



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

MEETING DATE: 12/17/2025

ITEM NO: 4

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DATE: December 12, 2025  
TO: Historic Preservation Committee  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request for Preliminary Review to Demolish an Existing Contributing Single-Family Residence and Construct a New 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. CEQA Review is Pending. Request for Review Application PHST-25-026. Property Owner/Applicant: Frank Delgado. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for preliminary review to demolish an existing contributing single-family residence and construct a new 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 and an effective year built of 1920. The Anne Bloomfield survey notes the structure as "historic

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Planning Manager

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). Photos 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. The applicant now proposes demolition of the residence and construction of a new residence.

#### DISCUSSION:

The applicant requests preliminary feedback on a proposal to demolish the existing contributing residence and construct a new residence (Attachment 6). The applicant’s Letter of Justification states that their intent is to reconstruct/restore the residence to match the original residence. The letter indicates that demolition is recommended due to life-safety risk as determined through a structural assessment by a structural engineer, who noted the following (Attachment 7):

- Extensive termite damage, dry rot, and structural decay;
- Eroded, unanchored shoring at the basement edge; and
- No flooring system; structure is suspended above excavation .

The applicant provided a conceptual plan showing a simple front elevation drawing and a floor plan (Attachment 8). Additionally, the applicant provided an existing and proposed materials summary (Attachment 9). Staff notes that the front elevation sketch is not reflective of the pictures of the front elevation of the residence included in Attachments 4 and 10. This appears to be inconsistent with the applicant’s assertion that the intent of the project is to reconstruct/restore the residence to match the original residence. Lastly, adequate details have not been provided to evaluate the existing and proposed side and rear elevations.

The applicant is proposing to demolish the existing residence and construct a new residence with the stated intent of matching the original residence. Due to the residence’s contributing status to the University-Edelen District, the applicant has chosen to pursue preliminary feedback on the request ahead of submitting the required Planning application.

Pursuant to Town Code Sections 29.10.09030 (d) and 29.20.145, Architecture and Site approval is required for demolition of the existing contributing residence and construction of a new residence. Town Code Section 29.80.255 requires that construction, alteration, demolition or removal work for which a Town permit is required is prohibited on a designated landmark site or in a designated historic district unless approval by the deciding body has been granted as provided in sections 29.80.260 through 29.80.300, or unless the work conforms with the provisions of section 29.80.310. These sections of the Town Code are provided in Attachment 11.

If a formal Planning application is made, the proposed project would return to the Committee for a formal recommendation.

FINDINGS AND CONSIDERATIONS:

A. Findings

\_\_\_ 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.

\_\_\_ As required by Town Code Section 29.10.09030 (e) *Demolition Findings*, in Architecture and Site approval proceedings, the deciding body shall consider:

1. Maintaining the Town's housing stock.
2. Preservation of historically or architecturally significant buildings or structures.
3. Property owner's desire or capacity to maintain the structure.
4. Economic utility of the building or structure.

\_\_\_ 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.

\_\_\_ As required by the Residential Design Guidelines, the demolition of any contributing structure in historic districts is forbidden absent a cataclysmic

event or upon determination by the Deciding Body that demolition is necessary for the proper restoration of the structure.

B. Considerations

**Sec. 29.80.290. Standards for review.**

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

- \_\_\_\_\_ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

CONCLUSION:

The applicant is requesting preliminary feedback from the Committee on a proposal to demolish an existing contributing single-family residence and construct a new single-family residence located in the University-Edelen Historic District on property zoned C-2:LHP, located at 313 University Avenue. An Architecture and Site application is required for the proposed project. Once received, the formal application would return to the Committee for a formal recommendation to the deciding body.

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. Project Proposal and Justification
7. Structural Integrity Report
8. Conceptual Plan
9. Proposed Materials Summary
10. Current Pictures of the Residence
11. Town Code Excerpts
12. Applicant's Research Findings