



DATE: January 26, 2015

AGENDA ITEM # 3

AGENDA REPORT

TO: Historical Commission
FROM: Zachary Dahl, Senior Planner
SUBJECT: 14-H-05 – 301 Main Street

RECOMMENDATION:

Recommend approval of the exterior alterations to a Historic Resource property

BACKGROUND

The property at 301 Main Street was originally constructed in 1941 and is a Moderne style commercial building. Over time, it has been altered and many of the original decorative details have been removed, but the curved/streamlined forms of the building remain. The historic property evaluation (DPR) is included with this report (Attachment A). The property is designated as a Historic Resource, listed on the City's Historic Resources Inventory and subject to the Historic Preservation Ordinance (Municipal Code Chapter 12.44).

On September 22, 2014, the Historical Commission held a study session to review preliminary designs of potential exterior alterations to the subject property. Following a presentation from the project architect, the Commission had the following general comments:

- The design should retain the curved shape of the building;
- The horizontal emphasis of the building should be retained and improved;
- The proportions of the character defining features should be maintained; and
- The design should include a smooth refined stone material that is compatible with the architectural style of the building.

The study session meeting minutes are included for reference (Attachment B).

DISCUSSION

Exterior Alterations

The proposed project includes exterior alterations to both street facing facades and an interior renovation of the restaurant space. For the exterior improvements, all of the existing building forms will be maintained but new materials and cladding are proposed. The existing stucco siding will be repainted, the canopy over the sidewalk will be refaced with black metal cladding; tongue and groove cedar siding will be installed on the underside of the canopy; smooth tile will be installed on the base

of the wall; and the tower element will be clad with quarried Lompoc stone. The front entrance, which is at the corner of Main Street and Second Street, will be relocated to face Main Street and a new curved wall will be constructed at the corner to match the curve of the existing building.

As outlined in the historic property evaluation (Attachment A), the structure has undergone significant alterations since it was originally built in 1941 and has a very low level of physical integrity. However, the building retains its original distinctive form, massing and curved corner element and contributes to the overall character of Downtown Los Altos. The project has been designed to maintain the original form and massing of the building, while updating the exterior facade with materials, such as the smooth tile and black metal cladding, which relate well to the original architectural style.

The quarried Lompoc stone is considered a more rustic material and is generally not a material used on Moderne style buildings. However, since the character defining features of this building are the forms and massing, the tower form is being maintained and the curved wall restored, cladding the tower with this style of stone would not result in a negative impact to the historic significance. Furthermore, the stone is a high quality material that is compatible with the overall design character of Downtown.

Overall, the project appears to meet the intent of the Commission's previous comments, does not degrade the physical integrity and maintains the historic significance of the structure (building forms, massing and streamlined shape). Therefore it is recommended that the Commission recommend approval of the exterior alterations to this Historic Resource structure.

Commercial Design Review

In addition to the Historical Commission review, staff performs an administrative level Commercial Design Review for the project. The Commission's action, and any recommended conditions, will be incorporated into the approval of this application by staff. Issues that staff will be addressing with the applicant include reducing the height of the sign letters to be consistent with the Downtown Design Guidelines (12-inches) and evaluating all proposed improvements (fencing, planter boxes, etc) in the public street right-of-way to make sure they are consistent with City regulations.

Cc: Le Boulanger, Applicant
Kahn Design Associates, Architect
Kent Nelson, Property Owner

Attachments:

- A. Historic Property Evaluation
- B. Historical Commission Study Session Minutes, September 22, 2014
- C. Applicant Letter
- D. Project Plans

FINDINGS

14-H-05 – 301 Main Street

With regard to the Advisory Review, the Historical Commission finds the following in accordance with Section 12.44.140 of the Municipal Code:

1. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44); and
2. The project does not adversely affect the physical integrity or the historic significance of the subject property.

ATTACHMENT A

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 301 Main Street

P1. Other Identifier: HRI #: 46; Los Altos Pharmacy

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 301 Main Street City Los Altos Zip 94022

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
167 40 008

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

301 Main Street is a two-story, stucco, Moderne-style commercial building with modernized exterior. The building is simple in design and stripped of any decorative detail other than the curved or "streamline- shape of the building. A large overhang over the entrance and north elevation shades the corner entry and a marquis-type element further elaborates this corner. The building has been recently clad entirely in stucco and has all modern windows and doors. An addition attaches to the rear of the building.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo:
 Primary Elevation _____

July 2011

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1941

(Los Altos Planning Dept)

*P7. Owner and Address:

Kent K. Nelson Trustee
23 Coronado Avenue Los Altos, CA
94022

*P8. Recorded by:

Circa: Historic Property Development
582 Market Street, Suite 1800
San Francisco, CA 94104

*P9. Date Recorded: _____

July 2011

*P10. Survey Type:

Intensive



*P11. Report Citation:

Los Altos Historic Resources Inventory Update Report (Circa: Historic Property Development, March 2012).

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code Cal Reg: 6L

Page 2 of 3 *Resource Name or # (Assigned by recorder) 301 Main Street

B1. Historic Name: Los Altos Pharmacy

B2. Common Name: Le Boulanger

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1941. 75'x40' addition to rear of existing building, 1959; remodel, 1968; reroof, 1985; remodel, 1992; sign, 1992; create garage room, office & storage space, create separate entrance for upstairs office, 1992.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture/design Area Los Altos

Period of Significance _____ Property Type Commercial Applicable Criteria NR/CR/Local

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This structure was the original home of the Los Altos Pharmacy, now located across the street in a newer structure. The building is an example of the Moderne style and one of a few in the city. (P. Leach.)

Evaluation: This property has undergone significant alteration over the past 70 years. All original exterior multi-pane windows, entry doors, curved glass block bulkheads, and plate glass storefront windows have been removed and replaced. The corner entrance has been altered in configuration and a round window has been added that was not part of the original design. Modern stucco cladding had been added to the exterior walls. The building does, however, retain its original distinctive form, massing, and curved corner elements, all features of the Moderne style. To be eligible for listing as a historic resource, a property must demonstrate significance and retain integrity. Since alterations over time have resulted in a very low level of physical integrity, the building's ability communicate its significance is notably diminished and the building is no longer eligible for listing as a local landmark. However, the building contributes to the overall character of the commercial district and is assigned the California Historical resource Status Code 6L: "Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Los Altos Historical Commission: Los Altos HRI (9.28.1997); McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 2002; DPR series forms by G. Laffey (1997); Sanborn Maps; Los Altos HRI (February 2011).

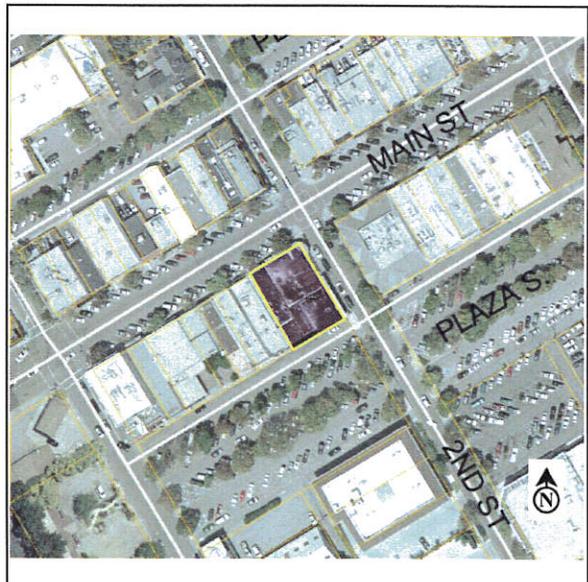
B13. Remarks:

Vicinity map provided by the City of Los Altos and amended by Circa: Historic Property Development.

*B14. Evaluator: Circa: Historic Property Development

*Date of Evaluation: July 2011

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or # (Assigned by recorder) 301 Main Street

*Recorded by: Circa: Historic Property Development

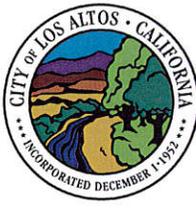
*Date July 2011

Continuation

Update

P5a. Photo (cont.)





ATTACHMENT B

HISTORICAL COMMISSION STUDY SESSION MINUTES

Monday, September 22, 2014 – 6:00 P.M.
Los Altos Community Meeting Chambers
1 North San Antonio Road, Los Altos, California 94022

CALL TO ORDER

Chair AHMADJIAN-BAER called the study session to order at 6:02 P.M.

ESTABLISH QUORUM

Present: Chair AHMADJIAN-BAER, Vice-Chair CHAPMAN Commissioners BISHOP, MABE and WELSH

Absent: Commissioners BAKER and MARFATIA

Staff: Staff Liaison GALLEGOS and Senior Planner DAHL

STUDY SESSION

1. 14-H-05 – Le Boulanger Inc. – 301 Main Street

Senior Planner DAHL introduced the project, noting that the study session is intended for the Commission to provide preliminary input on the conceptual design for exterior modifications to a Historic Resource property.

The applicant, Dan Brunello, and the project architect, Charles Kahn, presented two conceptual design alternatives.

The Commission expressed concern that design concept No. 1 would not maintain the historic integrity of the building. However, the Commission believed that design concept No. 2 would be more consistent with the City's Historic Preservation Ordinance. The Commission had the following additional comments:

- The design should retain the curved shape of the building;
- The horizontal emphasis of the building should be retained and improved;
- The proportions of the character defining features should be maintained; and
- The design should include a smooth refined stone material that is compatible with the architectural style of the building.

ADJOURNMENT

Chair AHMADJIAN-BAER adjourned the Study Session at 6:46 PM

Sean K. Gallegos
Staff Liaison to the Historical Commission

DATE: December 22, 2014

TO: City of Los Altos
Planning Department
Los Altos City Hall
1 North San Antonio Road
Los Altos, CA 94022
Attn. Zachary Dahl, Senior Planner

FROM: Kahn Design Associates/ Le Boulanger

RE: Le Boulanger—Commercial TI Design Review and Historical Commission Review Submittal
301 Main St.
Los Altos, CA 94022
APN: 197-40-008

Project Description:

This project consists of the tenant improvement of an existing restaurant. There is no proposed change in use. The interior improvements will be accompanied by an exterior facade remodel, which retains the existing historical features of the building. The exterior scope of work includes a new storefront system, new exterior finishes including thin flashing trim to replicate the original trim cap, decorative exterior gas fireplace, fence and planters around the existing outdoor dining area.

There will be an encroachment permit separate from this application for the outdoor dining. There is no proposed site work, and no changes to the roof or the existing screened area of rooftop equipment. Restaurant signage design is shown on drawings for reference and will be under separate permit. There will be 12-14 employees and the hours of operation will be 6am-10pm, Monday - Sunday.

