



**CITY OF LOS ALTOS
CITY COUNCIL MEETING
December 8, 2015**

DISCUSSION ITEMS

Agenda Item # 9

SUBJECT: Receive an update on the Halsey House Feasibility Study, and direct staff accordingly

BACKGROUND

The Halsey House is located at 482 University Avenue in what is now the City-owned 6.12 acre Redwood Grove Nature Preserve. It was constructed in 1923 for Theodore Vail Halsey and Emma Wright Halsey. An addition to the house was made in 1928 to accommodate Emma's mother, Myra E. Wright, and later, dozens of redwood trees were transplanted to the site from the Santa Cruz Mountains.

The Halsey House property was purchased by the City in 1974 as a nature preserve and for recreation programs and, on May 26, 1981, was designated as a local historic resource by the Los Altos City Council. The Halsey House in Redwood Grove has served as a Nature Center for summer camps, school tours, and interpretive programs. Due to its state of disrepair, it was closed for public use in spring 2008.

In April 2013, Council directed staff to develop a Capital Improvement Program (CIP) project to identify costs to both adaptively re-use the Halsey House to provide for the uses recommended by the Parks and Recreation Commission and to demolish the facility and building of an alternative facility. The CIP project was designated to be funded by outside grants/fundraising. The Friends of Historic Redwood Grove, a community group, raised the funds in 2015 to have the study performed.

EXISTING POLICY

CIP Project, CF-01004 Halsey House Renovation/Replacement

PREVIOUS COUNCIL CONSIDERATION

February 26, 2008; July 8, 2008; February 10, 2009; May 12, 2009; February 28, 2012; March 13, 2012; April 23, 2013

DISCUSSION

In November 2014, the City of Los Altos issued a Request for Proposals to perform a feasibility study for the renovation and adaptive re-use of the Halsey House or the demolition and construction of a new facility. Work on the study began in spring of 2015. The project goals as identified in the Request for Proposal were:

1. The facility shall be used for recreation programs offered by the City that may include use of the adjacent open areas within the park
2. At least one ADA accessible restroom shall be accessible from the exterior of the building
3. When not used for specific recreation programs, a portion of the building may be used for day-time private rental purposes

4. The historical context of the existing building shall be preserved either through renovation and adaptive re-use, or through construction of a new structure that would similarly add value to the community
5. A welcoming approach shall be visible from the existing vehicle bridge over Adobe Creek
6. User groups of up to 60 people at a time shall be accommodated, with a mix of storage, office, meeting rooms and a space to display period photos and small memorabilia related to the original residential use
7. A kitchen to prepare meals
8. The main meeting rooms shall be capable of displaying various media for group or education sessions
9. A loading/unloading area shall be provided near the building and ADA accessible parking

The two design alternatives studies share many challenges common to the site. Current roadway access is substandard and does not provide the required access for fire and emergency vehicles or for persons with disabilities. The existing bridge across Adobe Creek has a roadway width of 10'-4" and can only support a load of 8 tons (a bridge rated for fire access would need to be 16 feet wide and capable of supporting a load of 20 tons). The structure is located within an existing floodplain, which can be mitigated in different ways for the two alternatives. Additionally, due to the remote site location, security and operation of the facility pose unique challenges.

Design Scheme A – Adaptive Re-use of the Historic Halsey House

Construction activities are limited to the reconstruction and repair work needed to rehabilitate and repurpose the building for its intended use as a functional building for the Recreation & Community Services Department to administer various seasonal programs and to provide meeting rooms for both public and private functions. The existing courtyard has been retained and the site has been made accessible by adding pedestrian walkways around the building.

In addition, the building would have a new concrete foundation system, exterior stucco finish application, gutters, mechanical, plumbing, electrical systems, fire sprinkler and hydrant protection, and new doors and windows. Along with the building alterations, site and roadway improvements are proposed including the construction of two new buildings, one serving the use as public restrooms (next to the Halsey House) and the second for event and equipment storage. Earthen berming (fill) around the exterior of the building would provide flood protection.

All rehabilitation repairs are to be done in the Spanish Eclectic Revival style and are intended to follow recommended treatments and preservation practices outlined in the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The estimated cost for Design Scheme A is \$3.5M.

Design Scheme B – Demolition and Construction of a New Nature Center

This design scheme proposes demolition of the historic structure to be replaced with a more contemporary up-to-date public facility. The architectural style and materials to be used are intended to be complementary to the project's unique Creekside setting. The new facility provides the City with the chance to have a flexible and functional community facility which could add new

Receive an update on the Halsey House Feasibility Study, and direct staff accordingly

opportunities for both recreation and educational programs. The new facility would be constructed above the base flood elevation, limiting the potential of flooding.

Similar site improvements are proposed from Design Scheme A and are expanded upon as required by code for a new facility as opposed to historic renovation. A new bridge is proposed across Adobe Creek and additional parking closer to the facility. Similarly, new exterior restroom and storage are to be constructed. The estimated cost for Design Scheme B is \$4.4M.

Summary

The two alternatives studied are not intended to represent the full array of options available to the City, but are to help understand the logistic and financial challenges associated with either renovating the existing facility or demolishing and constructing a new facility.

The feasibility study was presented to the Historical Commission on October 26, 2015. The Commission recommended Design Scheme A as the preferred alternative. Additionally, the Commission recommended proceeding with the recommendations listed in option 3 of the report which identified temporary measures to be undertaken to limit further deterioration and vandalism.

The feasibility study was presented to the Parks and Recreation Commission (PARC) on November 18, 2015. The Commission recommended Design Scheme A with some limitations:

- Parking should be removed or limited as much as possible to maintain the nature preserve
- The work should be limited to occur only at the house as much as possible and any site changes should be brought back before the PARC
- Recreation & Community Services Department programming should be identified for the new facility
- Concern was expressed with the cost of the project, recognizing renovation projects are prone to unforeseen conditions which potentially add cost
- If fundraising is to be a required component to completion of the project, a timeframe should be established to complete fundraising at which point further consideration would occur

The City could choose to select another option not studied as part of this feasibility study. Additionally, the Council should consider this potential project in context with the overall CIP project review process and the Parks Plan.

PUBLIC CONTACT

The feasibility study was presented to the Historical Commission on October 26, 2015.

The feasibility study was presented to the Parks and Recreation Commission on November 18, 2015.

Posting of the meeting agenda serves as notice to the general public.

FISCAL/RESOURCE IMPACT

None

Receive an update on the Halsey House Feasibility Study, and direct staff accordingly

ENVIRONMENTAL REVIEW

Statutorily Exempt pursuant to CEQA section 15262 – Feasibility and Planning Studies

RECOMMENDATION

Receive an update on the Halsey House Feasibility Study, and direct staff accordingly

ALTERNATIVES

Not applicable

Prepared by: Christopher Lamm, Engineering Services Manager

Reviewed by: Susanna Chan, Public Works Director

Approved by: Marcia Somers, City Manager

ATTACHMENTS:

1. Feasibility Study for the Adaptive Re-use or Demolition and Construction of New Nature Center at Redwood Grove dated October 19, 2015
2. Draft minutes of the October 26, 2015 meeting of the Historical Commission
3. Draft minutes of the November 18, 2015 meeting of the Parks and Recreation Commission

Receive an update on the Halsey House Feasibility Study, and direct staff accordingly

THE HISTORIC HALSEY HOUSE



Feasibility Study for the Adaptive
Reuse of the Historic Halsey House
or Demolition and Construction of a
New Nature Center at Redwood Grove Park
482 University Avenue, Los Altos, California

MSA^{INC.} **M. SANDOVAL**
ARCHITECTS, INC.
Architecture - Historic Preservation - Design

Submitted to
City of Los Altos
Public Works Department

October 19, 2015
Revised Draft

Feasibility Study for the Adaptive Reuse of the Historic Halsey House or Demolition and Construction of a New Nature Center at Redwood Grove Park

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Feasibility Study for the Adaptive Reuse of the Historic Halsey House or Demolition and Construction of a New Nature Center at Redwood Grove Park

1. INTRODUCTION

To gain a better understanding what events have led us to this point in time, I quote from the Friends of Historic Redwood Grove's website the following few paragraphs which provides a good summary of the history of both the Historic Halsey House and Redwood Grove Park.

“The Halsey House is located at 482 University Avenue in what is now the City-owned 6.12-acre Redwood Grove Nature Preserve. It was constructed in 1923 for Theodore Vail Halsey and Emma Wright Halsey. In 1928, Theodore and Emma Halsey built an addition with a separate entrance for Emma's mother, Myra E. Wright. The U.S. Federal Census indicates that in 1930 the Halsey couple was residing on the property with their two children, Myra Eugenia and Theodore Vail Jr. At that time, there was a small cottage and just one redwood tree on the entire property. When Emma married Theodore Vail Halsey on the site in 1915, her parents gave it to them as a wedding gift.

In 1923, Emma and Theodore Halsey built and moved into their new home in Los Altos with their two young children and tore down the cottage. Once settled in her new home, Emma, with the help of her Japanese gardener, Omori, planted a large flower garden. The willow trees along the creek had become diseased and were dying, which gave Emma an excuse to remove them and plant dozens of redwood trees transplanted from a property on Summit Road in the Santa Cruz Mountains that had been settled in 1869 by Emma's paternal grandparents, the Rev. James Richards Wright and Sarah Vincent Wright and their children. In 1923, Emma's Aunt Clara and Uncle Eli, siblings of her father, were still living in the Wright family home on Summit Road. They gladly gave Emma permission to dig up as many redwood seedlings as she wanted from their property. Emma and Omori then dug up and transported truckloads of redwood seedlings from the Wright property to the Halsey property in Los Altos, with Emma driving the truck. Many of these redwood trees now nearly 100 years old, still exist today within the protective bounds of Redwood Grove Nature Preserve and are a notable natural landmark within the City of Los Altos. In 1939, the Halseys' daughter Eugenia married Robert Buss on the property. After Theodore V. Halsey Sr. died in 1943, Emma Halsey sold the property in 1945 to the Bessey family for \$25,000.

The Halsey House property was purchased by City of Los Altos in 1974 as a nature preserve and for recreation programs. A Redwood Grove Master Plan was adopted in 1980 to provide concepts and direction to guide the use and preservation of Redwood Grove. On May 26th 1981 the Halsey House was designated a local historic landmark by the Los Altos City Council and is protected as a City Historical Resource and is listed on the local Historic Resource Inventory.

After some time of active use by the city, the Halsey House would eventually be closed and decommissioned by the city because of safety issues with structure. “¹

¹ (Unattributed). Friends of Historic Redwood Grove. (accessed August 28, 2015). available from www.friendsofhistoricredwoodgrove.org/

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In March of 2008 the city initiated a preliminary examination of the what costs might be needed to stabilize, repair, and return the building back to some degree of rehabilitation and limited use based on the structure's current interior floor plan. According to the Nature Center Renovation Staff Analysis and Renovation Options Report, the following four options were to be presented to the City Council.

Option 1 – Renovate the entire Nature Center (Estimated Cost \$1.5 -2 million)

Option 2 – Renovate the Nature Center to allow the use of the front room (Estimated Cost: \$115,000)

Option 3 – Demolish/Decommission Nature Center and renovate Staff House (Estimated Cost: \$225,000)

Option 4 – Demolish the Nature Center and replace facility (Estimated Cost: \$500,000)²

Although the information contained in this report was helpful it was incomplete and failed to include the many additional costs that would be required to repurpose the building for its intended end use, and did not include any expenses required for the site and park improvements (i.e., roadway, site parking, emergency vehicle access, ADA upgrades, etc.). Not having any funds available for such an undertaking and not having a clear understanding of the full scale and magnitude of expenses which might be required to execute any of the options proposed by Staff, no action was taken by the city.

Time would continue to pass and as a consequence the Halsey House was allowed to further deteriorate by neglect. In 2009 the City contracted with ACTERRA³ to restore Redwood Grove's ecosystem by starting with the removal of invasive plants, planting native plants, and restoring eroded creek banks.

In 2010, the City acquired a portion of land between Redwood Grove and Shoup Park for a public path along Adobe Creek connecting the two City parks. In 2014, the Los Altos City Council approved a Capital Improvement Project to invest approximately \$750,000 on Redwood Grove's grounds, including replacing the boardwalk, bridge, and cement platforms. Meanwhile the City Parks and Recreation Department would continue to offer their Summer Camp Programs for children of ages 3 through 11 years of age in Redwood Grove Park, but would use the existing cottage instead of the Halsey House for this operation by Staff.

2. HISTORIC SIGNIFICANCE

According to the city's Historic Inventory, " the property is significant for its association with a notable early Los Altos Family and as a good example of the Spanish Eclectic style of architecture which was popular in California during the early 20th century. It is also significant as a potential contributor to the potential University/Orange Historic District. The residence, surrounded by the Redwoods planted by Emma Wright Halsey over 80 years ago retains to a large extent its historic character as well as a high degree of setting, location, materials, design, feeling and workmanship. Listed on the Los Altos Historic Resources as a Historic

² Dave Brees, Memorandum to Redwood Grove Subcommittee Members, April 20th 2009

³ ACTERRA: Action for a Healthy Planet is a nonprofit environmental volunteer organization serving Silicon Valley; <http://www.acterra.org>

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Resource and assigned the California Register Status Code of 5B: “Local significant” both individually (listed eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, and is determined eligible or appears eligible through survey evaluation.”⁴

As a “Local Landmark” the Halsey House also falls under provisions found in the California Environmental Quality Act (CEQA) and the California Code of Regulations. Under the California Code of Regulations, Title 14, Chapter 3, §15064.5, (a) it defines the term “historic resources” and further clarifies the means in which a historic resource may be eligible for listing in the California Register of Historic Resources and under additional provisions found in this same Code it states the following:

“A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.”⁵

3. PURPOSE OF REPORT

In 2014, the Los Altos City Council approved an unfunded Capital Improvement Project to perform an evaluation on the general costs required to repair, reconstruct and renovate the existing Historic Halsey House to serve the immediate needs of the City or as an alternate, what would be the cost to demolish the structure and replace it with a purpose-designed facility. The cost for this type of study would need to come from independent external grants and outside individual contributions.

In August of 2014 The Friends of Historic Grove launched a campaign to raise the necessary funds needed for this study. Upon reaching their financial goal the Friends of Historic Redwood Grove in May of this year wrote a check to the City of Los Altos who in turn commissioned the architect to proceed with the development of this study.

In November of 2014, the City of Los Altos Public Works Department solicited Requests for Proposals (RFP) for the purpose of finding an outside consultant to prepare this study. In December of that year the City selected Mark Sandoval, AIA from the firm of M. Sandoval Architects, Inc. to conduct this study.

After several meeting with Chris Lamm , Engineering Services Manager for the Public Works Department, Kishor Prasad, Maintenance Services Manager, Manny Hernandez Recreation & Community Services Director and Kirk Ballard, Building Official for the city along with performing numerous site visits by the architect and the other consultants for study two design schemes were completed and approved. One that utilized the repair, reconstruction and rehabilitation of the existing Historic Halsey House and the other, the demolition of the existing building and the construction of a new facility of equal overall size. Included in both design schemes are

⁴ State of California Department of Parks and Recreation, *Primary Record (DPR523), Halsey House, 482 University Avenue HRI #71*, March 2009; City of Los Altos Planning Department

⁵ State of California, *California Code Regulations, Title 14, Chapter 3, §15064.5. (4).(b)*. (accessed August 28, 2015); available from http://ohp.parks.ca.gov/?page_id=21721

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possible site improvements to improve fire and emergency access and to provide limited parking opportunities for both persons with disabilities, staff and the general public.

4. METHODOLOGY

Although these construction costs estimates are extremely comprehensive in an effort to be thorough based on the information and assumptions communicated during meetings at the project site and correlating this information with the proposed design scheme drawings, they may not be fully complete. In order to have a fully accurate assessment of the exact cost of each design, complete construction drawings would need to be developed which was not under the approved scope of the work contracted by the city for this report. In addition, other critical information and studies must be completed before a complete determination can be made as to full magnitude of the scope of work that may be needed, to properly execute the work under consideration and what expenses may result as a consequence. The following are some of these items that were not available but could yield important additional information which could have an enormous impact on the project as a whole.

- Topographic map and boundary survey of Redwood Grove Park
- Complete and full record drawings of the Halsey House
- Geotechnical Investigation Report
- Base Flood Elevation (BFE) data per current FEMA requirements
- Municipal Water Distribution for Fire Protection Delivery Capacity Data
- Traffic and Parking Impact Study Report
- Environmental Impact Report (EIR)

All line items have been broken down in accordance with the Construction Specifications Institute (CSI) Master Format Divisions and include general and/or clarifying descriptions to help in providing information on what assumptions were made in preparing each line item or what items or portions of the work may have been excluded. They were derived by utilizing the following four following methods:

- A. Single-unit Rate Methods (SUR)
- B. Parametric/Cost Modeling
- C. System/Elemental Cost Analysis
- D. Quantity Survey

All labor costs for each of the design schemes proposed have been figured in accordance to current prevailing labor wage requirements.

5. EXISTING SITE AND PROJECT CHALLENGES

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Regardless of which design scheme may be selected by the city there are a number of existing site and project challenges that must be examined more fully and in-depth if any construction project is to move forward. Some of these challenges include the following:

General Vehicle and Site Access

The current roadway access to Redwood Grove Park is substandard and does not provide the required access for both fire and other emergency vehicles or for persons with disabilities from University Avenue. Although the 1980 Master Plan for Redwood Grove Nature Preserve stipulates that this roadway vehicle access be limited to “*service, maintenance, security and handicap vehicles*”⁶ the roadway’s current width and restricted overall clearance height along with the lack of proper vehicular turnaround space and a bridge which is limited to what weight it can support, makes it impossible to comply any of these desired and necessary objectives.

The current width of the roadway from University Avenue averages approximately 12’-0” and does not allow for the minimum width required for two lanes of traffic or proper fire truck and other emergency vehicle access or turnaround space to either the Cottage or the Historic Halsey House. During discussions with the Fire Marshal it was pointed out that a number of existing large oak tree branches that extend across the road needed to be removed to allow proper unimpeded access for a fire truck. In addition, since the current bridge could not support the weight of a fire truck and that there is no proper turnaround space before the bridge for any emergency vehicle it would be almost impossible at this time to reach the Halsey House or portions of the park that are over 150 feet from the current fire hydrant in the event a fire.

The bridge that spans across Adobe Creek has a roadway of a width of 10’-4” and can only support a dead and live load of 8 tons. If the bridge is to be replaced at best it could be widened to 16’-0” however, this would probably be at the expense of the removal of a 24” redwood tree which is part of a clustered grove of redwoods of similar size located on south bank of the creek next to the bridge. By increasing the roadway and the bridge to accommodate a restricted two lane paved roadway this could allow for better emergency access for fire equipment, space for pedestrian pickup and drop off, along with providing ADA parking and the possibility of some limited staff parking.

According to the City of Los Altos Municipal Code under Section 14.74.120 Community Facilities (B.) it states “for public playgrounds, parks, community centers, and other public buildings, structures, and facilities, one parking space for every two employees, plus such additional parking area as may be prescribed by the commission”⁷. Although there is some limited non-accessible parking available at Shoup Park where visitors can use the existing foot pathway along the Adobe Creek to access the Redwood Grove site, this alone would not be enough on-site parking for both parks; necessitating the need for a traffic and parking study to be conducted by the city.

⁶ 1980 Master Plan for Redwood Grove Nature Preserve, Los Altos, California, (accessed August 20, 2015); available from <http://www.losaltosca.gov/>

⁷ City of Los Altos Municipal Code, Chapter 14, §14.74.120

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Access for the Handicap and Persons with Disabilities

Accessible parking at Redwood Grove along with the access to the Historic Halsey House is pretty much nonexistent. Since it is extremely important to upgrade the park to reduce these barriers along with fire and emergency vehicular access to the site this must be one of the next important priorities for the city. Under the Plan for Resource Management and Visitor Use outlined in the Redwood Grove Master Plan, stipulates:

“...that all buildings, trails, sanitary facilities and amenities should be enjoyed by all...where individuals can enjoy solitude, natural beauty, and a place where they can learn something about the natural world in which we live.”⁸

Obviously even if there is not a consensus as to any of the proposed design schemes under consideration in this report, the city will need to eventually address providing better access to the site for persons with disabilities. And in doing so provide proper ADA parking, backup space and unencumbered access to sanitary facilities along with most site amenities and public buildings.

Environmental Issues Including Carrying Capacity of Redwood Grove Park

In 1980 the Redwood Grove Nature Preserve Master Plan was developed with the following objectives:

- 1) Preserve the areas irreplaceable natural resources for future use and enjoyment
- 2) Offer only those facilities that encourage uses appropriate to the resource
- 3) By design, regulate the circulatory patterns of the visitor to lessen impact on critical areas while utilizing the entire site.⁹

A careful balance must be made to provide needed access to both Redwood Grove and the Halsey House or any new similar facility by the public, without seriously degrading this extremely important local and natural resource as a consequence. The city could be required to initiate an EIR even if the intention is to only widen the current roadway or extend its length as shown in the two proposed design schemes. Since no study of this kind has been developed to measure these potential environmental impacts it is unclear at this time, it is difficult to know what mitigation measures might be required to ensure the continued preservation of this rare spot of beauty in the city of Los Altos.

Site Flooding Impacts

The current online benchmark map provided by the Santa Clara Valley Water District indicates that much of the subject property could be susceptible to potential flooding. Although some benchmark elevations have been shown across Foothill Expressway, in an effort to determine that actual Base Flood Elevation (BFE) required to properly set any structure's primary floor level to meet this required new elevation height, only with the

⁸ Ibid

⁹ Ibid

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assistance of comprehensive survey map (correlating the SCVWD benchmark data with the existing topographic elevations found at the project's site) can this information finally be established. This is essential information regardless of what design scheme may be selected in the end.

It should be pointed out that NFIP floodplain management requirements developed by FEMA does allow certain exemptions for "historic structures" for both new and/or substantially improved construction. Such exemptions are allowed provided that such repairs or rehabilitation to the structure maintains the historic character and design of the structure, and does not affect its continued designation as a historic structure. At the same time it is highly recommended that the implementation of mitigation measures to minimize the potential damage and risk caused by flooding also be considered and tradeoffs evaluated. Obviously this may be one of the most important issues for the city to consider and could ultimately be the driving force in deciding what direction they wish to pursue this project.

Project Program Constraints

Without the implementation of the significant building alterations, repairs, and reconstruction of the existing Historic Halsey House, the building cannot be occupied or be safe in its current dilapidated condition. Although proposed design does satisfy most of the program objectives requested by the City and Friends of Redwood Grove, the actual potential future use of the building is somewhat limited because of its buildings existing construction. There are significant advantages in having a new constructed facility to replace the Historic Halsey House. It could be argued that such a new building because of its construction, structural design, it might allow for greater flexibility and expanded use—providing possible small educational classrooms space as defined under E-2 Occupancy Group (whereby the current proposed design allows only A-3 Occupancy Group Classification). In addition, the new building could be constructed with a new floor level set at the determined Base Flood Elevation which would reduce the potential damage caused by flooding of the site by the nearby creek. Also having a new and energy efficient Nature Center Facility available to the public might have a broader appeal and could provide space for community groups and organizations to hold meetings, it could also offer a unique venue for other private functions such as private weddings.

Project Budget Constraints

Each proposed design has numerous pluses and minuses and the city must determine in the final analysis, what ultimately makes the greatest economic sense. Consideration of other alternate design choices beyond the two presented in this study might also offer further options for the city to help minimize some aspects of risk, and possibly add a greater end return on each dollar spent towards the project. Recognizing that there are a number of inherent factors (i.e., topography, historical context, environmental factors, flooding, and the need to provide ADA access for the general public, etc.) that translate automatically into increased construction costs, regardless of what size or type of construction project and design program is under consideration by the city for the Redwood Grove Park site.

Security, Maintenance and Operational Cost Considerations

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By having any facility serving the public needs it would receive greater interest and better care by both the city and the community as a whole, however this does not necessarily automatically protect it from vandalism and unwanted entry and trespassing. Because of the building's remote location it might still be susceptible to myriad of security problems. Without providing adequate surveillance and periodic daily and nighttime monitoring the building could continue to remain susceptible to these problems.

Eliminated from each proposed design program was the need for any large trash enclosure that could provide space for the facility's dumpsters and recycling storage. This was not an oversight but was intentional because of the current substandard roadway access and the current bridge being unable to support the weight of a standard size garbage truck. It was determined that the removal of the trash would be handled by subcontractor who would use a small utility vehicle to collect and remove trash from the building. Although this approach might work for most occasions it should be cautioned that if the facility is to accommodate larger groups at multiple times during the day to function properly, there needs to be adequately sized space provided for the collection of the building's garbage and recycling. Also if there are to be cooking classes that will produce food scraps and possible grease this could possibly add to the trash storage problems by requiring some tallow storage as well.

The city will inevitably need to perform an in-depth cost analysis to assess the total cost of the facility's ownership including all costs required for the building's construction or reconstruction and repair, operation and yearly maintenance. Decisions will need to be made early in the development of the final design for the project. One example of this could be whether it is best to incorporate solar photovoltaic roof panels with either grid or off the grid capacity or a complete rain harvesting system—which will increase the projects initial cost on the front end but could result in a dramatic reduction in the building's annual operating and maintenance expenses—are such expenses effective or not.

Construction Staging and Other Logistical Considerations

It is anticipated that as part of the staging operation for the construction of the project the Contractor will need to add measures to strengthen the existing bridge to ensure that construction personnel, equipment and delivery of materials have a complete and unimpeded access to the construction site. This will also include the removal of some of the designated large trees and branches along the roadway that could interfere with the access for large trucks delivering materials and equipment.

Recognizing that the access to Redwood Grove Park would be limited to University Avenue would be restricted during the entire period of the project's construction operation, the city will need to examine what current scheduled programs may be affected by such construction activities and what measures may be needed to alert the immediate residential properties that could be affected by the construction of the project—including those properties across Adobe Creek in the Town of Los Altos Hills.

6. PROPOSED DESIGN SCHEMES

Feasibility Study for the Adaptive Reuse of the Historic Halsey House or Demolition and Construction of a New Nature Center at Redwood Grove Park

Design Scheme A – Adaptive Reuse of the Historic Halsey House

In this proposed design scheme construction activities are limited to reconstruction and repair work needed to rehabilitate and repurpose the building for its new intended end use as a functional building for the Park and Recreation Department to administer the various seasonal youth programs and to provide for meeting rooms for both public and private functions. In addition, there is space allocated for exhibits along with a room devoted to the Halsey Family and their various contributions to the early development of the city. The existing courtyard has been retained but has been made accessible by added pedestrian walkways around the building and by handicap ramps and new concrete stairs.

All rehabilitation repairs and reconstruction work to be performed on this wonderful Spanish Eclectic Revival Home¹⁰ is intended to follow recommended treatments and preservation practices outlined in the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer. In addition to having a new concrete foundation system, exterior stucco finish application, gutters, mechanical, plumbing, electrical systems, fire sprinkler and hydrant protection, new replacement windows and doors are also proposed to be installed (due to existing condition of the current windows and doors that are deteriorated beyond permissible economical salvage limits).

Along with the above building alterations, site and roadway improvements are also proposed including the construction of two new buildings, one serving the use as public restrooms (next to the Halsey House) and the other for event and equipment storage (next to the bridge).

There are two design site plans proposed based on early discussions with city staff which continue to retain very restricted and limited site access by the public but does offer some degree of vehicular parking for both staff and persons with disabilities. With each there is also room for a fire truck turnaround however the proposed design with the new bridge—allowing direct access to the existing cottage and the Historic Halsey House—is the preferred option by the County Fire District.

Design Scheme B – Demolition and Construction of New Nature Center Facility

In this proposed design scheme the existing historic structure is to be demolished and replaced by a new more modern up-to-date public facility, of similar size and with similar amenities and features. Site improvements are also proposed which include the construction of a new 16'-0" wide bridge, alterations and upgrades to the existing wooden raised boardwalk creek pathway including the construction of a new pedestrian bridge that links the upper parking lot and the trail from Shoup Park to the Nature Center. This design is similar to the second parking and vehicular circulation option sketched out above with only minimal changes that may be needed to properly adjust the connecting pedestrian sidewalk to the facility's new main entry stairs and handicap ramps.

¹⁰ McAlister, Virginia & Lee, *A Field Guide to American Houses*, 1996, pages 417-420

Feasibility Study for the Adaptive Reuse of the Historic Halsey House or Demolition and Construction of a New Nature Center at Redwood Grove Park

The architectural style selected for this facility can best be described as somewhat contemporary however all of the proposed materials are complementary to the project's unique Creekside setting. There is an extensive use of glass; natural redwood along with energy efficient building materials. This provides the city with the chance to have a flexible and functional community facility which could add new opportunities for both recreational and educational programs where currently none exist. Along with the proposed new structure there are site and roadway improvements also proposed that included widening the existing roadway from 13 feet to 16 feet, the construction of a manufactured steel equipment storage building (next to the bridge) and bicycle parking area, new park kiosk, and new pedestrian sidewalk and crosswalk.

If the direction from the City is to repair, reconstruct, and rehabilitate the Halsey House in the manner as generally outlined in the proposed Design Scheme A—which is intended to follow the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings and/ the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings—this in itself is usually considered as mitigated level that lessens significant impacts on a historical resource. However if the opposite approach is taken by the city (demolishing the structure to either clear the site or build a new facility), under §21002 (b) “it requires each public agency to mitigate or avoid significant effects on the environment on the projects that it carries out or approves...”

Obviously Design Scheme B would necessitate the city to prepare a fully comprehensive Environmental Impact Report (EIR) to evaluate all the possible environmental impacts which might result from the loss of this important historical resource, but would also need to include additional studies on the environmental impacts on the riparian Creek side ecosystems along with Redwood Grove Park as well.

7. ALTERNATIVES

Admittedly there may be options other than the two design schemes presented in this report. However regardless of what other option may be contemplated by the city, it would undoubtedly still face similar obstacles and challenges discussed earlier in this report and would not necessarily translate into either a less arduous governmental and outside agency review of the project, or provide much significant cost savings. Other than completely removing the Historic Halsey House and returning the site as a Nature Preserve, most other options for the development of this site are extremely limited.

One option that had been discussed initially was the possibility of providing additional access to the site from Manresa Lane at the south. In this scenario, both parking and the fire truck turnaround could be placed in the relative flat area along the southeast portion of the site—not requiring any rebuilding of the existing bridge. This however would not preclude the need to widening the roadway from University Avenue, or to provide emergency access to the cottage structure on the other side of the creek. Having two separate roadway entrances to the park might solve one problem, but in turn could cause a number of additional problems; such as requiring separate trenching for water and utility lines to serve each structure's fire sprinkler system, etc., but would also

Feasibility Study for the Adaptive Reuse of the Historic Halsey House or Demolition and Construction of a New Nature Center at Redwood Grove Park

necessitate the need to construct two separate fire truck turnarounds and cause additional security and park operational issues and concerns.

8. RECOMMENDATIONS

It is important to note if the city wishes to move forward with any construction project in Redwood Grove Park it will most likely require significant investment in both resources and time. Furthermore, the city will also most likely be required to perform additional studies in an effort to determine what potential environmental impacts might result as a consequence of the magnitude of the work under consideration. In addition, the city will undoubtedly need to solicit further input from its citizens and other stakeholders who would ultimately be users of the facility in the end; to ensure that all operational functions and uses have been properly translated into the final design program for this facility.

It is our opinion that there are three viable options for the city which are outlined below:

Option 1: Proceed with the repair, renovation and reconstruction of the Historic Halsey House as outlined in the Proposed Design Scheme A. This work would also include the widening the existing roadway, construction of the new detached storage building, and other site improvements and upgrades needed to provide access for limited disabled vehicle parking and for fire truck turnaround space. This could be done without the need to construct a new replacement bridge over Adobe Creek. The estimated budget cost for Design Scheme A is \$3.5 million (not adjusted for future escalation cost factors)

Option 2: If the city wishes to construct and maintain a new facility that could be more customizable to meet the needs for a greater number of functions and program opportunities at the expense of losing this historically significant structure, then perhaps Design Scheme B (or a similar type of structure) might be more appropriate. The construction budget estimate for Design Scheme B is \$4.5 million (not adjusted for future escalation cost factors).

Option 3: Proceed with all needed roadway and on-site parking improvements as indicated on Sheet A1.1A which could provide for some limited parking and access for persons with disabilities and allow space for a fire truck turnaround. Instead of focusing major financial resources on the adaptive reuse of the Halsey House at this time, perform basic alterations and interior upgrades to the existing cottage structure so that it can better function for the current Parks and Recreation Department Summer Youth Program operational needs.

Simultaneous, commit funds that may be required to make repairs to the Halsey House—protecting it from future damage from weather and from the unwanted entry of pests and vermin—so that it can be properly decommissioned until funds can be secured to properly rehabilitate and renovate the building for its intended end use and repurposing. In this way the work could be “phased” so that site improvements such as grading around the structure’s foundation can be performed to divert surface and subsurface drainage away from the building could commence in advance of having all of the necessary funds to either complete Design Scheme A or B.

Feasibility Study for the Adaptive Reuse of the Historic Halsey House or Demolition and Construction of a New Nature Center at Redwood Grove Park

Regardless of which option is eventually selected it is our recommendation that certain additional measures be implemented by the city with the immediate goal of properly decommissioning the building so to reduce or eliminate hazards and liabilities for the city and to temporarily protect the Halsey House from further deterioration. At a minimum we suggest the following measures be executed as soon as it may be possible.

- To help in preventing prevent additional vandalism to the structure we suggest that the city erect a 6'-0" high 11 gauge chain link fencing around the entire building.
- All unprotected and exposed areas in the roof fascia and walls that currently allow the unrestricted entry of rainwater and unwanted pests into the interior of the building should be immediately be corrected and repaired
- All existing exterior doors and windows openings that are currently have been boarded up with plywood (or in need of some level of protection), are checked to ensure that the temporary plywood panels adequately covers and protects the structure against the weather or entry of unwanted pests
- Vegetation surrounding the building should be pruned and/or removed at a minimum of 12 inches away from structure's foundation and wall areas
- Efforts should be made to try and adjust the existing exterior grade so that no longer is in direct contact with the existing mudsill and wall framing of the building. The finish grade should also be adjusted around the entire perimeter of the structure so that it slopes a minimum of 2% away from the building's foundation to prevent water intrusion, especially at all existing roof downspout locations.
- All trash, debris, broken glass, and other hazardous materials should be removed from the building's interior and from the rear exterior courtyard.
- The building should be inspected at periodic intervals. We recommend at least once every 3 months for the exterior and every six months for the interior of the building upon the completion of the above work.

If the above measures could be implemented in the near future, then it would allow the city to buy more time until the necessary funds might become available to explore or finally execute any development concept that the city may elect to consider.

Feasibility Study for the Adaptive Reuse of the Historic Halsey House or Demolition and Construction of a New Nature Center at Redwood Grove Park

9. RESOURCES

California State Parks Office of Historic Preservation, *2014 California Environmental Quality Act CEQA Statute and Guidelines*. California Department of Parks and Recreation, Sacramento, 2015

California State Office of Historic Preservation, *California Code of Regulations/Guidelines for Implementation of CEQA Section 15000-15387*. California Department of Parks and Recreation, Sacramento, 2015

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1996

City of Los Altos Planning Office, *1980 Master Plan for Redwood Grove Nature Preserve, Los Altos, California*. Available from <http://www.losaltosca.gov/>

Morris, Robert, R.A., Morris & Wenell Architects and Planners, "Architectural Evaluation of Five Structures Located in Redwood Grove Park, Los Altos, California", May 16, 1980: City of Los Altos Public Works Department

Riley, John, W., C.E., "Topographic Map of Solmeim Lutheran Home and Area", Revised 8/1982, #30745 Sht. 1 of 2, Microfilmed, July 1 1978. Roll 10, Frame 28: City of Los Altos Public Works Department

Riley, John, W., C.E., "Topographic Map of Solmeim Lutheran Home and Area", Revised 8/1982, #30745 Sht. 2 of 2, Microfilmed, July 1 1978. Roll 10, Frame 28: City of Los Altos Public Works Department

[Unattributed], "Redwood Grove Topo", Drawing #30958 Undated: City of Los Altos Public Works Department

Duquette, Steven, P.E., "The Halsey House, Redwood Grove Park, 482 University Avenue, Los Altos, California 94022, Job Number 09-0081, 6 Sheets, July 15, 2009: Duquette Engineering, San Jose, CA

Riley, John, W., C.E., "Preliminary Site Plan Condominium Project City of Los Altos", June 1973, #30745, Sht. 1 of 2, Microfilmed, July 1 1978. Roll 10, Frame 27: City of Los Altos Public Works Department

"Property Inspection Report: Inspection conducted by Kirk Ballard, Building Official & Janice Torchia, Code Enforcement Officer", dated March 18, 2008: City of Los Altos Public Works Department

Feasibility Study for the Adaptive Reuse of the Historic
Halsey House or Demolition and Construction of a
New Nature Center at Redwood Grove Park

10. LIST OF ATTACHMENTS

DESIGN SCHEME A – ADAPTIVE REUSE OF THE HISTORIC HALSEY HOUSE COST ESTIMATE	5 pp
DESIGN SCHEME B – DEMOLITION AND CONSTRUCTION OF NEW NATURE CENTER COST ESTIMATE	5 pp
DESIGN SCHEME A – ADAPTIVE REUSE OF THE HISTORIC HALSEY HOUSE DRAWINGS	8 pp
DESIGN SCHEME B – DEMOLITION AND CONSTRUCTION OF NEW NATURE CENTER DRAWINGS	5 pp
TOPOGRAPHIC MAP OF PROJECT SITE	1 pp
SANTA CLARA WATER DISTRICT BENCHMARK MAP	1 pp
REDWOOD GROVE PARK DEVELOPMENT CONCEPT PLAN	1 pp
REDWOOD GROVE PARK RESOURCE MAP	1 pp
482 UNIVERSITY AVENUE PRIMARY RECORD FORM	3 pp
ARCHITECTURAL EVALUATION OF FIVE STRUCTURES LOCATED AT REDWOOD GROVE PARK	3 pp

Duplan Construction Inc.

390 Industrial St., Campbell, Ca 95008

License # 475164

PROJECT BUDGET

Quote # 098-891

ESTIMATOR: Gerry Horn

Requestor: Mark Sandoval

DATE	PROJECT	PRE-LIM BUDGET	PROJECT LOCATION
9/2/2015	Halsey House		482 University Ave. Los Altos, Ca.
REV III	Design Concept A		
110-15-201:	TASK	TOTAL COST	DESCRIPTION
SECTION:			
1000	General Conditions		
	Project Superintendent	\$94,200.00	Onsite Project Superintendent 24 weeks Full time supervision (6 Months)
	Project Manager	\$38,975.00	Interface with Building Department, City Officials, Public works, Fire Department
	Administrative Assistant	\$24,380.00	Administrative assistant services
	Clean-Up	\$18,700.00	Construction Clean up
	Final Clean-Up	\$12,890.00	Final Clean up prior to C.O. O.
	Equipment Rental	\$7,500.00	Lifts, Cranes, Air Compressor, Fork truck, Misc items
	Construction Sign		
	Temp. Barricades	\$1,200.00	
	Temp. Power	\$4,875.00	Temp power pole from PG&E
	Temp. Phone	\$928.00	
	Temp. Office Trailer	\$12,000.00	Construction Trailer on Site
	Temp. Construction Fence	\$3,650.00	Temp Fence for Security, & Safety
	Security Guards	NIC	
	Temp. Toilet Facilities	\$1,312.00	
	Construction Water	\$850.00	
	Dump Fees	\$18,980.00	40 yd dumpsters
	Asbestos Abatement/Report *	\$5,000.00	Any hazardous material handling excluded
	Survey	NIC	
	Arch. Service's	\$175,000.00	Wet Signed, Arch. drawing as required for City BD by a Licensed Architect
	MEP Engineering Fees	\$12,800.00	Required by code, Mech, Electrical, Plumbing Wet Stamp Drawings required
	Civil Engineer Fees	\$27,500.00	Required by code
	Soils Engineer Contract	\$22,110.00	Required by code
	Testing & Inspection	\$7,500.00	Required by code
	PG&E Underground Fees	\$55,000.00	
	Blueprints	\$1,500.00	
	Contingency/Budget Reserve**	\$250,000.00	Recommend 15%
2000	Sitework / Demolition:		
	Electrical	\$3,600.00	Demo
	Plumbing	\$2,250.00	Demo
	Soffit	\$3,235.00	Demo
	Flooring	\$15,000.00	Demo
	Walls	\$16,450.00	Demo
2200	Excavation/Grading:		
	Paving	\$98,000.00	1200 ft of NEW Paving 14 ft wide Roadway
	Storm Drainage	\$8,575.00	
	Retaining Walls	\$32,880.00	740 sq ft of 3.4 ft retaining walls
	Shoring/Underpinning/ dispose	\$32,980.00	50 yds of Dirt from under the house
	Landscape/Irrigation	\$12,500.00	
	New Pavers in Court yard	\$17,450.00	1400 sq. ft of New Interlocking Pavers
3000	Concrete:	\$24,725.00	
	Forms/footings	\$34,280.00	
	Stairs/Exterior Ramps	\$66,880.00	concrete
	Reinforcing Steel	\$8,905.00	
	Slab	\$39,000.00	new slab for 154 ft of house foundation (rework existing Foundation)
	New paved Path	\$85,700.00	with restricted parking 80 ft of 2 ft of curb
	Install New	\$35,000.00	Restroom & storage building 1000 sq ft slab
4000	Masonry	\$12,890.00	Re Pair exterior of the existing House
5000	Metals:		
	Structural Steel	\$5,430.00	
	Heidi Brackets/Earth quake bracing	\$15,678.00	for Refab of Existing House

	Iron, Misc.	\$2,890.00	
6000	Carpentry:	\$63,780.00	Refab of Existing house, New RR Building and New Storage Building
	Rough Carpentry	\$57,880.00	Rework existing walls, floors of House
	Finish Carpentry	\$12,955.00	Window,door cabinet trim
	Glue Lam Beams, Trusses	\$15,455.00	structural beams
	Plywood	\$19,870.00	Remove & Replace Roofing Plywood dry rot
	Hand Rails	\$27,000.00	124 ft of SS hand rails
7000	Thermal/Moisture:		
	Insulation	\$14,588.00	R-30 insulation
	Built-Up Roofing	\$67,890.00	Demo Remove Clean and replace
	Flashing & Sheetmetal	\$3,980.00	
	Joint Sealers	\$2,540.00	
	Roof for New RR Building	\$12,970.00	NEW RR building
8000	Doors\Windows\	\$29,874.00	
	Wood Doors/Frames		
	Metal Doors/Frames		
	Special Doors	\$4,589.00	
	Finish hardware		
	Glass/Glazing	\$16,589.00	
	key locks	\$1,019.15	
9000	Finishes:		
	Drywall	\$57,838.00	
	Lath/Plaster		
	Painting	\$41,492.00	
	Carpet/base	\$6,800.00	
	Sheetvinyl Flooring	\$6,880.00	
	Vinyl Plank & Base	\$14,062.00	
	VCT	NIC	
	ESD Tile	NIC	
	Ceramic Tile	\$25,890.00	All New RR Building
	Marlite/FRP	NIC	
	Epoxy Flooring	NIC	
	Wall coverings	NIC	
	Demountable Walls	NIC	
	Window Coverings	NIC	
10000	Specialties:		
	Toilet Partitions	\$15,000.00	All New RR Building
	Toilet Accessories	\$2,980.00	All New RR Building
	Fire Extinguishers, Cabinets & Access.	\$680.00	New RR Building & Existing House
	Handicap Striping/Signs/Logo	\$1,280.00	All New RR Building
	Skylights	NIC	
	Chalk & Tack/Black Boards	NIC	
	Projection Screens	NIC	
	Moving / Relocation	NIC	
	Rigging	NIC	
11000	Equipment:		
	Kitchen Appliances	\$8,690.00	Gas Stove Top, Refrig SS, Microwave , Coffee Maker
	Audio-Visual Equipment	NIC	
12000	Furnishings:		
	Cabinets & Laminated Plastic Tops	\$19,800.00	12 ft cabinets upper & lower with Granite counter top
	Furniture	NIC	
	Cubicles/ Partitions	NIC	
15000	Mechanical:		
	HVAC	\$199,565.00	
	Plumbing	\$57,890.00	10 Fixtures in New RR building, 1 new for House, 1 for Jan closet, 1 for Kitchen
	Fire Sprinklers/Fire Engineering	\$158,760.00	Comm Sprinklers Steel pipe for New public RR bldg, and existing house(Fire Engr)
	Fire Water Storage Tank	\$85,000.00	Double steel wall Water storage Tank (60,000 Gallons) Fire De4partment Requiremen
	Fire Pump	\$139,555.00	2-220 volt 35 amp fire pump 2 Barrel Pumps

	Under Ground Piping	\$136,500.00	1500 ft of 6" steel Fire Protection pipe , 2 Fire Hydrants
	New Gas line	\$53,885.00	
16000	Electrical:	\$137,900.00	Rework all the existing House
	New Electrical service (400 Amp	\$55,000.00	PG&E Fees 400 Amp New Service
	Security Alarm System	\$30,000.00	
	Communication Cabling/Data	\$28,760.00	
	SUB TOTAL:	\$3,006,374.15	
	OVERHEAD & PROFIT	\$240,509.93	
	INSURANCE	\$48,703.26	
	BOND	Excluded	
	PERMITS	\$200,000.00	
	PROJECT TOTAL:	\$3,495,587.34	Pre Lim Budget

Bridge (alternate item) \$500,000.00 Prefabricated Bridge 16' Ft Wide 14 Tons 50 Ft Long

This quote is good for Thirty Days from date above.

Terms: Net 15 (progressive billings) There will be a 1.5% finance charge if not paid within terms.

In the event legal action is necessary to collect a delinquent account, you will be held accountable for all Attorney Fees.

Sales tax included

Exclusions:

*Any hazardous/toxic material removal or handling.

*Provide project Superintendent and Management including overseeing and scheduling of any Contractor working on site that is not hired by Duplan Construction.

**Project Budget excludes City Plan Check comment requirements at this time as their extent is unknown at this time, possibility of adding ADA or title 24 upgrades as may be required will be an additional cost to this budget.

*Smoke detection systems, or 1 Hour corridor system

*Any existing code violations.

*Overtime work, (Except where agreed to by contractor). Any work not explicitly listed by cost or scope above.

*PG&E, PacBell, or any other utility or City Fees. Any buried or unusual conditions.

*ANY works to ANY failing or non code complying building systems other than those an may be listed above.

*Accelerated or Phased/Delayed Project Schedule

*Any scope of work not specified above

ITEMS AND COST AS LISTED ABOVE ARE APPROVED WITH THE AUTHORITY TO PROCEED:

Accepted by: _____

Title: _____

Date: _____

Duplan Construction Inc.

390 Industrial St., Campbell, Ca 95008

License # 475164

PROJECT BUDGET

Quote # 098-892

ESTIMATOR: Gerry Horn

REQUESTOR: Mark Sandavol

DATE	PROJECT	PRE_LIM Budget	PROJECT LOCATION
9/3/2015	Halsey House		482 University Ave. Los Altos, Ca
REV III	Design Concept B		Demo-Rebuild
10/15/2015	TASK	TOTAL COST	DESCRIPTION
SECTION:			
1000	General Conditions		
	Project Superintendent	\$127,170.00	Onsite Project Superintendent 30 weeks of full time Supervision
	Project Manager	\$52,616.00	Interface with City Officials
	Administrative Assistant	\$32,913.00	Administrative assistant services
	Clean-Up	\$25,245.00	Construction Clean Up
	Final Clean-Up	\$1,740.00	Final Clean Up Prior to Move In
	Equipment Rental	\$10,125.00	Lifts,Cranes, Fork Trucks, scaffolding,Air Compressor
	Construction Sign	By GC	
	Temp. Barricades	\$2,000.00	
	Temp. Power	\$5,000.00	Temp Power PG&E
	Temp. Phone	\$1,000.00	
	Temp. Office Trailer	\$15,000.00	
	Temp. Construction Fence	\$4,000.00	
	Security Guards	NIC	
	Temp. Toilet Facilities	\$2,000.00	
	Construction Water	\$1,000.00	
	Dump Fees	\$28,900.00	40 Yd Dumpsters
	Asbestos Abatement/Report *	\$5,000.00	Any hazardous material handling excluded
	Survey	\$6,800.00	TOPO Site survey
	Arch. Service's	\$195,000.00	Wet Signed, Arch. drawing as required for City by a Licensed Architect
	Structural Engineering	\$26,500.00	Required by city of Los Altos
	MEP & Fire Protection Engineering fees	\$87,890.00	Required by City of Los Altos
	Civil Engineer Fees	\$28,930.00	Required by City of Los Altos
	Soils Engineer Contract	\$28,750.00	Required by City of Los Altos
	Testing & Inspection	\$22,890.00	Required by City of Los Altos
	PG&E Underground Fees	\$55,000.00	New 400 Amp Service PG&E
	Blueprints	\$1,800.00	
	Contingency/Budget Reserve**	\$250,000.00	Recommend 15%
2000	Sitework / Demolition:	\$39,000.00	Demo the Entire house and Foundation
	Electrical	included	
	Plumbing	included	
	Soffit	included	
	Flooring	included	
	Walls	included	
2200	Excavation/Grading:/Paving	\$105,675.00	16800 sq ft with 2X4 headers
	Path Way	\$87,500.00	New Pathway with 80 ft of restricted parking, & 2 ft curbs
	Storm Drainage	\$8,500.00	
	Retaining walls	\$30,000.00	740 sq ft of 3.4 ft. retaining walls
	Shoring/Underpinning/dispose	\$48,570.00	100 yds of Dirt house area
	Landscape/Irrigation	\$22,910.00	All New Water Restricted Plants and Bldg Green requirements
	Pavers in Court yard	\$17,800.00	1400 sq ft of new Interlocking Pavers
3000	Concrete:	\$38,790.00	Install new RR & Storage Building 1000 sq ft
	Footings	\$76,900.00	Remove all Footings and replace with NEW, House.
	Stairs/Exterior Ramps	\$66,000.00	Exterior of House
	Reinforcing Steel	\$7,825.00	
	Slab	\$54,765.00	New Slab for House
4000	Masonry	\$24,575.00	New House
5000	Metals:		

	Structural Steel	\$13,780.00	NEW House
	Earth quake Bracing Simpson Brkts	\$8,970.00	NEW House
	Iron, Misc.	\$3,872.00	NEW House
6000	Carpentry:	\$76,900.00	New House,RR Building,Storage Building
	Rough Carpentry	\$89,770.00	New House Flooring, walls, Ceilings , Trusses for House RR building, Storage Building
	Finish Carpentry	\$25,460.00	
	Glue Lam Beams, Trusses	\$15,455.00	
	Plywood	\$56,455.00	Sub Floor, and Under layment for New Roof
	Hand rails	\$27,000.00	124 Ft of SS Hand Rails
7000	Thermal/Moisture:		
	Insulation	\$9,887.00	R-30 in all New Walls House, RR building & Storage Building
	Built-Up Roofing	\$57,680.00	New Light weight Tile
	Flashing & Sheetmetal	\$4,275.00	
	Joint Sealers	\$3,650.00	
	Roofing for RR Building & Storage BLDG	\$15,980.00	New RR building,New Storage Building
8000	Doors\Windows\Glass:		
	Wood Doors/Frames	\$39,890.00	All Doors and Windows for New House,RR building, & Storage Building
	Metal Doors/Frames		
	Special Doors	\$4,589.00	
	Finish hardware	\$1,750.00	
	Glass/Glazing	\$19,870.00	
	key Locks	\$1,500.00	
9000	Finishes:		
	Drywall	\$57,838.00	
	Vinyl Plank & Base	\$14,890.00	
	Painting	\$41,492.00	
	Carpet	\$6,980.00	
	Sheetvinyl flooring	\$7,688.00	
	Acoustical Ceiling	NIC	
	VCT	NIC	
	Base	\$655.00	
	ESD Tile	NIC	
	Ceramic Tile	\$43,890.00	New RR building
	Marlite/FRP	NIC	
	Epoxy Flooring	NIC	
	Wall coverings	NIC	
	Demountable Walls	NIC	
	Window Coverings	NIC	
10000	Specialties:		
	Toilet Partitions	\$15,000.00	All New RR Bldg
	Toilet Accessories	\$2,980.00	All New RR Bldg
	Fire Extinguishers, Cabinets & Access.	\$680.00	
	Handicap Striping/Signs/Logo	\$1,280.00	
	Skylights	NIC	
	Chalk & Tack/Black Boards	NIC	
	Projection Screens	NIC	
	Moving / Relocation	NIC	
	Rigging	NIC	
11000	Equipment:		
	Kitchen Appliances	\$10,896.00	Gas Top Range,Oven, SS Refrig, Microwave,Coffee Maker
	Audio-Visual Equipment		
	Tanks		
12000	Furnishings:		
	Cabinets & Granite Top	\$26,890.00	12 Cabinets upper & Lower with Granite Counter Top
	Furniture	NIC	
	Cubicles/ Partitions	NIC	
15000	Mechanical:		
	HVAC	\$199,565.00	New House, RR Building
	Plumbing	\$57,890.00	10 fixtures, in New RR Building, 1 for N House, 1 for Jan Closet 1 for Kitchen ,Insta
	Fire Sprinklers/Fire Engr	\$158,760.00	Comm Sprinklers Steel pipe for New House, New RR Building & Storage

	Fire Watr Storage Tank	\$85,000.00	Double Steel Wall Water Storage Tank (60,000 Gallons) fire Department Requirement
	Fire Pump	\$139,555.00	2-220 volt 35 amp motors with 6" throats 2 Barrel Pumps
	New Gas line	\$19,885.00	New Gas Line for New House & RR building
16000	Electrical:	\$137,900.00	Same for Existing also New House
	New Electric Service	\$55,000.00	New 400 amp Service
	Security Alarm System	\$30,000.00	
	Communication Cabling/Data	\$28,760.00	
	Bridge	\$500,000.00	Prefabricated Bridge 16' Ft Wide 14 Tons 50 Ft Long
	SUB TOTAL:	\$3,766,286.00	
	OVERHEAD & PROFIT	\$301,302.88	
	INSURANCE	\$61,013.83	
	BOND	Excluded	
	PERMITS	\$200,000.00	
	PROJECT TOTAL:	\$4,328,602.71	

This quote is good for Thirty Days from date above.

Terms: Net 15 (progressive billings) There will be a 1.5% finance charge if not paid within terms.

In the event legal action is necessary to collect a delinquent account, you will be held accountable for all Attorney Fees.

Sales tax included

Exclusions:

*Any hazardous/toxic material removal or handling.

*Provide project Superintendent and Management including overseeing and scheduling of any Contractor working on site that is not hired by Duplan Construction.

**Project Budget excludes City Plan Check comment requirements at this time as their extent is unknown at this time, possibility of adding ADA or title 24 upgrades as may be required will be an additional cost to this budget.

*Smoke detection systems, or 1 Hour corridor system

*Any existing code violations.

*Overtime work, (Except where agreed to by contractor). Any work not explicitly listed by cost or scope above.

*PG&E, PacBell, or any other utility or City Fees. Any buried or unusual conditions.

*ANY works to ANY failing or non code complying building systems other than those an may be listed above.

*Accelerated or Phased/Delayed Project Schedule

*Any scope of work not specified above

ITEMS AND COST AS LISTED ABOVE ARE APPROVED WITH THE AUTHORITY TO PROCEED:

Accepted by: _____

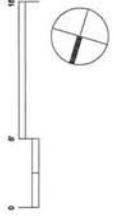
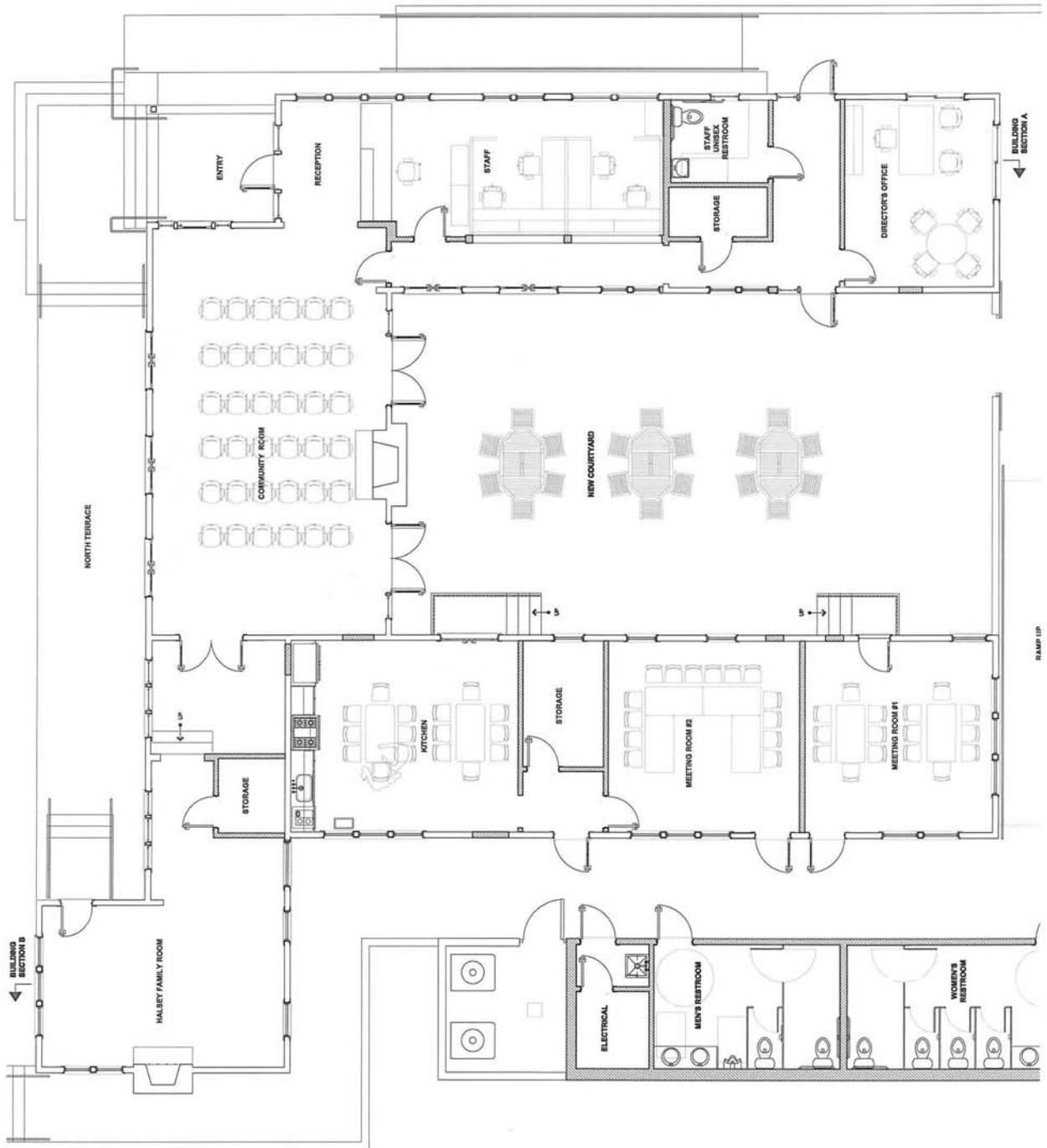
Title: _____

Date: _____



NO.	1000-01
DATE	8/16/15
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	
DATE	

NO.	1000-01
DATE	8/16/15
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	
DATE	



M. SANDOVAL ARCHITECTS INC.

1000 Wilshire Blvd, Suite 1000
Los Angeles, CA 90017
Tel: 213.488.1111
Fax: 213.488.1112
www.m.sandoval.com

Feasibility Study for the
Adaptive Reuse of the
Historic

HALSEY HOUSE
482 University Avenue
Los Altos, California

for the

**CITY OF LOS ALTOS
PUBLIC WORKS
DEPARTMENT**

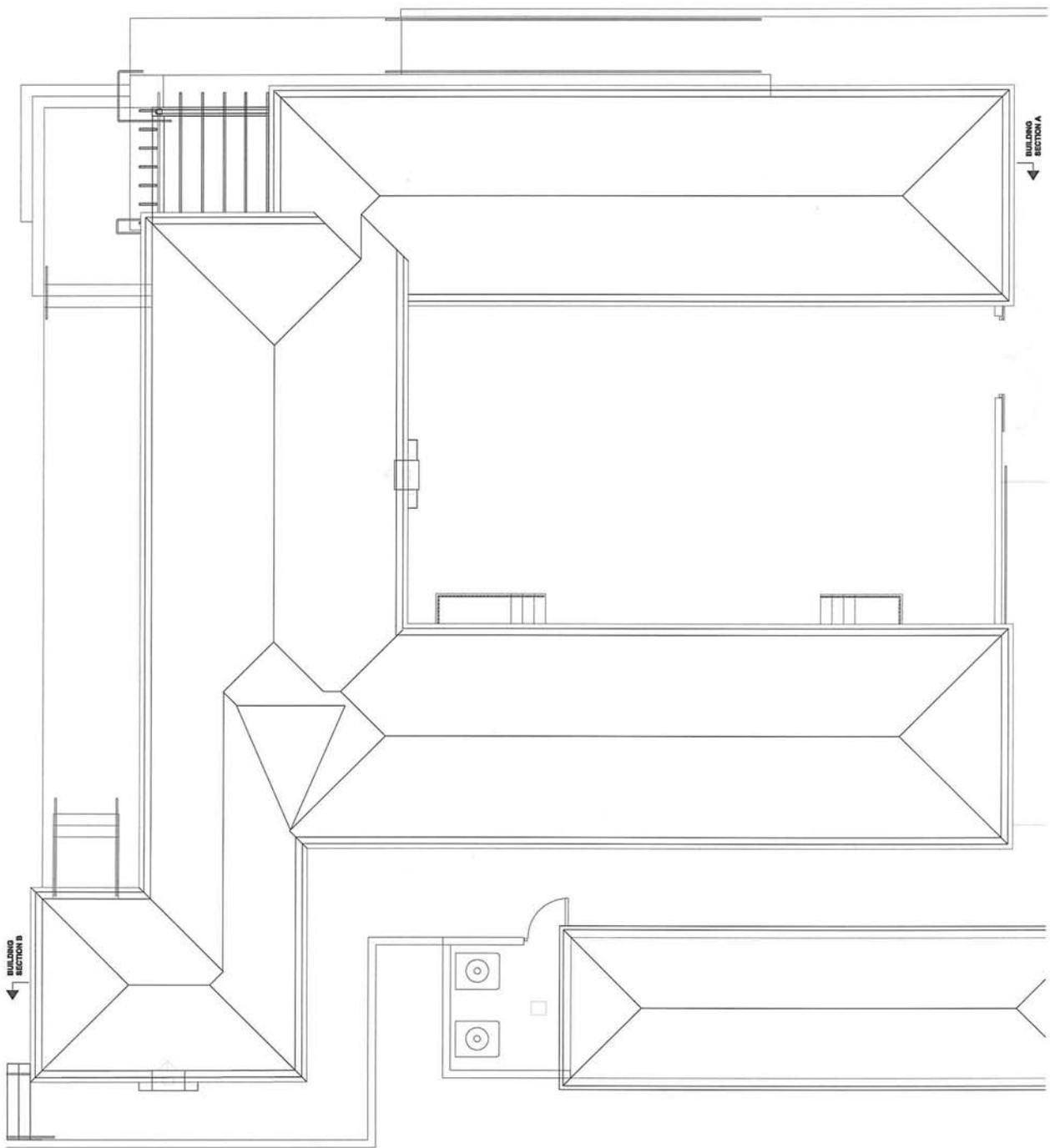


NO.	DATE	DESCRIPTION
1		
2		
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10		

**HISTORIC
HALSEY HOUSE
PROPOSED
ROOF PLAN**

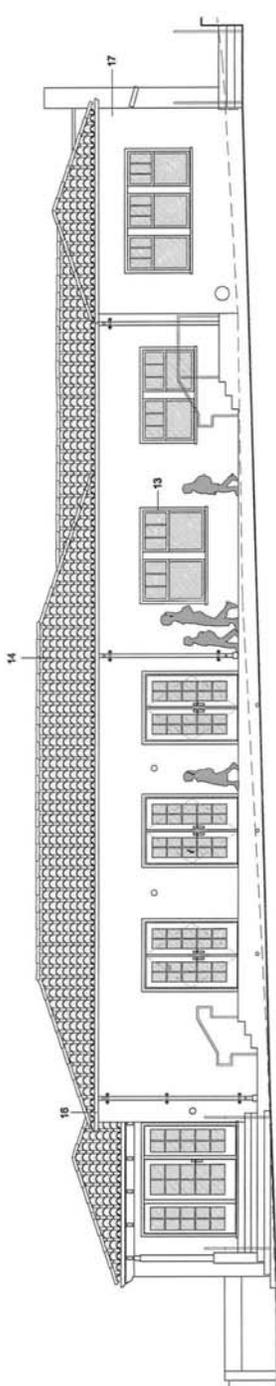
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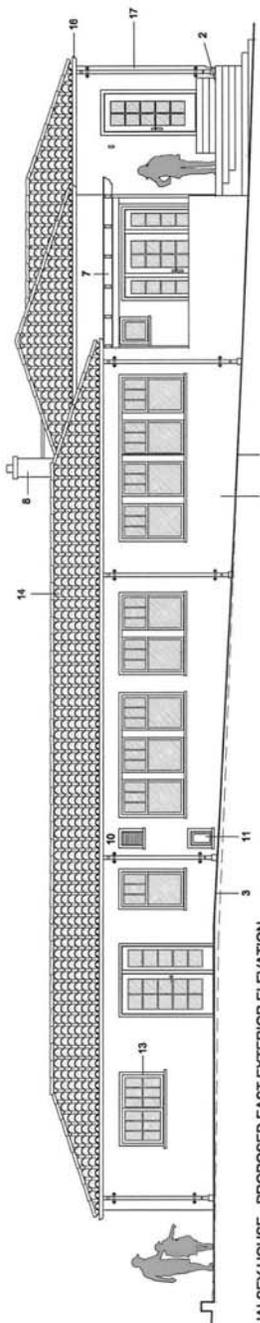


LEGEND

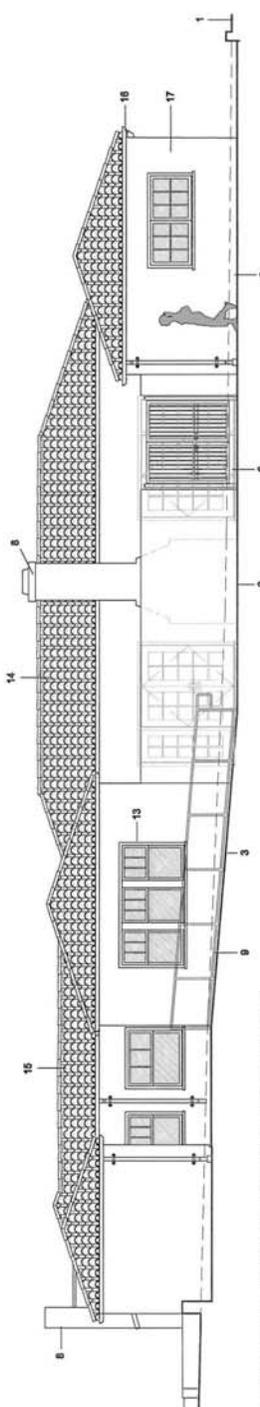
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2. INDICATES NEW CONCRETE SCURED INTO EXISTING TO MATCH VISUAL APPEARANCE OF THE EXISTING PAVO
3. NEW REPLACEMENT CONCRETE FOUNDATION SYSTEM
4. INDICATES NEW EUCOD SIPR SCURED TO MATCH APPEARANCE OF EXISTING
5. INDICATES NEW METAL HANGARS
6. INDICATES NEW METAL COUNTRY GATES
7. NEW REPLACEMENT REDWOOD ENTRANCE TRILLER
8. EXISTING MASONRY REPAIRS CHIMNEY REPAIRS AS REQUIRED AND BRICK FULL BRICK TO STRUCTURE
9. NEW CONCRETE HANGAR WALK WITH HANGAR
10. IMPROVED ON REPAIR AS NEEDED
11. EXTENDING UTILITY DOOR, REPLACE, REPAIR AND REUSE
12. PROVIDE MECHANICAL FOUNDATION AND CHASE SPACE BOARD AND MAKEUP AIR VENTILATION
13. INDICATES NEW METAL HANGARS
14. INDICATES REPAIRS AND RECONSTRUCTED EXISTING ROOFING SYSTEMS TO MATCH EXISTING WATERPROOFING MEMBRANE
15. PROVIDE MECHANICAL EXHAUST AND MAKEUP ATTIC VENTILATION
16. INDICATES NEW METAL HANGARS
17. NEW EXTERIOR PATTER EUCOD OVERLAYS OVER NEW
18. INDICATES NEW MECHANICAL EQUIPMENT ENCLOSURE
19. NEW PUBLIC RESTROOM BUILDING
20. INDICATES LOCATION OF REPLACEMENT EXTERIOR LIGHT FIXTURE



HALSEY HOUSE - PROPOSED NORTH EXTERIOR ELEVATION



HALSEY HOUSE - PROPOSED EAST EXTERIOR ELEVATION



HALSEY HOUSE - PROPOSED SOUTH EXTERIOR ELEVATION

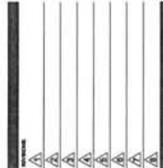
M. SANDOVAL ARCHITECTS INC.
 1000 Wilshire Blvd, Suite 1000
 Los Angeles, California 90024
 Phone: (213) 480-1000
 Fax: (213) 480-1001
 Website: www.msarchitects.com

Feasibility Study for the
 Adaptive Reuse of the
 Historic

HALSEY HOUSE
 482 University Avenue
 Los Altos, California

for the

**CITY OF LOS ALTOS
 PUBLIC WORKS
 DEPARTMENT**



**HISTORIC
 HALSEY HOUSE
 PROPOSED
 EXTERIOR
 ELEVATIONS**

NO. 1006-01

DATE: 8/16/15
 SCALE: 1/2" = 1'-0"

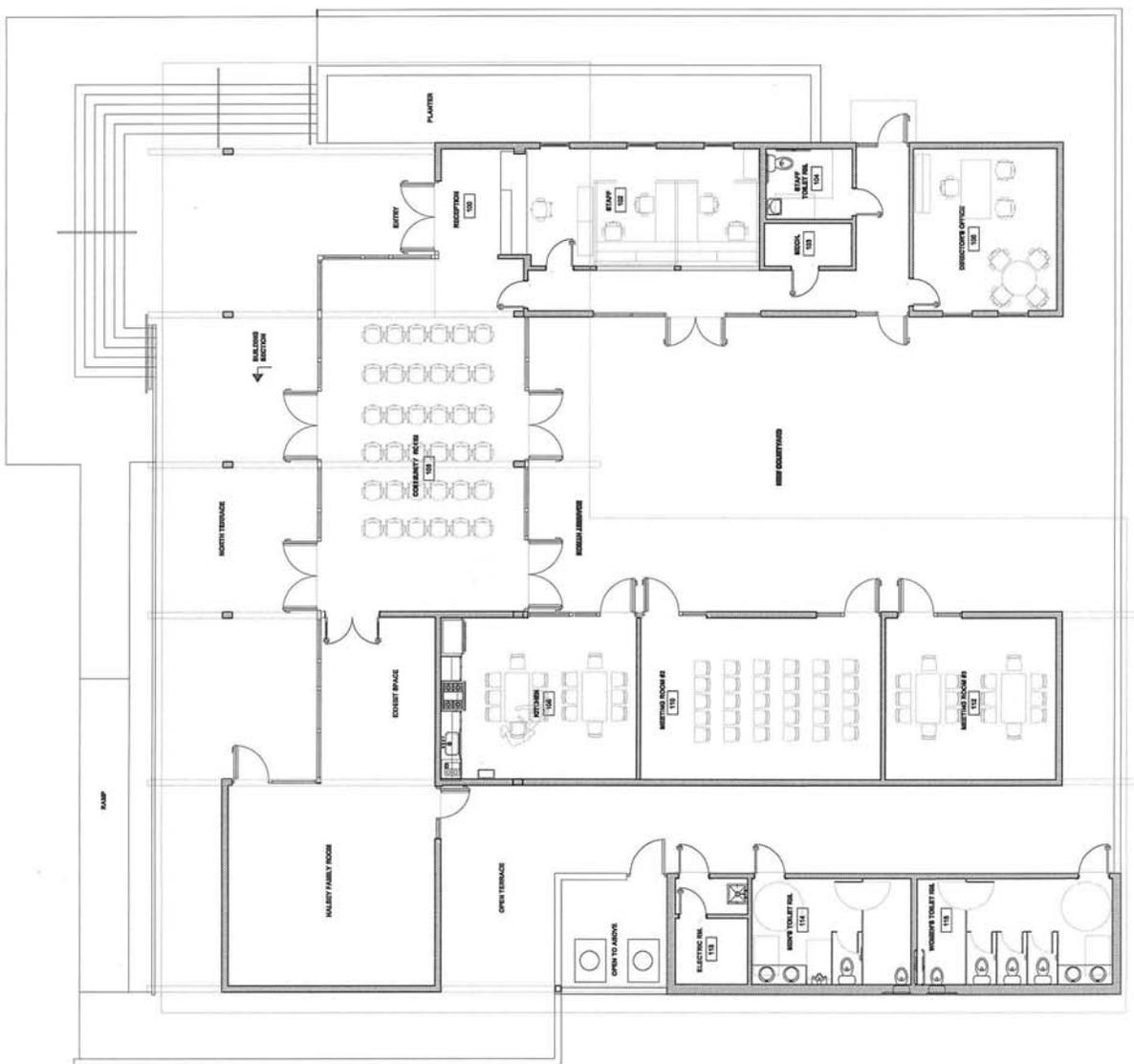
DESIGNER: M.S.A.

A3.1A





NO. 1008-01
DATE 8/18/15
SCALE 1/4" = 3'-0"
PROJECT NO.
PROJECT NAME
PROJECT LOCATION
PROJECT DESCRIPTION
PROJECT OWNER
PROJECT ARCHITECT
PROJECT ENGINEER
PROJECT CONTRACTOR
PROJECT SUBMITTER
PROJECT REVIEWER
PROJECT APPROVER



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Feasibility Study for the
Adaptive Reuse of the
Historic

HALSEY HOUSE
482 University Avenue
Los Altos, California

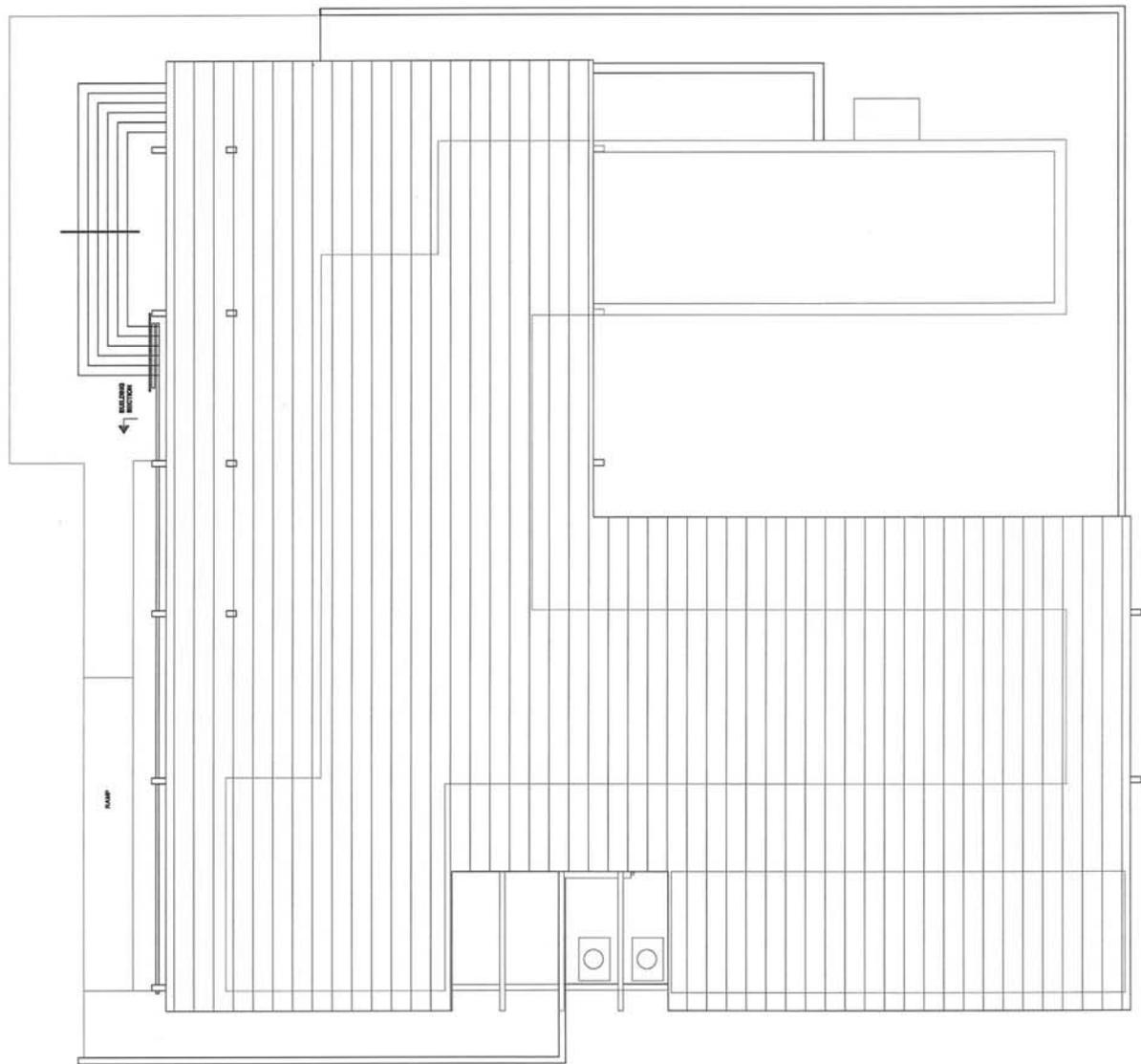
for the
**CITY OF LOS ALTOS
PUBLIC WORKS
DEPARTMENT**



NO. 1006-01
8/15/15
1"0" = 3'10"
DATE
SCALE
PROJECT NO.
PROJECT NAME

**HALSEY NATURE
CENTER
PROPOSED ROOF
PLAN**

NO. 1006-01
8/15/15
1"0" = 3'10"
DATE
SCALE
PROJECT NO.
PROJECT NAME



A2.2B

LEGEND

- 1. NEW FINISH GRADE
- 2. INDICATES CONCRETE SLAB WITH TIE BEAMS AND DRILLED PIER FOUNDATION SYSTEM
- 3. INDICATES HORIZONTAL REDWOOD 1 X 4 RAIN SCREEN
- 4. METAL MANUFACTURED FRAMING BEAM ROOF SYSTEM
- 5. ALUMINUM CURTAIN WALL SYSTEM
- 6. REDWOOD EXTERIOR WALL FINISH
- 7. OUTRIGGER BEAM (ARCHITECTURAL ADVISORY)
- 8. INDICATES 8 X 8 REDWOOD ROOF FRAMING
- 9. INDICATES REDWOOD QUADRALUM WITH STEEL HORIZONTAL IN-FILL PANEL
- 10. INDICATES FINISHED CONCRETE PLANTER
- 11. INDICATES FLAT ROOF OVERHANG

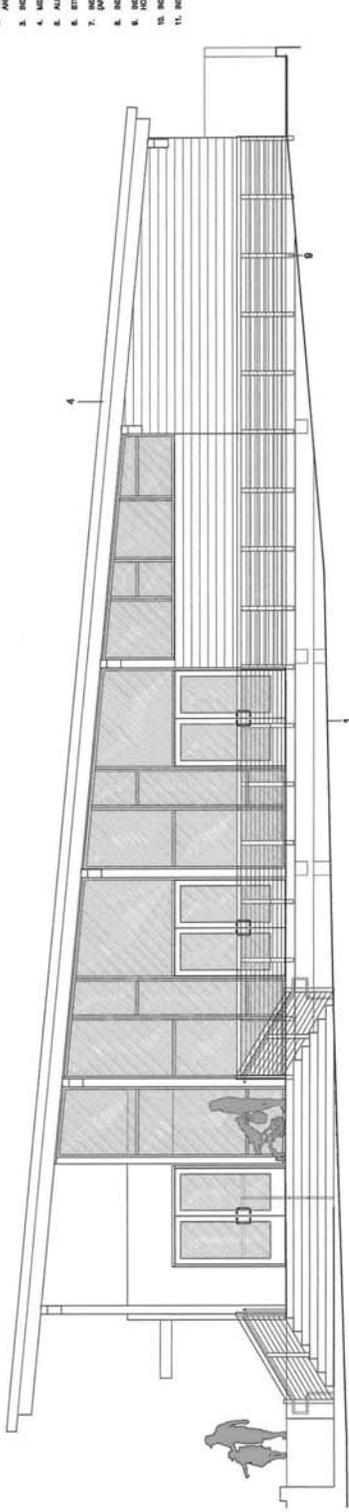


Feasibility Study for the Adaptive Reuse of the Historic

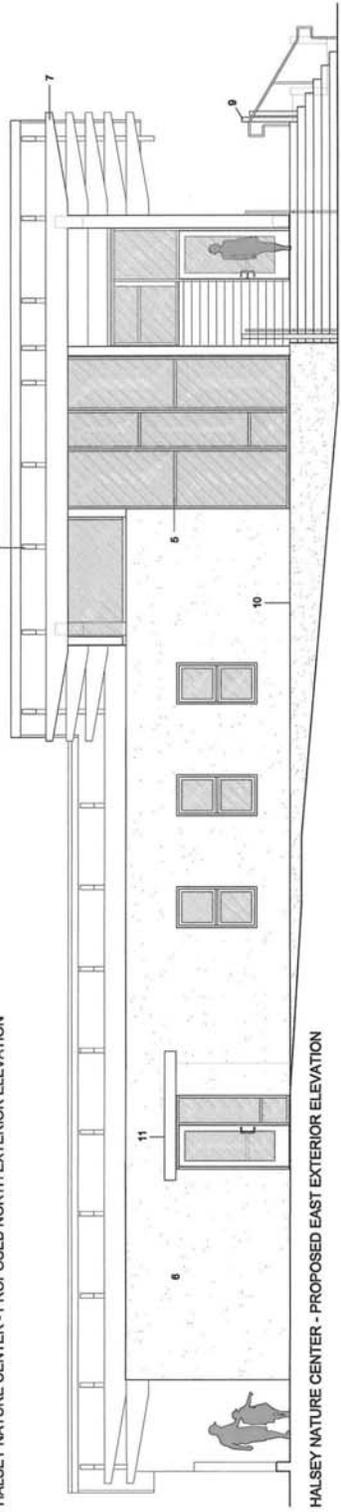
HALSEY HOUSE
482 University Avenue
Los Altos, California

for the

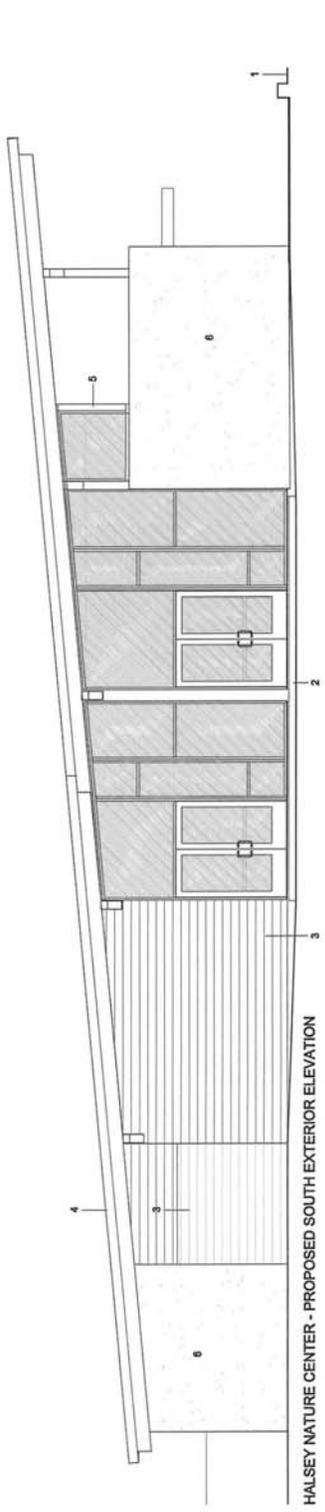
CITY OF LOS ALTOS
PUBLIC WORKS
DEPARTMENT



HALSEY NATURE CENTER - PROPOSED NORTH EXTERIOR ELEVATION



HALSEY NATURE CENTER - PROPOSED EAST EXTERIOR ELEVATION



HALSEY NATURE CENTER - PROPOSED SOUTH EXTERIOR ELEVATION

HALSEY NATURE CENTER
PROPOSED
EXTERIOR
ELEVATIONS

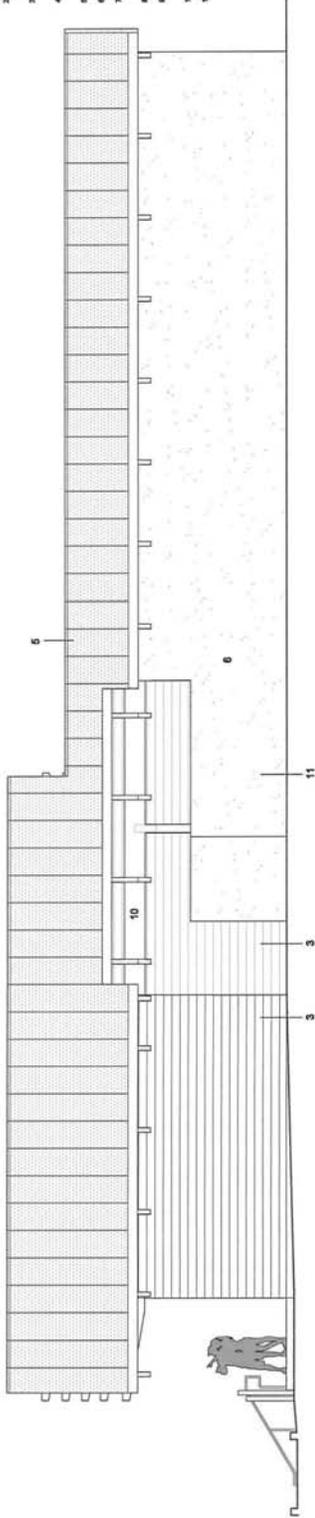
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DRAWN BY: [Name]
CHECKED BY: [Name]



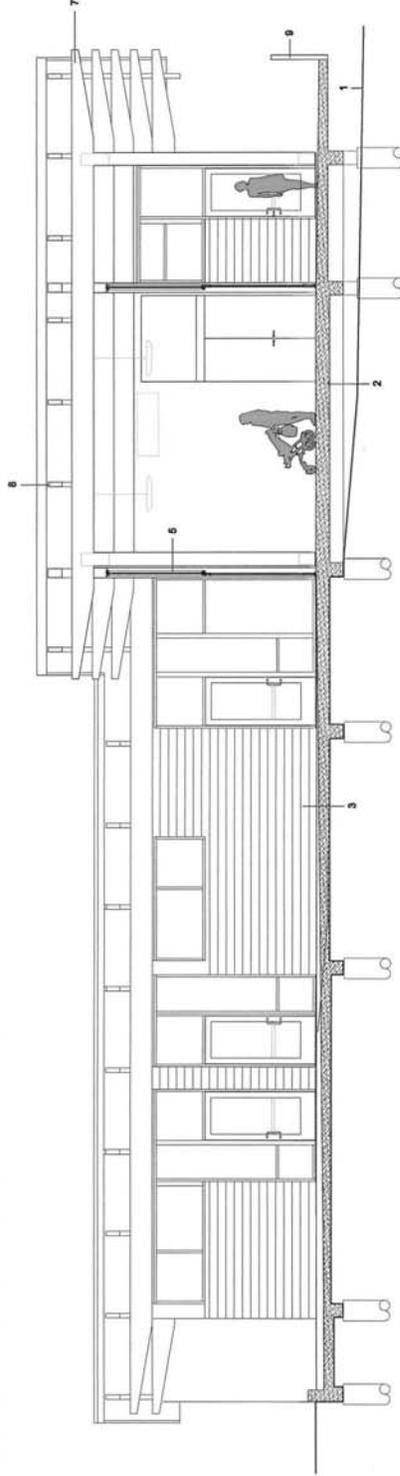
A3.1B

LEGEND

1. NEW FINISH GRADES
2. NEW POST-TENSION CONCRETE SLAB WITH TIE BEAMS AND DRILLED PIER FOUNDATION SYSTEM
3. EXISTING HORIZONTAL REDWOOD 1 X 6 RAIN SCREEN
4. METAL MANUFACTURED STANDING SEAM ROOF SYSTEM
5. ALUMINUM CURTAIN WALL STOREFRONT
6. STUCCO EXTERIOR WALL FINISH
7. INDICATES LAMINATED SUPPORT OUTRIGGER BEAM (ARCHITECTURAL APPROXIMATE)
8. INDICATES 8 X REDWOOD ROOF FRAMING
9. INDICATES REDWOOD GUMPHAL WITH STEEL BRACING
10. INDICATES OPEN ROOF AREA
11. INDICATES MECHANICAL EQUIPMENT FOR MECHANICAL EQUIPMENT



HALSEY NATURE CENTER - PROPOSED WEST EXTERIOR ELEVATION



HALSEY NATURE CENTER - BUILDING SECTION

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 www.msarchitects.com

Feasibility Study for the
 Adaptive Reuse of the
 Historic

HALSEY HOUSE
 482 University Avenue
 Los Altos, California
 for the

CITY OF LOS ALTOS
 PUBLIC WORKS
 DEPARTMENT



**HALSEY NATURE
 CENTER
 PROPOSED
 EXTERIOR
 ELEVATIONS**

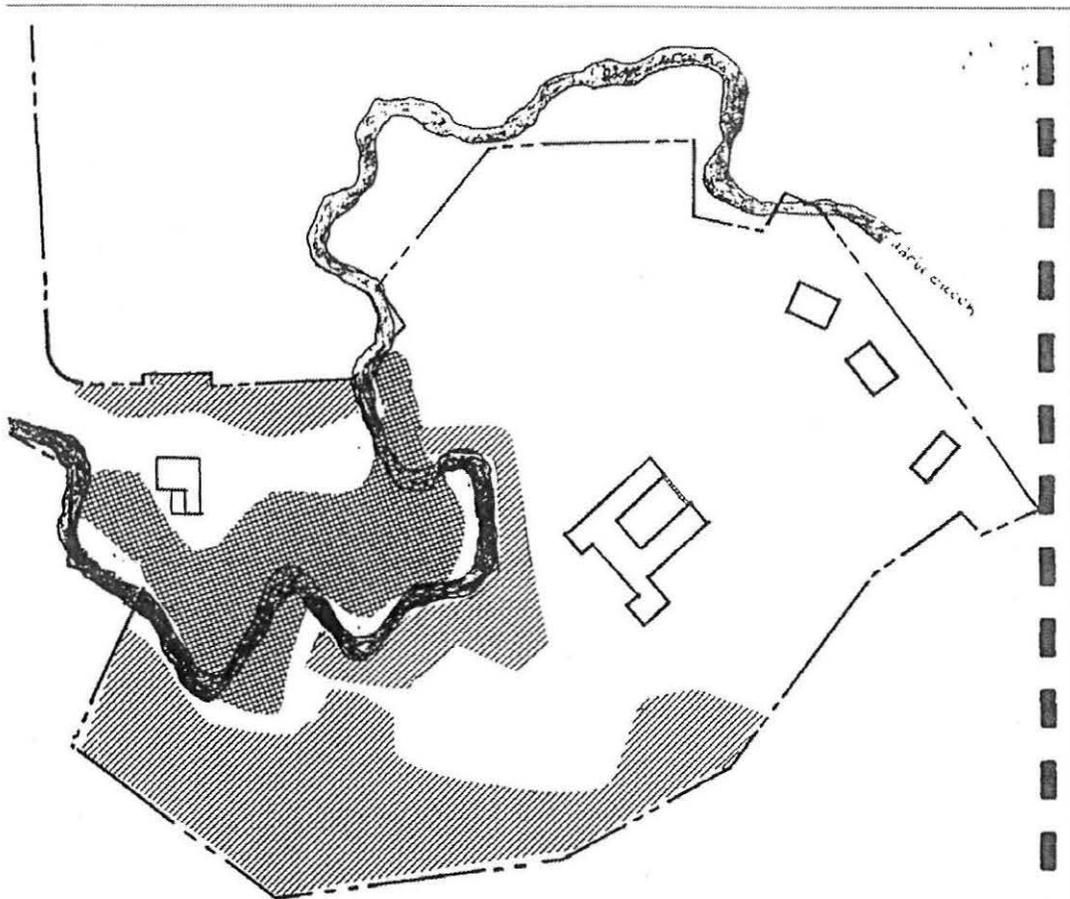
NO. 1006-01

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 DATE SCALE

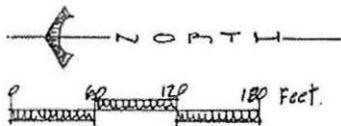
PROJECT NO. SHEET NO.

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RESOURCES

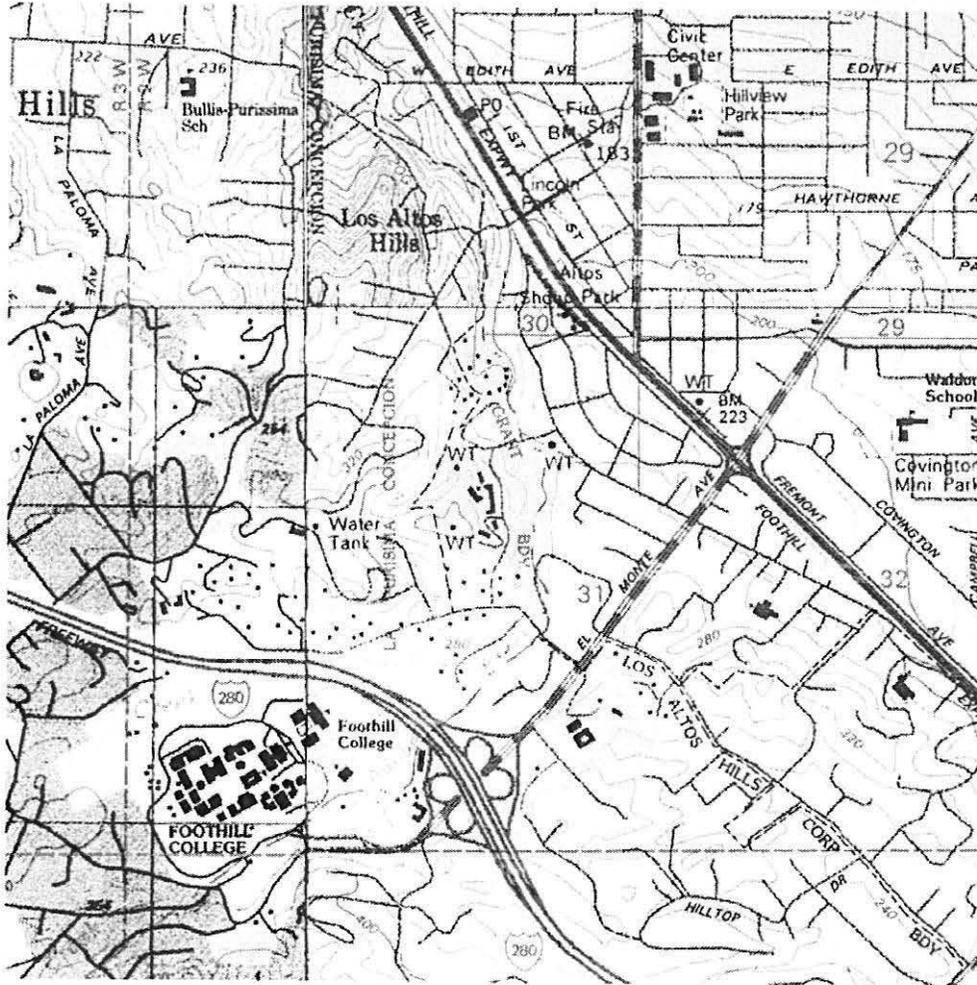


MULTIPLE USE MANAGERS INC. | 1980

-  ADOBE CREEK
 -  REDWOOD GROVE
 -  OAK/WOODS
 -  SCATTERED TREES + GRASS
- 3

ATTACHMENT 8: REDWOOD GROVE PARK RESOURCE MAP

Feasibility Study for the Adaptive Reuse or Demolition of the Historic Halsey House
 M. SANDOVAL ARCHITECTS, INC.
 Dated: 9/3/15 (Draft)



ATTACHMENT 5: TOPOGRAPHIC MAP OF PROJECT SITE

Feasibility Study for the Adaptive Reuse or Demolition of the Historic Halsey House
M. SANDOVAL ARCHITECTS, INC.
Dated: 9/3/15 (Draft)

SCVWD Benchmarks



Related Information

Vertical Control Network

If you have questions or need further information regarding the Vertical Control Network, please contact [Silke Jobst](#) in the Land Surveying and Mapping Unit, (408) 265-2607, ext. 3726.

[Mobile Version](#)

ATTACHMENT 6: SANTA CLARA WATER DISTRICT BENCHMARK MAP

Feasibility Study for the Adaptive Reuse or Demolition of the Historic Halsey House
M. SANDOVAL ARCHITECTS, INC.
Dated: 9/3/15 (Draft)

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) Halsey House

P1. Other Identifier: 482 University Avenue; HRI #74

*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 _____ City Los Altos Zip _____

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)

APN: 175-13-38

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

Set in the center of Los Altos' Redwood Grove Park, this one-story, wood frame, stucco-clad house has a U-shaped plan and sits on a concrete foundation. Its converging hipped roofs are clad in Spanish clay tile and the concrete front entry porch, at the north corner of the house, is sheltered by a wood frame trellis covered with a translucent corrugated plastic. Some of the window and door openings are covered with plywood boards but the majority of the original wood sash windows and doors appear to be intact. The front entrance consists of two multi-paned doors, each with multi-pane sidelights. Three sets of french doors open onto the concrete patio that stretches along the north elevation. A tripartite window toward the rear of this elevation appears to have been replaced with two fixed-pane and one jalousie window through the remaining multi-pane casements and three-over-one double hungs with ogee lugs are original. A stucco wall with arched, inset wood panel doors encloses the open interior courtyard along the (rear) south elevation. Three-over-one windows with ogee lugs also line the east elevation and a pair of multi-pane doors are set into a recessed entry near the south end of this elevation. (See continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property HP13. Community Center

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

P5b. Description of Photo:

Primary Entrance (north corner)

March 2009

*P6. Date Constructed/Age and

Source: Historic Prehistoric

Both

c. 1923-4

(Eugenia Hasley Buss, Sanborn Map)

*P7. Owner and Address:

City of Los Altos

1 N. San Antonio Road

Los Altos, CA 94022

*P8. Recorded by:

Circa: Historic Property Development

1 Sutter St., Ste. 910

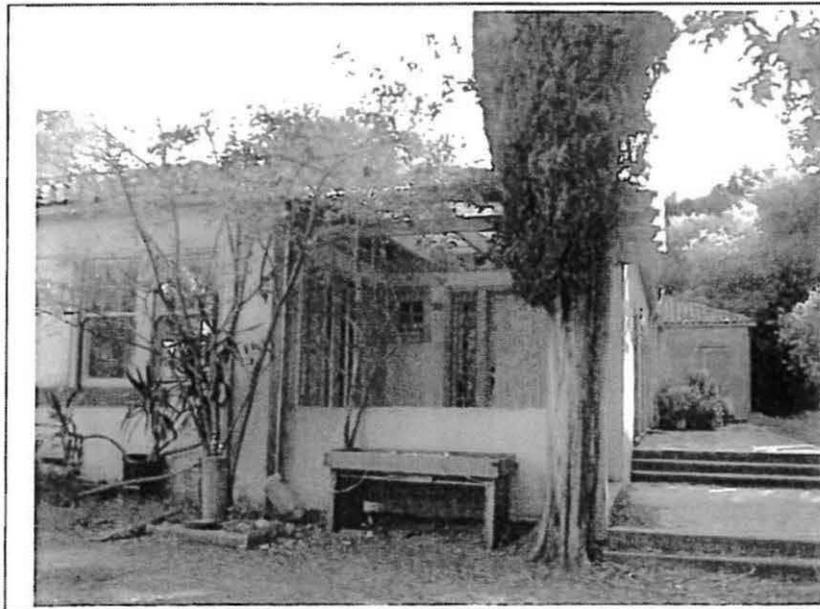
San Francisco, CA 94104

*P9. Date Recorded: _____

March 2009

*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. 5B

Page 2 of 3

*Resource Name or # (Assigned by recorder) Halsey House

B1. Historic Name: Halsey House (Redwood Grove Park)

B2. Common Name: 482 University Avenue

B3. Original Use: Residence

B4. Present Use: Vacant/City Owned

*B5. Architectural Style: Spanish Eclectic

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

Constructed in 1923-24 (according to 2001 interview with Eugenia Halsey Buss). Residence shown on the 1926 Sanborn Map. Minor interior alterations c. 1980.

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

*B8. Related Features:

Adobe Creek, Redwood Grove Park

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Association: People; Design

Area Los Altos

Period of Significance _____

Property Type Residence

Applicable Criteria CR/Los Altos

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

The subject property was constructed in the early 1920s (c. 1923-1924) for Theodore Vail and Emma Wright Halsey. The architect and builder are unknown. The property is shown in its current configuration on the 1926 Sanborn map (see above) and the U.S. Federal Census indicates that the couple were residing at the subject property with two of their children, Myra E. and Theodore Vail Jr. in 1930. Theodore V. Halsey was the President of a Telegraph Company in 1930 (Census records) and an executive with the Pacific Telephone Company in San Francisco (Laffey, 1997). According to a 2001 oral history conducted with Eugenia Halsey Buss, another of the Halsey children who grew up in the house, her mother (Emma Wright Halsey) found the location at the request of her father (William Hanford Wright) who desired a summer estate to escape the foggy San Francisco weather. Once there, Emma, with the help of their Japanese gardener, planted dozens of Redwoods transplanted from a relative's property on Summit Road. These redwoods exist today, comprising Los Altos' Redwood Grove Park. Originally, the property consisted of six acres and bordered the Paul Shoup estate to the northeast. After Theodore V. Halsey Sr. died in World War II, Emma Halsey sold the property (c. 1945) to the Bessey family for \$25,000. This family built a number of smaller cottages on the property, only one of which exists today. In 1974, the City of Los Altos purchased the property and has used it as a park ever since. (See Continuation Sheet.)

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; Redwood Grove Nature Preserve Master Plan, Los Altos (1980); Ch. of Comm. (www.losaltoschamber.org/history_two_cities.html); DPR series forms by G. Laffey (1997); Memo: Halsey House Report, Carpenter (17 Feb 2009); Eugenia H. Buss Interview, Carpenter (26 Aug 2001).

B13. Remarks:

Sketch map created by Circa using Google aerial base map.

*B14. Evaluator: Circa: Historic Property Development

*Date of Evaluation: July 2011

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 *Resource Name or # (Assigned by recorder) Halsey House (482 University Ave)
*Recorded by: Circa: Historic Property Development *Date July 2011 Continuation Update

P3a. Description (cont.):

Though access to the interior was not provided, views through exterior windows indicate that most of the original interior elements, including the oak floors, are intact as well. Multi-pane french doors, some with sidelights, and original wood sash windows open to the interior courtyard, which likely still retains its original fountain and decorative tile work. The house is one room wide on each wing and had some interior alterations to the western portion of the building in the late 1970s when it was used as a nature center and community meeting place. A septic system was installed c. 1980 and a nearby cottage that had been used as a pottery studio was recently demolished. Some deterioration of the stucco cladding, and likely the framing system, is evident due the grading of the site, which is at foundation level on three sides of the building. Though some windows and doors are covered, most appear to be intact and in fair condition. Overall, the building exhibits a high degree of integrity and appears to be in good to fair condition.

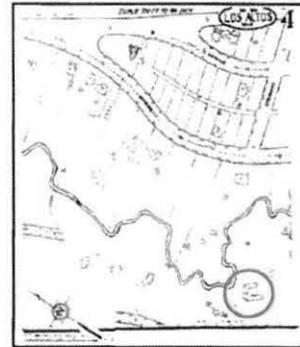
P5a. Photograph or Drawing (cont.):



East elevation



North elevation



1926 Sanborn Map, property circled in red

B10. Significance (cont.)

The residence was once occupied by a caretaker and has been used as a community meeting center and a nature center, but is now vacant. The house was designated as a historical landmark by the Los Altos Council (Res. 81-24) in May 1981. In a 1994 survey, the subject property was noted as being a contributor to the proposed University/Orange Historic District. (Note: This district was considered, but never formally designated as a historic district by the City of Los Altos.)

482 University Avenue. Character Defining Features: one-story form; stucco cladding; hipped roofs clad in Spanish clay tile; concrete front entry porch sheltered by wood frame trellis; original wood sash windows and doors including two multi-paned doors, each with multi-pane sidelights at front entrance, three sets of french doors on north elevation, multi-pane casements, and three-over-one double hungs with ogee lugs; stucco wall with arched, inset wood panel doors enclosing open interior courtyard.

Evaluation:

The property is significant for its association with a notable early Los Altos family and as a good example of the Spanish Eclectic style of architecture popular in California during the early 20th century. It is also significant as a potential contributor to the potential University/Orange Historic District. The residence, surrounded by the Redwoods planted by Emma Wright Halsey over 80 years ago, retains to a large extent its historic character as well as a high degree of integrity of setting, location, materials, design, feeling and workmanship. Therefore, it is listed on the Los Altos Historic Resources Inventory as a Historic Resource and is assigned the California Register Status Code 5B: "Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation."

301 West Locust Street
Lodi, California 95240
Phone (209) 369-8258

ARCHITECTURAL EVALUATION
OF FIVE STRUCTURES LOCATED IN
REDWOOD GROVE PARK, LOS ALTOS, CALIFORNIA

May 16, 1980

On May 6, 1980 Robert Morris of MORRIS & WENELL Architects and Planners Inc. made a site inspection of the above site. The purpose of the site visit was to obtain an architect's opinion of the condition of the existing structures located on the site and render an opinion of their existing condition for possible continual use.

Structure No. 1 is located approximately 100 yards from the entrance of the park. This facility is a wood-framed residence, with trussed rafters, a wood crawl space with a concrete foundation, asphalt shingled roof and is approximately 1,000 square feet in area and poorly maintained. The existing window sash, wood siding and structure appear to be in sound condition. Some sash is of wood, some is of metal. The overall structural condition of the house appears to be adequate, however, at the east corner the drainage is very poor (i.e. ground water has had contact with the wood for a continued period of time). Traditionally, this would indicate dry rot at the sill line. At the west side of the structure, the foundation and crawl space are visible and appear to be in good condition. Access to the interior of the structure was not available, therefore, no opinion can be expressed concerning the plumbing, wiring or interior condition. Aesthetically the building has a very pleasing form. If it were to be repainted, reroofed with shakes and the exterior relandscaped, it could be an asset to the property.

Building No. 2 is located approximately in the center of the site. This facility was the main residence of the estate. The structure is approximately 3,400 square feet in size, stucco exterior, wood-frame with crawl space and concrete foundation. The roof is Spanish-style clay tile. The house appears to be approximately forty to fifty years old. The yard on the west side of the house slopes towards the foundation and in some instances, earth is directly adjacent to the foundation plates. I would expect there is a considerable amount of dry rot and possible termite infestation on this side. If any reconstruction work is to be done on this structure, regrading for proper drainage would be the first item I would recommend.

Inspection of the crawl space indicated a well-designed foundation system. Inspection of the attic space indicated a relatively good roof framing system, this is extremely important due to the heavy loads imposed by the clay tile roofing. The roofing itself is in very good condition, with the exception of limited areas that could use additional mortaring and minor repairing. The western portion of the facility is currently being used as a community meeting facility and has been remodelled with a mish-mash of different techniques. I was able to make a limited inspection of the electrical wiring. What I did see was an antiquated knob and tube system. The plumbing appears to be in average working condition. We were informed that a new septic system has been recently installed. The heating system within the facility is a combination of gas wall heaters and gas floor furnaces. The bulk of the residence has oak flooring that is in reasonably good condition and would just need resanding and sealant if it were to be reconditioned. In summary, the structure is old, however, it has had reasonably good maintenance and in my opinion is worthy of reconstruction or restoration.

Buildings 3, 4, and 5 are three wood-framed, flat roof structures with built-up roofs. Each is approximately 750 square feet. Each facility is wood sided and all appeared to be in relatively good condition. Once again, as the other facilities, drainage adjacent to the units appears to be the single greatest problem, with the southernmost unit in the greatest need of site repair. The residences were not available for interior inspection, but basically appeared to be in better condition than Structures 1 and 2.

SUMMARY OF STRUCTURES 1 - 5

It is my opinion that all facilities are in good enough condition to justify reconstruction rather than demolition. As I have indicated above, immediate site drainage correction should be the first order of work to relieve any future water damage. Secondly, the roofs should be repaired as necessary to prevent any leakage. Further recommendations for each unit can be made when some idea of a budget is established.

One significant point should be considered before any construction or design is commenced and that is the impact of Section 104 of the Uniform Building Code, 1976 edition. This section refers to additions, alterations, and repairs to existing structures and essentially establishes the requirements on bringing the facility up to code. I have enclosed a copy of this section.

If additional information is required, please do not hesitate to contact us.

Sincerely,

MORRIS & WENELL

A handwritten signature in dark ink, appearing to read "Robert Morris". The signature is fluid and cursive, written over the typed name.

Robert Morris, R.A.
President

RM:rf

Attachments



HISTORICAL COMMISSION MINUTES

Monday, October 26, 2015 – 7:00 P.M.
Los Altos Community Meeting Chambers
1 North San Antonio Road, Los Altos, California 94022

CALL TO ORDER

Chair CHAPMAN called the meeting to order at 7:00 P.M.

ESTABLISH QUORUM

Present: Chair CHAPMAN, Vice-Chair MABE, Commissioners AHMADJIAN-BAER, TRAPNELL and HORN

Absent: Commissioners WELSH and BISHOP

Staff: Staff Liaison GALLEGOS and Engineer Service Manager, LAMM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None

ITEMS FOR CONSIDERATION/ACTION

1. Commission Minutes

MOTION by Commissioner AHMADJIAN-BAER, seconded by Vice-Chair MABE, to approve the August 24, 2015 meeting minutes.

MOTION CARRIED UNANIMOUSLY

2. City of Los Altos – Halsey House – 482 University Avenue

Engineering Services Manager LAMM presented the agenda report for the Feasibility Study for the Adaptive Reuse or Demolition of the Halsey House, a Historic Landmark and answered Commissioner questions. Staff noted the pros and cons for the two design schemes and advised the study was not a historic resource evaluation.

One member of the public, Val Carpenter Chair, Friends of Historic Redwood Grove, spoke in favor of Design Concept 'A'. Ms. Carpenter noted that the report confirms that it is in fact feasible to renovate and adaptively reuse the Halsey House for community use. Ms. Carpenter requested that the Historical Commission recommend the implementation of the seven measures recommended on p. 13 of the Feasibility Study as soon as possible, pursue Design Scheme 'A' and continue to partner with the Friends of Historic Redwood Grove.

The Commission expressed support for Design Concept 'A', which would maintain the priority of preserving the Historic Landmark. The Commission noted that Design Concept 'A' is approximately a million dollars (\$833,015.37) less than building an equivalent new facility; the design concept provides an opportunity for community involvement in raising funds to rehabilitate the Historic Landmark; and the retention of the Historic Landmark would permit the City to pursue grants and/or matching funds to offset the cost of rehabilitating the building.

MOTION by Commissioner TRAPNELL, seconded by Commissioner AHMADJIAN-BAER, to recommend the City Council pursue Design Concept 'A' in order to adaptively reuse the Halsey House, a Historical Landmark and to implement the seven measures recommended on p. 13 of the Feasibility Study as soon as possible.

MOTION CARRIED UNANIMOUSLY

INFORMATIONAL ITEMS

3. Margaret Thompson Essay Contest

No Report

4. Friends of the Historic Redwood Grove

No Report

5. Monthly staff report

Staff Liaison GALLEGOS provided yearly calendar of events to the Commission and provided an update on the Eichler Historic neighborhood.

COMMISSIONER REPORTS AND COMMENTS

None

POTENTIAL FUTURE AGENDA ITEMS

None

ADJOURNMENT

Chair CHAPMAN adjourned the meeting at 8:01 PM.

Sean K. Gallegos
Staff Liaison



**MINUTES OF A SPECIAL MEETING OF THE PARKS AND RECREATION
COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY,
NOVEMBER 18, 2015 AT 7:00 P.M. AT GRANT PARK COMMUNITY CENTER
1575 HOLT AVE, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Engle, James, Fligor, Tooley, Baron, Weinberg

ABSENT: Parmar

INTRODUCTION OF NEW COMMISSIONER – JOHNATHAN WEINBERG

SPECIAL PRESENTATION – HALLOWEEN WINDOW PAINTING WINNERS

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA – TWELVE (12) SPEAKERS

ITEMS FOR DISCUSSION/ CONSIDERATION

1. Commission Minutes

Approve October 14, 2015 Commission meeting minutes.

Action: APPROVED minutes of the October 14, 2015 special meeting (Baron/James). Passes 5-0 /Weinberg abstain

2. Halsey House Study

Receive report on the Halsey House feasibility study and provide input

Public comment: Ten (10) speakers

Action: *Motion Fligor* - Recommend to City Council Option A of the Halsey House feasibility study with reservations in five (5) areas. *Amendment James* – Placing a timeline on the funding identification, to revisit other options if not funded within that timeline.) *Amendment accepted.*

Five Commission reservations:

1. Parking – Do not like parking plan in Redwood Grove
2. Space for recreation programing – How many programs can use this space?
3. Cost – Unknown costs during construction due to the age and condition of the facility.
4. Funding – Where does the money come from and when?
5. Site changes – External changes should be minimized.

Second Engle

Passes 4-2 (James, Tooley dissenting)

3. Work Plan

Review/update Commission work plan

Public comment: None

Action: None. Updates were made to reflect work plan changes and/or progress.

INFORMATIONAL ITEMS

4. Monthly staff report
Grant Park Roof Project complete
Redwood Grove Bank Stabilization Project is complete
Getting to Know Your Parks contest certificate presentation
Measure A results
Health snacks and beverages City initiative update

COMMISSIONERS' REPORTS AND COMMENTS

Comments on Measure A (All Commissioners)

POTENTIAL FUTURE AGENDA ITEMS

- Grant Park Senior Program

ADJOURNMENT

Meeting adjourned at 9:31 pm (Tooley)