



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

MEETING DATE: 02/25/2026

ITEM NO: 5

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DATE: February 20, 2026  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request for Approval to Demolish an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zone C-2:LHP. **Located at 313 University Avenue.** APN 529-04-063. Request for Review Application PHST-26-006. Exempt Pursuant to CEQA Section 15269 (c): Emergency Projects. Property Owner/Applicant: Frank Delgado. Project Planner: Sean Mullin.

**RECOMMENDATION:**

Consider a request for approval to demolish and existing contributing single-family residence located in the University-Edelen Historic District on property zoned C-2:LHP, located at 313 University Avenue.

**PROPERTY DETAILS:**

1. Date primary structure was built: 1900 per County Assessor's Database, effective year built 1920; 1920s per Bloomfield Study
2. Bloomfield Preliminary Rating: ✓, historic and some altered but still contributor to a district if there is one
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? University-Edelen Historic District
5. If yes, is it a contributor? Yes
6. Findings required? Yes
7. Considerations required? No

**BACKGROUND:**

The subject property is located on the east side of University Avenue just north of Bachman Avenue. The property is developed with a two-story single-family residence located at the back of the property. The County Assessor indicates a construction date for the residence of 1900

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Planning Manager

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and an effective year built of 1920. The Anne Bloomfield survey notes the structure as “historic and some altered but still contributor to a district if there is one,” with an estimated construction date of the 1920s (Attachment 1).

The residence is first present on the 1928 Sanborn Fire Insurance Map (Attachment 2). The footprint of the residence remains consistent through 1956. The only permitted work on record with the Town is for a plumbing permit for a gas line in 1964.

On February 23, 2011, the Committee provided feedback related to a potential demolition of the existing contributing residence (Attachment 3). Pictures of the residence from 2011 are included as Attachment 4.

On March 13, 2017, the Town issued a Stop Work Notice for unpermitted grading/excavation occurring underneath the existing residence (Attachment 5). A Code Violation (BV17-004) remains active, and the Town’s Code Enforcement Officer has been regularly communicating with the property owner to advise on the steps required to address the open code violation.

On December 17, 2025, the Committee conducted a preliminary review of a request to demolish the existing contributing residence and construct a new residence (Attachment 6). Current pictures of the residence are included as Attachment 7. The Committee provided the following feedback:

- Provide a historic report pursuant to Town Code Section 29.10.09030 (c)(2). The report shall be prepared by a qualified person knowledgeable in historic preservation under contract with the Town at the applicant’s expense. The report shall detail all aspects of the structure’s physical condition and historical and architectural characteristics.
- Consider restoration of the structure rather than demolition/reconstruction. If reconstruction is required, any new structure must reflect the architecture of the existing residence and support the University-Edelen Historic District.
- Consider a detached garage located toward the rear of the property.
- Reuse any viable existing building materials.
- Additional recommendations are likely once a more developed proposal is provided.

On February 17, 2026, the Town’s Chief Building Official visited the site to evaluate the safety of the existing residence. After visiting the site, considering the Structural Condition Report (Attachment 8), and discussing the condition of the residence with the Community Development Director, the Building Official determined that the residence is not safe and presents an imminent safety hazard. It was also determined that it would be unsafe to attempt to shore up the existing residence and that the appropriate remedy is full demolition of the residence. A red tag or condemnation notice was posted on the site on February 20, 2026 (Attachment 9).

To remedy the situation, the property owner is requesting approval to demolish the residence.

DISCUSSION:

The applicable findings required for approval to demolish the existing contributing residence are provided below. Each finding is followed by staffs' reasoning on how the finding can be made.

The request before the Committee is limited to demolition of the existing residence based on the unsafe condition that it presents. No development is proposed at this time. All future development proposals will require review by the Committee.

Any approval of the request to demolish the existing residence does not absolve the property owner from any applicable penalties under the Town Code. The active code enforcement case will be used to compel the demolition of the residence to remedy the hazard and the redevelopment of the property.

RECOMMENDATION:

Staff recommends the Committee make the following findings and forward a recommendation of approval for demolition of the existing residence. All future development proposals would be brought to the Committee for consideration.

FINDINGS:

A. Findings

- X As required by Town Code Section 29.10.09030 (a) *Scope*: Applications for demolition permits (Uniform Building Code, section 301(a), or any successor section) filed with the Building Department shall be submitted to the Planning Director for approval unless such permit is required as part of a code enforcement action by the Building Official, Council, or other authorized agency.

The subject property is currently under an active code enforcement action for unpermitted grading/excavation (BV17-004). The unpermitted work and the condition of the remaining structure have compromised the structural integrity of the residence, creating an unsafe condition. The remaining residence poses an imminent safety hazard as determined by the Town's Chief Building Official and a licensed structural engineer (Attachment 8). A red tag deeming the residence unsafe was posted on the site on February 20, 2026 (Attachment 9). The finding included in Town Code Section 29.10.09030 (a) can be made and Architecture and Site approval is not required to demolish the residence.

X As required by Town Code Section 29.10.09030 (c) *Demolition of historic structures*, a demolition permit for a historic structure may only be approved if:

1. The structure poses an imminent safety hazard; or
2. The structure is determined not to have any special historical, architectural or aesthetic interest or value.

Any request to demolish an historic structure shall be reviewed by the Historic Preservation Committee. All applications to demolish an historic structure which has been identified as a contributor to an existing historic district, a potential historic district, or is eligible for local designation shall be accompanied by a detailed report describing all aspects of the structure's physical condition and shall incorporate pertinent information from the Town's Historic Resources Inventory describing the structure's historical and architectural characteristics. This report shall be prepared by a qualified person knowledgeable in historic preservation under contract with the Town at the applicant's expense.

A structural integrity report prepared by a licensed structural engineer was provided by the applicant (Attachment 8). This report concluded that the structure in its current state, poses an immediate life safety risk should someone enter the interior or stand too close to the perimeter of the excavation. The report recommends that warning signs be posted immediately and that the structure be completely demolished as soon as is feasible.

Pertinent information from the Town's Historic Resources Inventory is provided in Attachments 1 and 2.

The unpermitted work and the condition of the remaining structure have compromised the structural integrity of the residence, creating an unsafe condition. The remaining residence poses an imminent safety hazard as determined by the Town's Chief Building Official and a licensed structural engineer (Attachment 8). A red tag deeming the residence unsafe was posted on the site on February 20, 2026 (Attachment 9). The finding in Town Code Section 29.10.09030 (c)(1) can be made.

As required by Town Code Section 29.80.310 *Unsafe or Dangerous Conditions*:

X None of the provisions of this division shall prevent any measures of construction, alteration, or demolition necessary to correct the unsafe or dangerous condition of any structure, other feature, or part thereof, where such condition has been declared unsafe or dangerous by the Building Official or the Fire Marshal, and where the proposed measures have been declared

necessary, by such official to correct the condition; provided, however, that only such work as is absolutely necessary to correct the unsafe or dangerous condition and as is done with due regard for preservation of the appearance of the structure involved may be performed pursuant to this section. If any structure or other feature is damaged by fire, or other calamity, or by act of God, to such an extent that in the opinion of the aforesaid officials it cannot be reasonably repaired and restored, it may be removed in conformity with normal permit procedures and applicable laws.

The unpermitted work and the condition of the remaining structure have compromised the structural integrity of the residence, creating an unsafe condition. The remaining residence poses an imminent safety hazard as determined by the Town's Chief Building Official and a licensed structural engineer (Attachment 8). A red tag deeming the residence unsafe was posted on the site on February 20, 2026 (Attachment 9). Demolition of the existing residence was determined to be the appropriate action to correct the unsafe condition. The provisions of Division 3 of Article VIII of Chapter 29 of the Town Code do not apply to the demolition of the residence. The finding in Town Code Section 29.80.310 can be made.

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Sanborn Fire Insurance Maps Exhibit
3. Minutes of the February 23, 2011, Historic Preservation Committee Meeting
4. 2011 Pictures of the Residence
5. Stop Work Notice, March 17, 2017
6. Minutes of the December 17, 2025, Historic Preservation Committee Meeting
7. Current Pictures of the Residence
8. Structural Integrity Report
9. Red Tag

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