



DATE: July 24, 2017

AGENDA ITEM #2

AGENDA REPORT

TO: Historical Commission

FROM: Sean Gallegos, Staff Liaison

SUBJECT: 17-H-03 and 17-D-04 – 395 and 397 Main Street

RECOMMENDATION:

Approve Historic Alteration Permit 17-H-03 and Commercial Design Review Permit 17-D-04 subject to the findings and conditions

PROJECT DESCRIPTION

The applicant is proposing the replacement of a non-historic door and two non-historic windows with a mahogany door and windows, new signage and two awnings along the frontage of 395 and 397 Main Street. The existing non-historic aluminum windows at the first story of 395 Main Street will be removed and replaced with windows to match the existing mahogany windows at 397 Main Street. The property is a Historic Landmark and the modifications would constitute an exterior alteration to the structure and therefore requires review and approval from the Historical Commission. The approval must be based on the project's conformance with the City's Historical Preservation ordinance.

BACKGROUND

The Copeland building was the fourth structure built in Los Altos. Mr. and Mrs. H. G. Copeland ran the building, which included a Post Office, drug store, and candy store with a fountain. The primary character defining features are the rectangular plan and two-story form; stucco cladding; Mission style parapet; cantilevered tile roof along the north and west elevations; large block-like modillions and smaller blocks at the continuous windowsills below the second story windows. The existing brick façade and windows along the first-floor elevations are a more recent addition.

DISCUSSION

The proposed exterior alterations do not adversely affect the physical integrity or the historic significance of the property and are consistent with the Secretary of the Interior's Standards. Since the door and windows proposed for removal are not historically significant on this property, their replacement will not adversely affect the physical integrity or the historic significance of the structure. The replacement door and windows are an appropriate style for the structure, which does not create a false sense of historical development.

Since this is a Landmark Structure, the Historical Commission must grant a Historical Alteration Permit for the proposed work. In order to make the findings to approve the permit, the Commission must find that the work complies with the Historic Preservation Ordinance, does not adversely affect the physical integrity or the historic significance and is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Attachment D).

The signage and awnings are subject to the City's Sign Ordinance and will meet all necessary requirements, and the awning and signage is exempt from Historical Commission review. The Planning Division will issue a staff level design review approval for the new signage and awnings. If approved, the property owner will need to obtain a permit from the Building Division.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 10 property owners First Street and Main Street.

Cc: Midglen Studio, Applicant and Designer
Akira S. Patrick, Owner

Attachments

- A. Application
- B. Area Map and Vicinity Map
- B. 395 and 397 Main Street Historic Property – Department Parks and Recreation Record
- C. Secretary of the Interior Standards for Rehabilitation

FINDINGS

17-H-03 and 17-D-04 – 395 and 397 Main Street

With regard to the Historical Alteration Permit, 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.

CONDITIONS

17-H-03 and 17-D-04 – 395 and 397 Main Street

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on June 15, 2017, except as may be modified by these conditions.

PRIOR TO BUILDING PERMIT SUBMITTAL

2. **Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.

3. **Architectural Details**

Provide section details showing the following materials: window recess, sill, lintel and window trim; Please note: staff recommends consistent window trim details on all elevations.

ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)*

Permit # 1107759

<input type="checkbox"/> One-Story Design Review	<input checked="" type="checkbox"/> Commercial/Multi-Family	<input type="checkbox"/> Environmental Review
<input type="checkbox"/> Two-Story Design Review	<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Variance	<input type="checkbox"/> Use Permit	<input type="checkbox"/> RI-S Overlay
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Tenant Improvement	<input type="checkbox"/> General Plan/Code Amendment
<input type="checkbox"/> Tentative Map/Division of Land	<input type="checkbox"/> Sidewalk Display Permit	<input type="checkbox"/> Appeal
<input checked="" type="checkbox"/> Historical Review	<input type="checkbox"/> Preliminary Project Review	<input type="checkbox"/> Other:

Project Address/Location: 395 & 397 Main Street

Project Proposal/Use: Restaurant Current Use of Property: Restaurant/ Retail

Assessor Parcel Number(s): 167-40-001 Site Area: 5,000 SF

New Sq. Ft.: 0 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 4,604

Total Existing Sq. Ft.: 4,604 Total Proposed Sq. Ft. (including basement): 4,604

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: The Midglen Studio (Reza Javandel)

Telephone No.: 650-369-0416 Email Address: reza@midglen.com

Mailing Address: 831 Midglen Way

City/State/Zip Code: Woodside, Ca 94062

Property Owner's Name: Norman Sullivan

Telephone No.: 408 253-2918 Email Address: _____

Mailing Address: 7618 Elderwood Ct

City/State/Zip Code: Cupertino Ca 95014

Architect/Designer's Name: Akira Stevan Patrick

Telephone No.: 650-369-0416 Email Address: steve@midglen.com

Mailing Address: 831 Midglen Way

City/State/Zip Code: Woodside, Ca 94062

** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. **

(continued on back)

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 17-H-03 and 17-D-04
APPLICANT: The Midglen Studio/ M. Gallivan
SITE ADDRESS: 395 and 397 Main Street

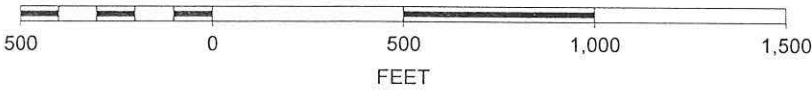


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



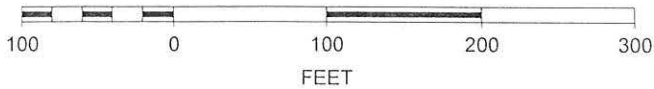
CITY OF LOS ALTOS

APPLICATION: 17-H-03 and 17-D-04
APPLICANT: The Midglen Studio/ M. Gallivan
SITE ADDRESS: 395 and 397 Main Street

395 and 397 Main Street Notification Map



SCALE 1 : 1,500



ATTACHMENT C

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 _____
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Page 1 of 2 *Resource Name or #: (Assigned by recorder) 395-399 Main Street

P1. Other Identifier: HRI #: 51; Copeland Building

*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 395-399 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 40 001

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

395-397 Main Street is a two-story Mission Revival style commercial building. Rectangular in plan, the building is sheathed primarily in stucco and features the typical Mission style parapet at the roof with a cantilevered tile roof along the top of the north and west elevations. Large block-like modillions ornament these roof features and smaller blocks elaborate the continuous windowsills that run below the second story windows. A series of 12-over-one vinyl sash windows run across the second floor at both the facade and west elevations. The first floor space has been altered at the exterior by the addition of brick veneer, new windows and altered storefront entrances. The building appears to be in good condition.

*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

c.1911

Los Altos History Museum

*P7. Owner and Address:

James J. & Marina O. Gallivan

7618 Elderwood Court Cupertino,

CA 95014

*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 CA Reg. 5S1

Page 2 of 2 *Resource Name or # (Assigned by recorder) 395-399 Main Street

B1. Historic Name: Copeland Building

B2. Common Name: _____

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

*B5. Architectural Style: _____

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

Built c.1910. (395 Main St.): Reroof, 1986. (397 Main St.): interior remodel, 1975, 1978; entry remodel 1978; remodel restaurant, 1986; T.I., 1992; new sign, 2004; new electrical sign, 2006; interior remodel for restaurant, 2007. (399 Main St.): Paint exterior of building, change out 2nd floor windows with vinyl sash, 2004.

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

*B8. Related Features: _____

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area Los Altos

Period of Significance c.1910-1961 (50 year mark) 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.)
The Copeland building was the fourth structure built in Los Altos. Mr. and Mrs. H. G. Copeland ran the building, which included a Post Office, drug store, and candy store with fountain. Mr. Copeland also was known for re-publishing the Los Altos Star, the first newspaper in town, originally put out by the Los Altos Land Company. The drugstore was sold to Jack Gregory in 1923 and another portion of the building functioned as a theater during the 1920s (G. Laffey).

395-399 Main Street, Character Defining Features: Rectangular plan and two-story form; stucco cladding; Mission style parapet; cantilevered tile roof along the north and west elevations; large block-like modillions and smaller blocks at the continuous windowsills below the second story windows

Evaluation: 395-399 Main Street is significant within the Commercial/Economic development context of Los Altos. It retains a fair degree of integrity of location, feeling, design, and setting. Therefore, it is listed on the Los Altos Historic Resources Inventory as a Historic Resource and is assigned the California Register Status Code 5S1: "Individual property that is listed or designated locally." It is a City Landmark (Resolution 84-89).

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.)



ATTACHMENT D

Secretary of the Interior Regulations - 36 CFR 67

Section 67.7 Standards for Rehabilitation

- (a) The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.
- (b) The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.)
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (c) The quality of materials and craftsmanship used in a rehabilitation project must be commensurate with the quality of materials and craftsmanship of the historic building in question. Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repointing techniques; improper exterior masonry cleaning methods; or improper introduction of insulation where damage to historic fabric would result. In almost all situations, use of these materials and treatments will result in denial of certification. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification. For further information on appropriate and inappropriate rehabilitation treatments, owners are to consult the Guidelines for Rehabilitating Historic Buildings published by the NPS. "Preservation Briefs" and additional technical information to help property owners formulate plans for the rehabilitation, preservation, and continued use of historic properties consistent with the intent of the Secretary's Standards for Rehabilitation are available from the SHPOs and NPS regional offices. Owners are responsible for procuring this material as part of property planning for a certified rehabilitation.
- (d) In certain limited cases, it may be necessary to dismantle and rebuild portions of a certified historic structure to stabilize and repair weakened structural members and systems. In such cases, the Secretary will consider such extreme intervention as part of a certified rehabilitation if:
1. The necessity for dismantling is justified in supporting documentation;
 2. Significant architectural features and overall design are retained; and
 3. Adequate historic materials are retained to maintain the architectural and historic integrity of the overall structure. Section 48(g) of the Internal Revenue Code of 1986 exempts certified historic structures from meeting the physical test for retention of external walls and internal structural framework specified therein for other rehabilitated buildings. Nevertheless, owners are cautioned that the Standards for Rehabilitation require retention of distinguishing historic materials of external and internal walls as well as structural systems. In limited instances, rehabilitations involving removal of existing external walls, i.e., external walls that detract from the historic character of the structure such as in the case of a nonsignificant later addition or walls that have lost their structural integrity due to deterioration, may be certified as meeting the Standards for Rehabilitation.
- (e) Prior approval of a project by Federal, State, and local agencies and organizations does not ensure certification by the Secretary for Federal tax purposes. The Secretary's Standards for Rehabilitation take precedence over other regulations and codes in determining whether the rehabilitation project is consistent with the historic character of the property and, where applicable, the district in which it is located.
- (f) The qualities of a property and its environment which qualify it as a certified historic structure are determined taking into account all available information, including information derived from the physical and architectural attributes of the building; such determinations are not limited to information contained in National Register or related documentation.