



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

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



TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

April 23, 2026

Rodd and Wendy Rowalt
142 Wheelr Avenue
Los Gatos, CA 95030
Via email

**RE: 142 Wheeler Avenue
Request for Review PHST-26-011**

Consider a Request for Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:10. APN 532-37-034. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3).

**Property Owner/Applicant: Rodd and Wendy Rowalt
Project Planner: Erin Walters**

On April 22, 2026, the Los Gatos Historic Preservation 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.

PLEASE NOTE: Pursuant to Sections 29.20.255 and 29.20.260 of the Town Code, this decision may be appealed to the Planning Commission by any interested person as defined by Town Code Section 29.10.020 within 10 days on forms available online with fees paid. Final deadline is 4:00 p.m. on that 10th day (April 6, 2026). Therefore, this action should not be considered final, and no permits by the Town will be issued until the appeal period has passed.

If you have any questions, please contact Erin Walters, Senior Planner at (408) 354-6867 or by email at ewalters@logatosca.gov.

Best regards,

Sean Mullin, AICP
Planning Manager

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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

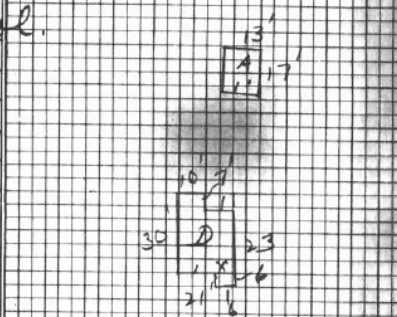
BLOCK NUMBER 45 LOT NUMBER OWNERSHIP Donald G. Hobbie

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

DESCRIPTION Bhd. & 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	Brick	Stock L Spec.	No. of Fixt.	Kitch. Cab.	HASEMENT
Stores Concrete	Stone	Stone	Pine L Hdw.	Old Style	Buffet	Garage Cars
Office Bldg Brick Stone	Terra Cotta	Terra Cotta	Painted Enam.	Modern	Book Cases	Floor: Cm. St. Wd. Dt
Apart's Posts Piers	Tile	Tile		Good Med. Chp.	Lockers	Walls: Cm. St. Wd. Dt
Res. Hotel Mud sill	Stucco	Stucco	WALLS & CEILING	BATH ROOMS	Patent Beds	Un Fin. Sd
Reg. House Files	On Wood Lath	On Wood Lath	Plastered Rns	Large Small	Refrigerator	
Rm. Hosp. Rustic OP Rn	Rustic OP Rn	Rustic OP Rn	Plast. Bd. Rns	Good	Open Shelv.	ELEVATORS
Bank Hall	Resawed	Resawed	Compo. Bd. Rns	Medium		Speed: Ht Low
Whse. Loft	Hrd. & Bat.	Hrd. & Bat.	Stucco Rns	Good	MISCELLANEOUS	Elec. Hyd. Auto
Car Garage Hip Gambrel	Ship lap	Ship lap	Wainscot Rns	Chap	Side Walk Lights	Pass. Pct. Umb Ft
Seat Theatre Mansard Dm	Novelty T&G	Novelty T&G	Paneled	Show	Fire Escapes	Height Ft
Mill Factory Plain Cut up	Corr. Iron	Corr. Iron	Beamed Ceiling	4 1/2" Floor	Plate Glass	Side Walk
Gas Station Green House	Painted	Painted		Tile Wall 1 1/2 2		
School	Shingles	Shingles	DECORATING	LIGHTING	MECHANICAL EQUIPMENT - Pres. Val.	
RESTO'L BUILDINGS	WOOD SHINGLE	WOOD SHINGLE	Papered Rns	No. of Fixt.	Ventilating System \$	
Stories	Pat. Shingle	Pat. Shingle	Tinted Rns	Electric	Sprinkler System \$	
Rooms	Tar & Gravel	Tar & Gravel	Canvas Rns	Old Style	Automatic Fire Alarm \$	
Apts	Tile	Tile	Sanitas Rns	Modern	Vacuum Cleaning System \$	
Family	Composition	Composition	Cloth & Pap. Rns	Gas Oil	Water Heater Storage Automatic	
Duplex Flat	Metal	Metal	Plain Med. Good.	Good Med. Chp	Air Conditioning \$	
Dwig. Hung	Cor. Iron	Cor. Iron		Special	Well Windmill Elec. Pump	
Cottage Shack	Good Med. Chp	Good Med. Chp	FLOORS	HEATING	Tank Pressure System	
CONSTRUCT	PORCHES: NUMBER	PORCHES: NUMBER	Front	Pl. Cpl. Stove		
Lt. Med. Hwy.	Front Rear	Front Rear	Open Roofed	Hot Air Furn.	OUR BUILDINGS - VALUE Under \$400	
Masonry	Screened	Screened	Glassed In	Gas or Oil Fire	Dimen. X Ft: Age	
Reinfd. Conc. Fr.	Glassed In	Glassed In		Radiant Fire	Walls: Sht. @ \$	
Steel Frame Fl.			STONE FRONT	Thermostat	Repro. Cost \$	
Wood Frame	OUTBUILDINGS	OUTBUILDINGS	Buildhead	Steam or Hot Wat.	% Good: PRES. VALUE \$	
Mill Frame	Garage Cars	Garage Cars	Plate in Met.	Arcola System		
Single Wall	Detch. Attached	Detch. Attached	Plate in Wood	Thermostat	Miscellaneous Remarks	
Double Wall	Shed Barn	Shed Barn	Plate Mit' reol	Wall Furn.	See Reverse	
	Poultry House	Poultry House	Sheet Glass			

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	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 Residence SPECIAL REMARKS
 Semi Business Industrial

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

FINDINGS #2, #4



2. No Significant persons are associated with the site.



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

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

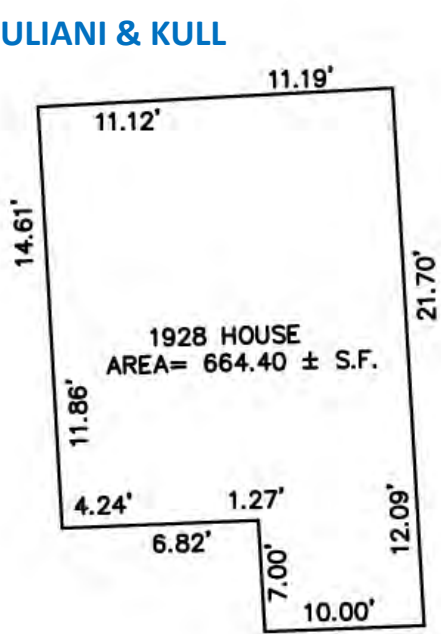
FINDING #5



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



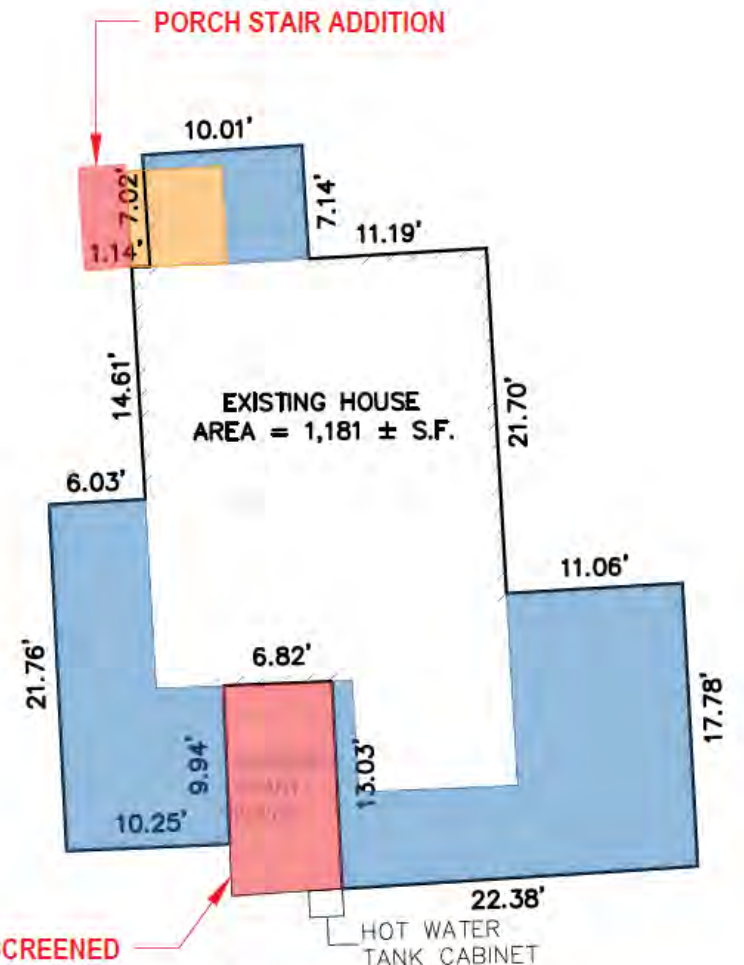
1928

ORIGINAL



1941

28% FAÇADE AT FRONT AFFECTED



CURRENT

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.

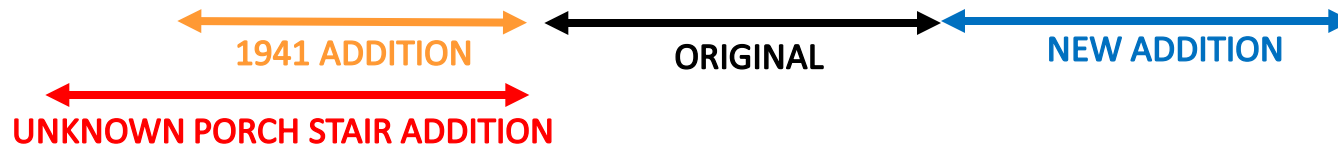


(E) NORTH ELEVATION
(FRONT)

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



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



NEW ADDITION



ONLY REMAINING ORIGINAL
COMPONENT OF PRE 1941 HOME

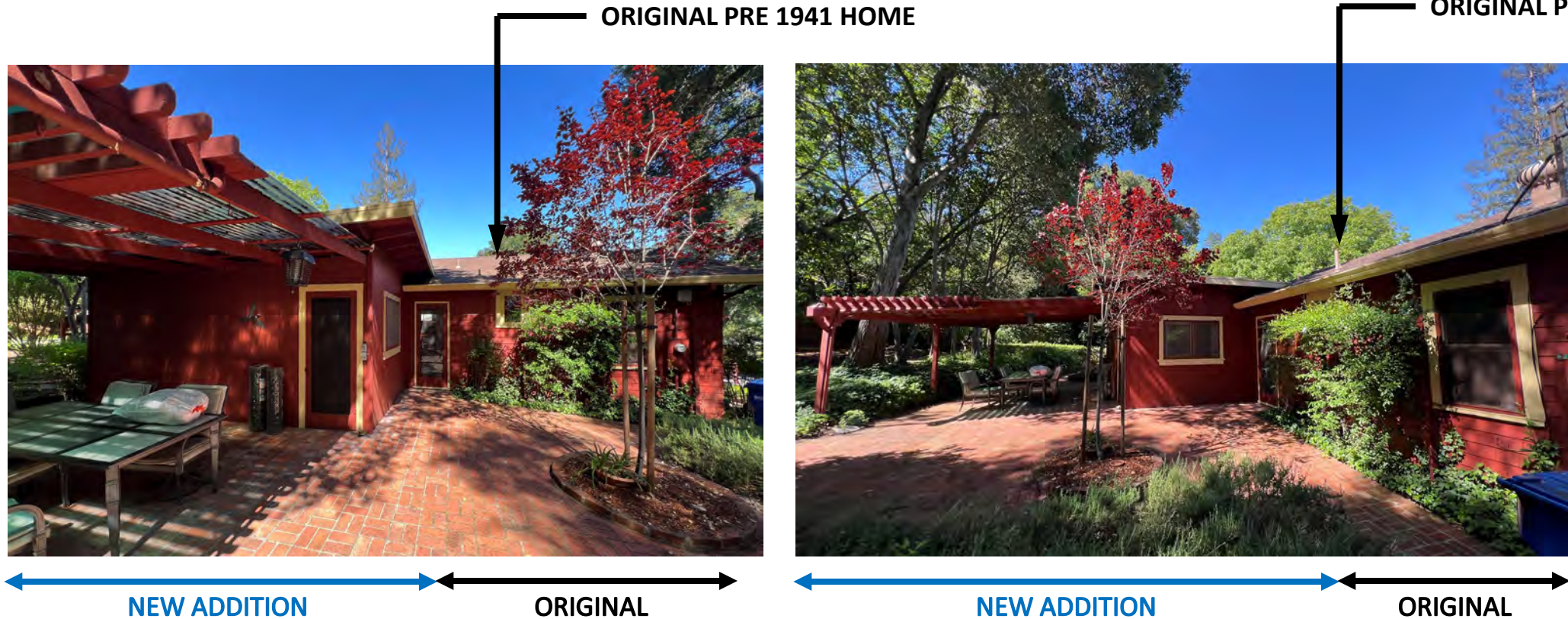
NEW ADDITION

(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



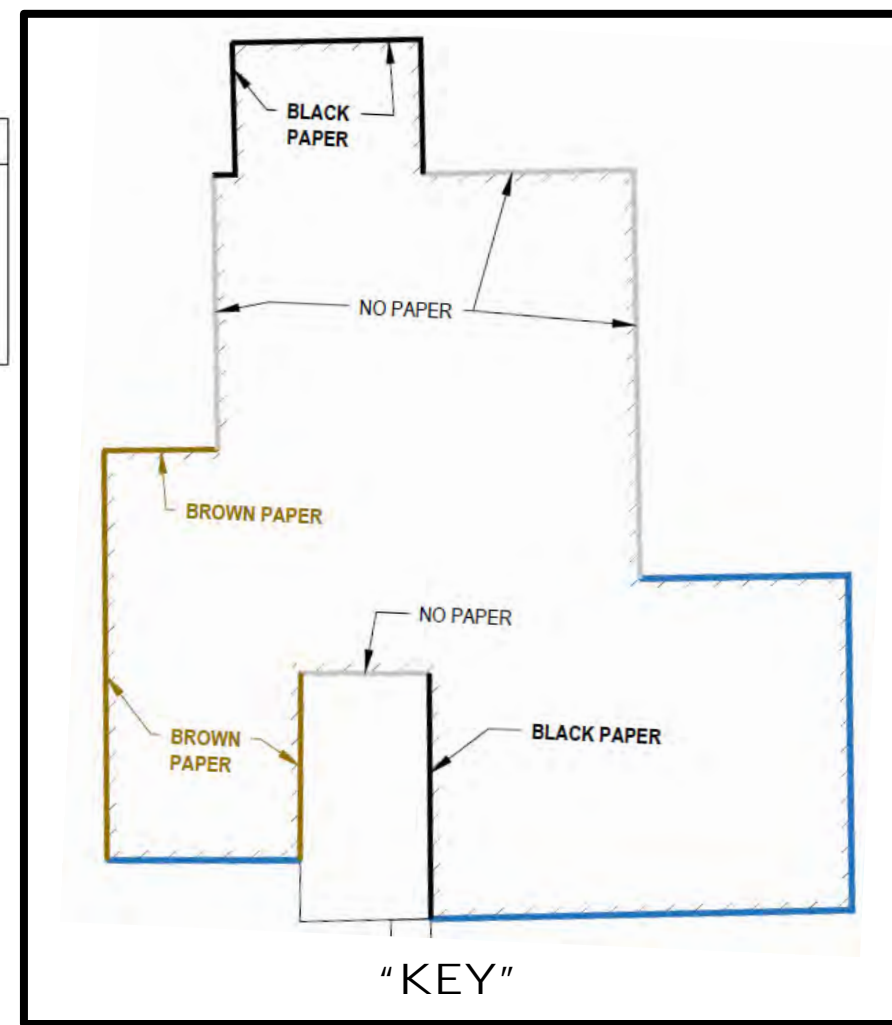
PORCH STAIR ADDITION

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.

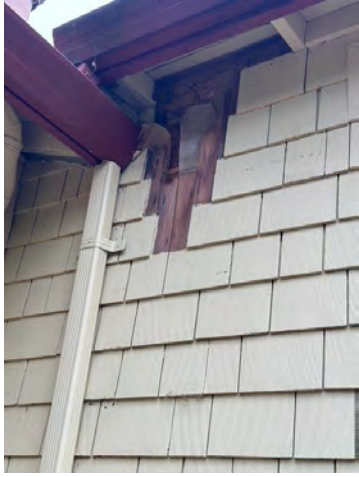
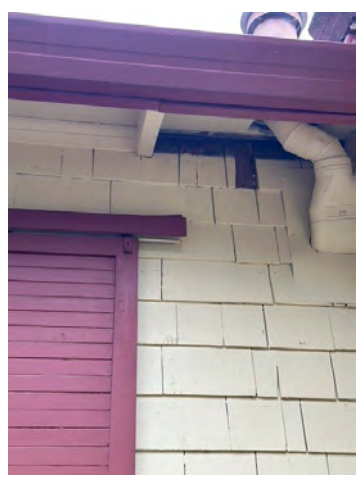
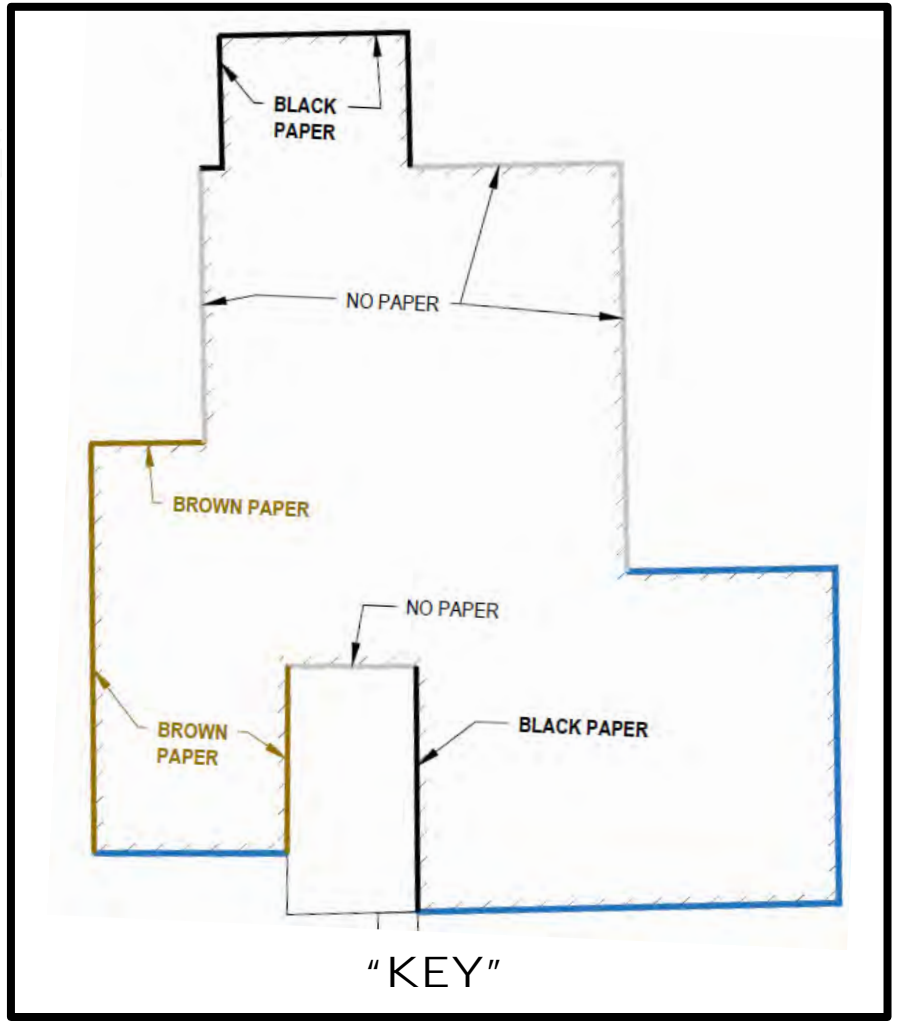
SIDING / BUILDING PAPER EVALUATION

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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