

HISTORIC PRESERVATION COMMITTEE SUBMITTAL  
313 University Avenue – Los Gatos, CA

Applicant: Frank Delgado

Date: 3/18/2026

## OWNER STATEMENT (FRANK DELGADO)

Dear Members of the Historic Preservation Committee,

We appreciate the opportunity to present information regarding the property located at 313 University Avenue.

The purpose of this submittal is to provide supporting documentation demonstrating that the existing structure is not reasonably salvageable and that its current condition is the result of long-standing deficiencies that existed prior to current ownership.

We respectfully request the Committee's consideration for demolition and reconstruction.

When I acquired the property in 2013, the structure was already in a significantly deteriorated condition. Photographs from 2016–2017 (Exhibit A) document visible signs of long-term deterioration, including water damage, aging materials, and compromised building elements. These conditions indicate that the structure was not in a sound or stable state at the time of purchase.

In addition to photographic evidence, historical records further support the long-standing condition of the residence. The Santa Clara County Assessor's Property Record (Exhibit B) assigned the structure a very low construction quality rating (D20A) as early as 1975, indicating minimal construction quality.

Based on discussions with the County Assessor's office, structures with ratings at this level are generally considered substandard, reflecting significant limitations in original construction and long-term viability.

Additionally, the residence did not have a modern or conventional foundation. The structure was supported by rock and non-engineered conditions, which are inadequate by current building standards and contributed to long-term instability. These conditions remain observable today.

In 2017, work was initiated with the intent to improve the property by installing a proper foundation system. This included excavation beneath the residence in preparation for replacing the existing support conditions with a new concrete foundation.

A Stop Work Notice (BV17-004) was issued related to permitting requirements. Upon issuance of the notice, all work ceased, and no further construction activity was performed.

The excavation work did not create the underlying deficiencies but rather exposed the extent of the existing structural limitations.

Over time, the condition of the residence continued to decline due to these pre-existing structural issues.

On February 20, 2026, the residence was determined to pose an imminent safety hazard and was red-tagged.

The current condition of the residence is therefore the result of long-standing structural deficiencies that were already existing on the date that I purchased it—including poor original construction, lack of a proper foundation, and decades of deterioration—rather than the result of ongoing work.

My intent at the time I purchase the home was to improve the property by bringing it up to modern safety standards; however, as reflected in the JRP report, the condition of the structure (which preexisted my ownership) has made rehabilitation infeasible.

I respectfully submit this information to clarify the circumstances surrounding the condition of the residence and to support the conclusion that demolition is necessary due to safety concerns.

Thank you for your time and consideration.

Sincerely,  
Frank Delgado

EXHIBIT A – EXISTING CONDITIONS (PHOTOS)



# EXHIBIT B – PROPERTY RECORD

33	MODEL NO.	
COST FACTORS		
COST	QUALITY CLASS	1304
34	EXTRA FLOOR	
37	1ST FLOOR AREA	264
38	2ND FLOOR AREA	0
39	2ND FLOOR FACTOR	0
40	3RD FLOOR AREA	0
41	3RD FLOOR FACTOR	0
42	ATTIC AREA	0
43	ATTIC FACTOR	0

In 1975 the house was rated a 2/10. "Anything under a 6.5 is considered uninhabitable."

		16	EXTRA KITCH.
4	FOUNDATION	APPE	EXTRA PLUMB.
	CONCRETE RAISED	WS	ATTIC
	CONCRETE SLAB	WOOD	<input checked="" type="checkbox"/> BSMT.
	CONCRETE BLOCK	FIRS	POOL
	RODENT PROOF	SECC	HILL CONST.
	WOOD	THIR	MISC.
5	GARAGE	GARA	
	DOORS	POR	
	WALLS	COV	



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