

March 18, 2026

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Advance Copy Via Email: SMullin@losgatosca.gov

Sean Mullin
Historic Preservation Committee liaison
Town of Los Gatos Community Development Department
110 E. Main Street
Los Gatos, CA 95030

**Re: HPC March 25, 2026 Meeting
313 University Avenue Request for Determination**

Dear Sean,

The structure located at 313 University Avenue is on the HPC's agenda for its March meeting. The owner of the property, Frank Delgado, requests that at that meeting the HPC determine that the existing structure on the property is not a contributing structure to the University/Eleden Historic District and grant demolition approval.

Chapter 4 of the Town's Residential Design Guidelines defines a Contributing Structure this way:

"The structures identified as contributors to the district have been determined to be historically, architecturally or culturally significant."

It defines Noncontributing Structures this way:

"These structures are those which are not historical in terms of their design or have been so modified over time as to no longer meet the criteria for Contributing status."

The structure at 313 University Avenue has never previously been formally evaluated to determine whether it is a Contributing Structure to the

University/Eleden Historic District. The substantial evidence and analysis provided in the JRP Historical Consulting, LLC Letter Report dated March 17, 2026 demonstrates, as that report concludes, that this former home is not a Contributing Structure to the University/Eleden Historic District because “the heavily modified building does not have any special historical, architectural, or aesthetic interest or value, [and] does not retain historic integrity”.

Based on that evidence and conclusion, the demolition provisions of Section 4.5 of the RDG, which begins “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” do not apply because the structure is *not* contributing to the District. Therefore, justification exists for the HPC to determine that the building constitutes a Noncontributing Structure to the District and to grant demolition approval for its removal.

Mr. Delgado looks forward to the HPC meeting.

Very truly yours,


BARTON G. HECHTMAN

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cc: Frank Delgado
Gabrielle Whelan