



DATE: January 26, 2015

AGENDA ITEM # 2

TO: Historical Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 14-H-04 – 452 University Avenue

RECOMMENDATION:

Approve the architectural details for the exterior railings

BACKGROUND

On August 25, 2014, the Historical Commission held a public meeting to review a proposed project on a Historic Landmark property. The project included demolition of an existing detached garage, construction of a new detached garage over 12 feet in height, alterations to the rear elevation of the main house, including a new second-story balcony, and a new pool with a raised patio. The Commission expressed general support for the project but raised a concern about the proposed wrought iron railing being overly ornate. Following the discussion, the Commission voted 5-1 to recommend approval of the project, with the following condition:

1. Prior to issuance of the building permit, the applicant shall provide architectural details of the proposed wrought iron railings for review and approval by the Historical Commission.

Following the Commission's action, the project was reviewed and approved by the Design Review Commission on November 25, 2014 with the above referenced condition.

DISCUSSION

The design of the proposed railings, which will be used on the new second story balcony and rear yard patios, has been simplified to address the Commission's concerns. This railing design is a style that differentiates from the Mediterranean style architecture of the house while not negatively impacting the historic character or significance of the property. This revised design appears to comply with the Commission's direction and staff recommends approval of the railing detail.

Cc: Robert Mowat, Applicant
Dave Hitz, Owner
Robert Boles, Architect

Attachments:

- A. Applicant Cover Letter
- B. Railing Architectural Plan and Detail

FINDINGS

14-H-04 – 452 University Avenue

With regard to the Historic Alteration Permit for the project at 452 University Avenue, the Historical Commission finds the following in accordance with Section 12.44.150 of the Municipal Code:

1. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44);
2. The project does not adversely affect the physical integrity or the historic significance of the subject property; and
3. The project is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.



ROBERT MOWAT
ASSOCIATES

January 21, 2015

Mr. Zach Dahl AICP Senior Planner
c/o The Town of Los Altos
Community Development department
Los Altos Ca. 94022

Dear Mr. Dahl,

We are submitting our new handrail design for the Hitz residence at 452 University Avenue. The handrail design has responded to the Historic preservation Commissions request that the design be reflective of some period detailing while clearly showing the railing as being a new addition and speak to current design aesthetics. The proposed design reflects the traditional curves of early 20th century railing designs while being simplified to respect current railing design.

We look forward to discussing this in our upcoming Commission meeting on the 26th of this month.

Respectfully,

Robert Mowat
Registered Ca. LA #2258

RJM/mtf



