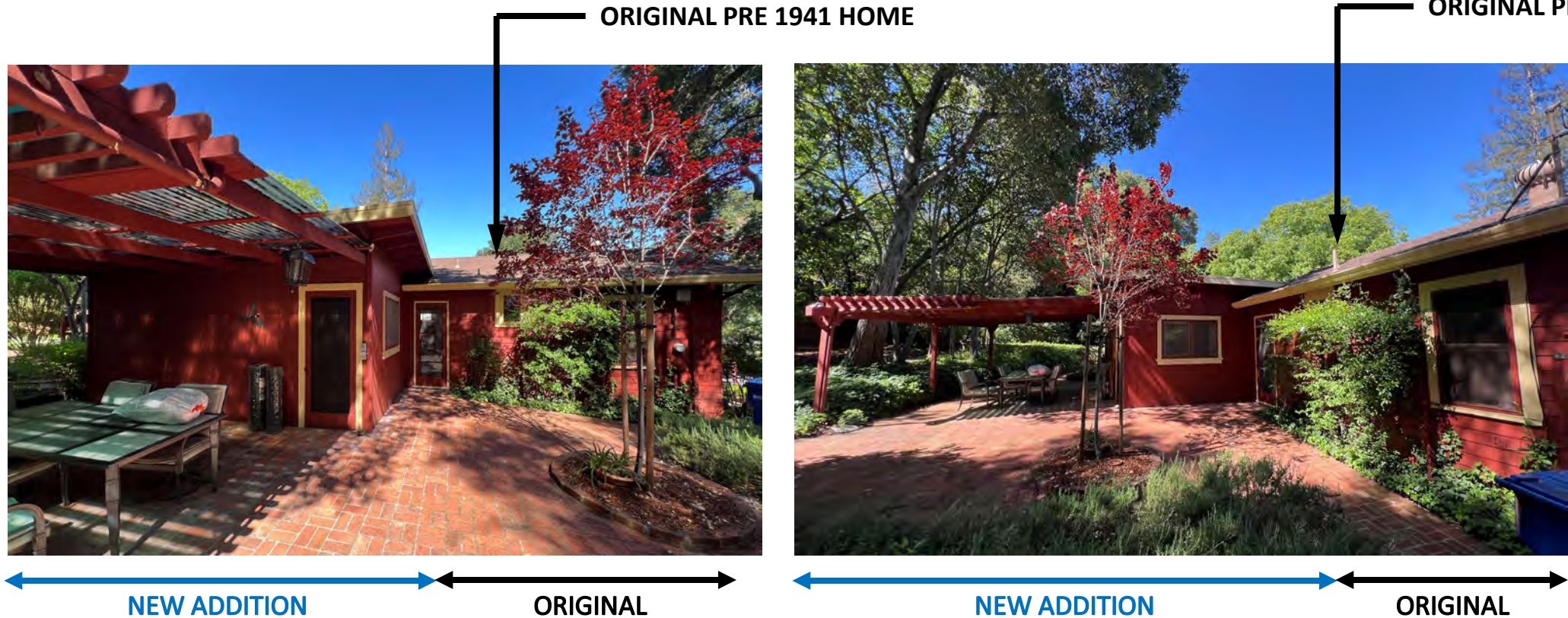
NEW ADDITION

(E) REAR ELEVATION

FINDING #5



5. The integrity has been compromised such that the structure no longer has the potential to convey significance.



(E) EAST ELEVATION
(LEFT SIDE)

FINDING #5



5. The integrity has been compromised such that the structure no longer has the potential to convey significance.



AVIARY / COVERED PATIO ADDITION



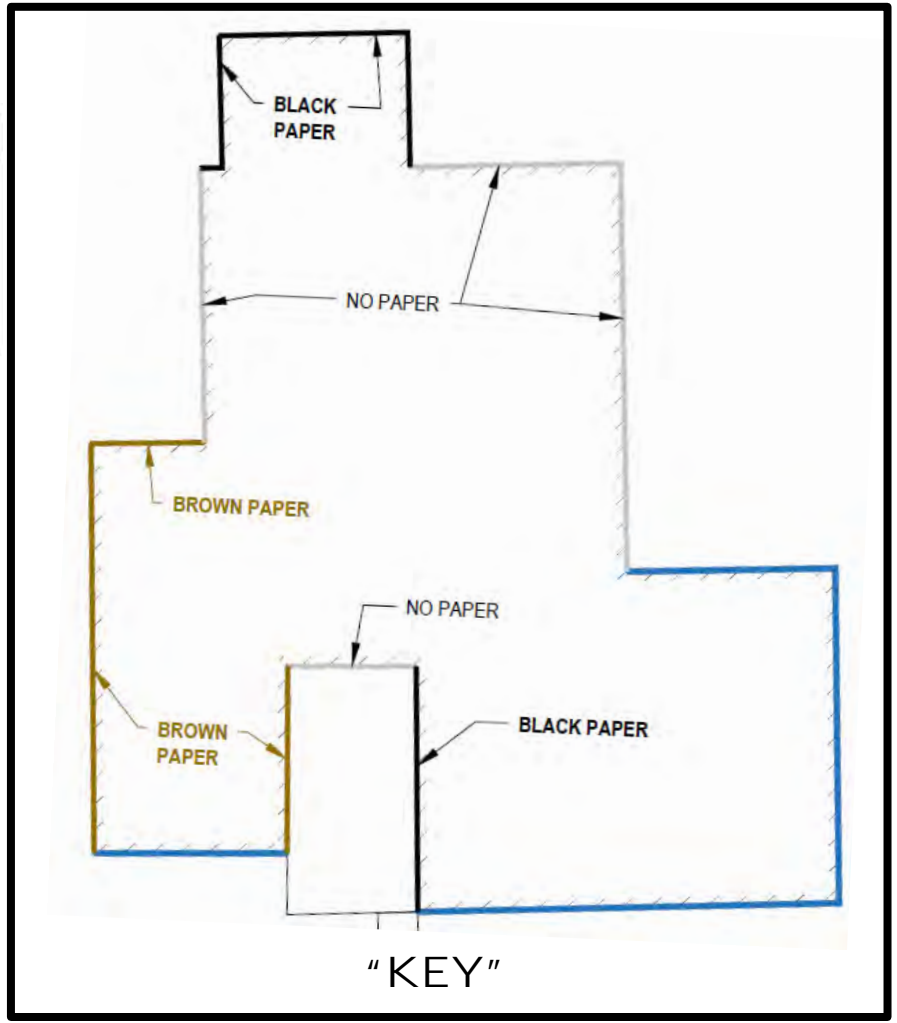
PORCH STAIR ADDITION

BUILDING PAPER TYPES @ HOUSE FINDING #5



5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

LEGEND	
	NON-ORIGINAL WOOD SIDING (NOT SHINGLES)
	ORIGINAL SHINGLE SIDING (NO PAPER BEHIND)
	BROWN PAPER BEHIND
	BLACK PAPER BEHIND



“BLACK PAPER”
PRE-WORN: ORGANIC RAG FELT, MADE OF SHREDDED TEXTILES SUCH AS COTTON, WOOL + BARLAP SATURATED IN ASPHALT/PETROLEUM, INCONSISTENT IN TEXTURE, FADES OVER TIME, OFTEN HAS FUZZY, FIBERS, THICKER LIKE FELT, FASTENED WITH CLOUT NAILS (MOST OFTEN SQUARE/LARGER HEAD, SEE IMAGE) POST WORN: EVEN TEXTURE OFTEN HAS LOGOS/GRAPHICS, MEASURING AIDS FOR EASIER INSTALL. SEE SAMPLES FROM SITE CLEARLY SHOWING POST-WORN QUALITY.



“BROWN PAPER”
A KRAFT-BASED DOUBLE-LAYER WEALTHY BARRIER CALLED “60-MINUTE FORTIFIBER 2-PLY PAPER” FIRST APPEARED IN 1960S IN NONE CONSTRUCTION SOMETIMES CALLED “GRADE D” PAPER FOR ROOFING WHEN SOAKED IN ASPHALT, OFTEN STAPLED. SEE SAMPLES FROM SITE CLEARLY SHOWING TYPE + LOCATION, DATING AREAS OF WORK TO 1960S ON.

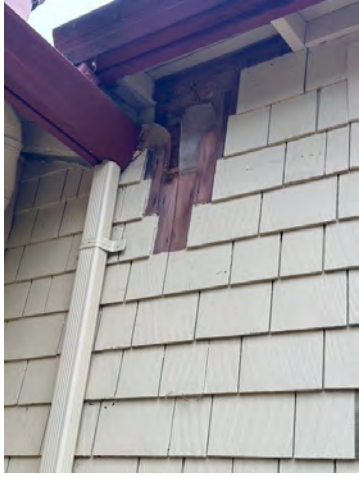
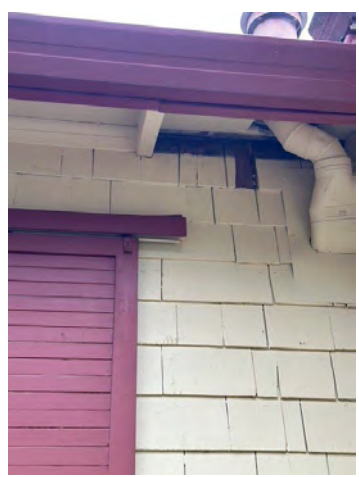
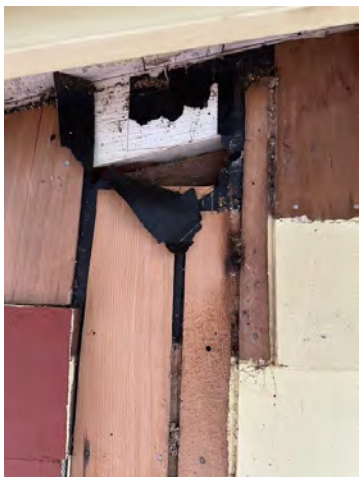
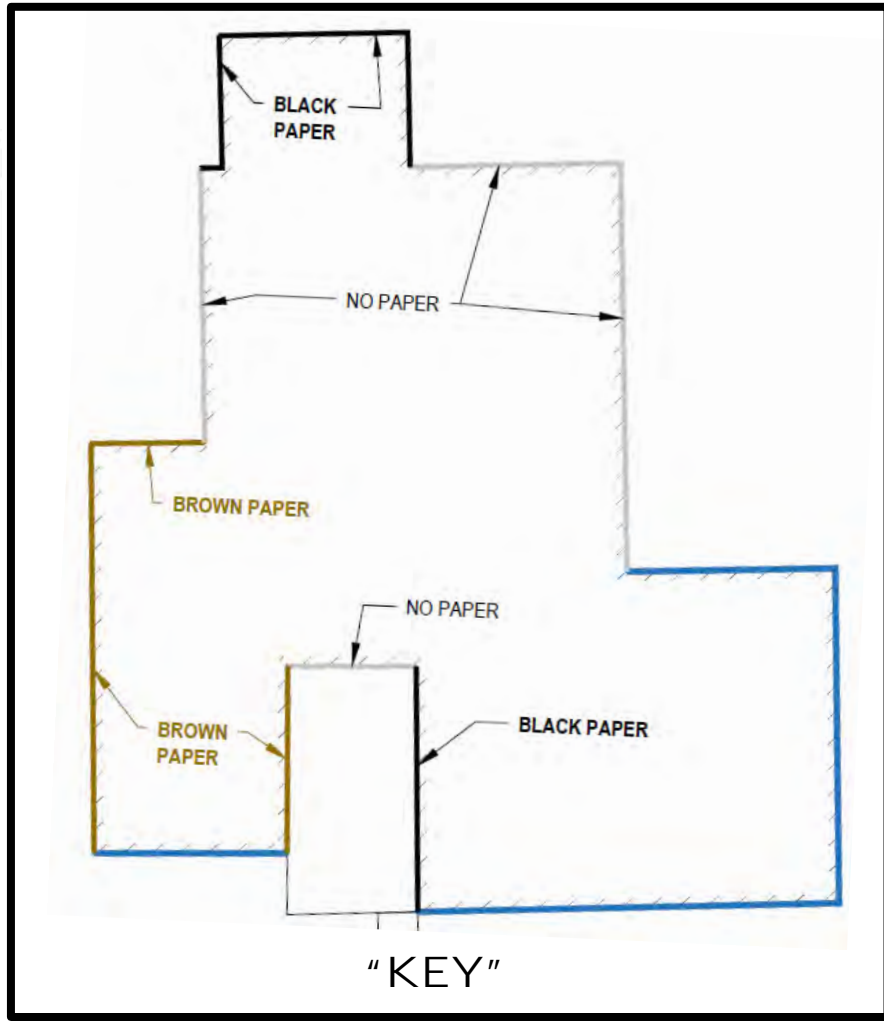
SIDING / BUILDING PAPER EVALUATION

FINDING #5



5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

LEGEND	
	NON-ORIGINAL WOOD SIDING (NOT SHINGLES)
	ORIGINAL SHINGLE SIDING (NO PAPER BEHIND)
	BROWN PAPER BEHIND
	BLACK PAPER BEHIND



BUILDING FOUNDATION DETAILS

FINDING #5



5. The integrity has been compromised such that the structure no longer has the potential to convey significance.



NOTE: MIXED FOUNDATION TYPES RANGING FROM PRE WAR TYPE CONCRETE, CMU'S, AND POST WAR CONCRETE / MASS PRODUCED PIER BASE DETAILS SHOW SIGNIFICANT ALTERATIONS THROUGHOUT BOTH BUILDING PERIMETER + INTERIOR STRUCTURE, CLEARLY MODIFYING THE ORIGINAL HOME.

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