



DATE: September 22, 2014

AGENDA ITEM # 1

AGENDA REPORT

TO: Historical Commission

FROM: Zachary Dahl, Staff Liaison

SUBJECT: Study Session – 14-H-05 – 301 Main Street

RECOMMENDATION:

Provide input on proposed exterior alterations to a Historic Resource property

DISCUSSION

This is a study session to consider proposed exterior alterations to the property at 301 Main Street, the Le Boulanger bakery and cafe, and provide feedback to the applicant. The structure, which was originally constructed in 1941, is a Moderne-style commercial building with a modernized exterior. It is simple in design and stripped of any decorative detail other than the curved or streamlined shape of the building. The full historic property evaluation (DPR) is attached with this report.

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). The intent of this study session is for the Commission to provide the applicant with input and guidance before the project design is completed and submitted for formal review. When providing input, the Commission should consider the findings for recommending approval of Historic Resource project.

- The project should comply with the City's Historic Preservation Ordinance; and
- The project should not adversely affect the structure's physical integrity or historic significance.

The applicant has included a letter that outlines the scope of the proposed project and a conceptual rendering of the exterior alterations (Attachments B and C).

Cc: Dan Brunello, Applicant
Charles Kahn, Architect
Kent Nelson, Owner

Attachments:

- A. Historic Property Evaluation
- B. Applicant letter
- C. Project Rendering

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 Location: Not for Publication ☒ Unrestricted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

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*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 garbage 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).

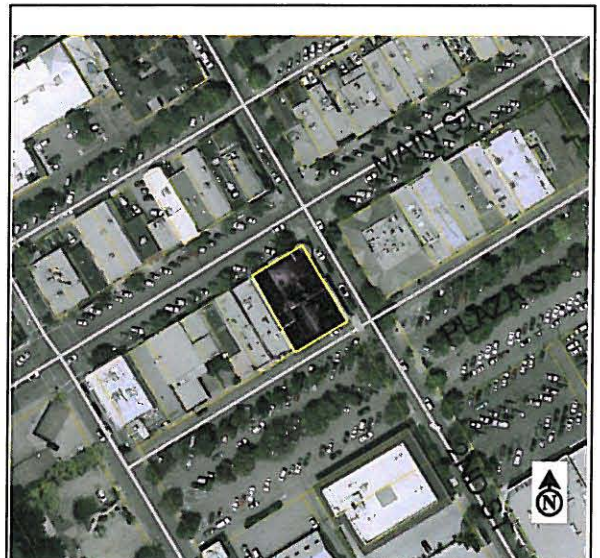
B13. Remarks:

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

After 32 years of serving the community of Los Altos, Le Boulanger is looking to bring their new expanded Bakery/Café concept to 301 Main Street. The new concept will include the traditional high quality baked goods and café offerings that Le Boulanger is known for. In addition we will be expanding our menu to offer a unique dinner service, which will include beer and wine.

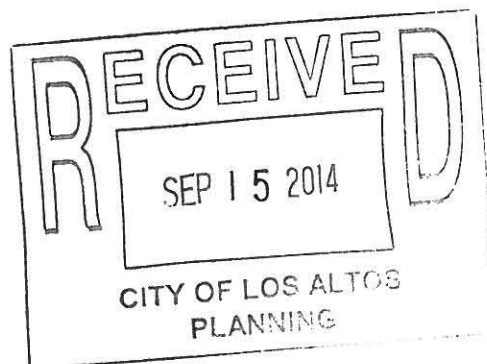
We are considering a complete interior, and exterior façade remodel. The interior remodel will include a new contemporary dining space, with new interior finishes and furniture, new bathrooms and new service line and service area.

We are looking to incorporate both interior and exterior patio space to create an indoor/outdoor casual dining experience. This will be accomplished by using a collapsible storefront, patio heaters and a gas fireplace along with attractive indoor/outdoor dining furniture.

The exterior façade remodel will preserve the existing building canopy and tower elements. The non-original storefront and entry doors will be replaced with a new collapsible storefront system, which will allow for a more open dinning space.

A stone veneer is being proposed for the existing tower element on the building, with a gas fireplace to enhance the patio dinning experience. The underside of the canopy is to be clad with a reclaimed wood plank.

We are here tonight, in advance of filing a formal application, to review our proposed changes to the exterior. While we prefer a contemporary look consistent with our new interior, we are certainly willing to discuss and consider preserving elements that are important to the historical value of the building.





Le Boulanger: Los Altos --- Proposed Facade Remodel

February 07, 2014