



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

MEETING DATE: 04/22/26

ITEM NO: 4

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DATE: April 17, 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.

PROPERTY DETAILS:

1. Date primary structure was built: 1918 per County Assessor
2. Bloomfield Preliminary Rating: ✓, historic and some altered, but still a contributor to the district if there is one
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? Yes
7. Considerations required? No

DISCUSSION:

The applicant is requesting approval to remove the pre-1941 residence from the Historic Resources Inventory. The Santa Clara County Assessor's Database lists a construction date of 1918. The 1990 Anne Bloomfield Survey provides an estimated construction date of 1920's and provides a preliminary rating of historic and some altered, but still a contributor to the district if there is one (Attachment 1). The Bloomfield Survey notes the Bungalow-style residence has had a porch alteration and shingles. The property is not within a historic district or LHP overlay. The 1928, 1944, and 1956 Sanborn Fire Insurance Maps show the residence's original footprint prior to the unpermitted additions constructed at the rear and side of the structure (Attachment 2).

PREPARED BY: Erin M. Walters  
Senior Planner

The applicant submitted photographs and a Letter of Justification (Attachments 3 and 4) in support of the request to remove the Bungalow-style residence. The materials provided include an evaluation of the property's physical condition, alterations over time, and potential historic significance.

According to the applicant's submittal, the existing structure has undergone a series of additions that have nearly doubled its original floor area. The majority of these additions do not appear in the Town's building permit records and are presumed to be unpermitted. Supporting documentation, including Sanborn map comparisons, floor plan analysis, and a home inspection report, indicates that the cumulative effect of these alterations has substantially modified the original form and layout of the residence.

The submitted materials identify several alterations that may compromise the structure's architectural integrity. These include, but are not limited to:

- A dining room addition with modern sliding glass doors that are inconsistent with the traditional characteristics of Bungalow-style architecture;
- Roof replacement or modification that departs from the original roofline documented in historic records
- New porch addition;
- A bathroom addition added without Town permits or documentation, altering the original floor plan; and
- An expanded kitchen and laundry room.

The extent and nature of these changes suggest a departure from the property's original design, materials, and workmanship.

The applicant's evaluation also addresses eligibility criteria commonly used in assessing historic resources. Based on the information provided, there is no evidence that the property is associated with significant historical events or persons. Additionally, the structure does not appear to embody distinctive characteristics of a type, period, or method of construction, nor does it appear to represent the work of a master. The materials further indicate that the property is unlikely to yield important information related to the Town's history.

Based on the documentation provided, the applicant concludes that the integrity of the structure has been compromised to a degree that it no longer retains the ability to convey potential historic significance. The applicant further states the extent of unpermitted additions and alterations, as documented through multiple sources, has resulted in substantial changes to the original Bungalow-style character of the residence.

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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.

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. 1990 Anne Bloomfield Survey
2. Sanborn Fire Insurance Maps
3. Photographs
4. Letter of Justification and Historic Research

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