

Halsey House and Redwood Grove



Special Joint Historical Commission and
Parks and Recreation Commission Meeting
September 21, 2020



Parks
Make
Life
Better!

City Staff Introductions

- **Donna Legge**, Recreation & Community Services Director/**Casey Richardson**, Office Assistant II-Commission Support
Staff Liaison to Parks and Recreation Commission
Recreation & Community Services: Implementation and administration of programming
- **Sean Gallegos**, Associate Planner/**Eliana Hassan**, Assistant Planner – Commission Support
Staff Liaison to Historical Commission
Planning Division of Community development Department: Historical designation and significance
- **Aida Fairman**, Engineering and Services Manager/**Dave Brees**, Special Projects Manager
Engineering: Administration of future grant options or capital improvement alternatives
- **Manny Hernandez**, Municipal Services Director
Municipal Services Center: Administration of maintenance services

Commission Introductions

Historical Commission

- Chair, Larry Lang
- Vice Chair, Russell Bartlett
- Qing Bai
- Margo Horn
- David Moore
- Nomi Trapnell
- Sepideh Zoufonoun

- City Council Liaison, Jan Pepper

Parks and Recreation Commission

- Chair, Tanya Lindermeier
- Vice Chair, Scott Spielman
- John Corrigan
- Pete Dailey
- Teresa Morris
- Jonathan Weinberg
- Yong Yeh

- City Council Liaison, Lynette Lee Eng

Purpose of the Meeting

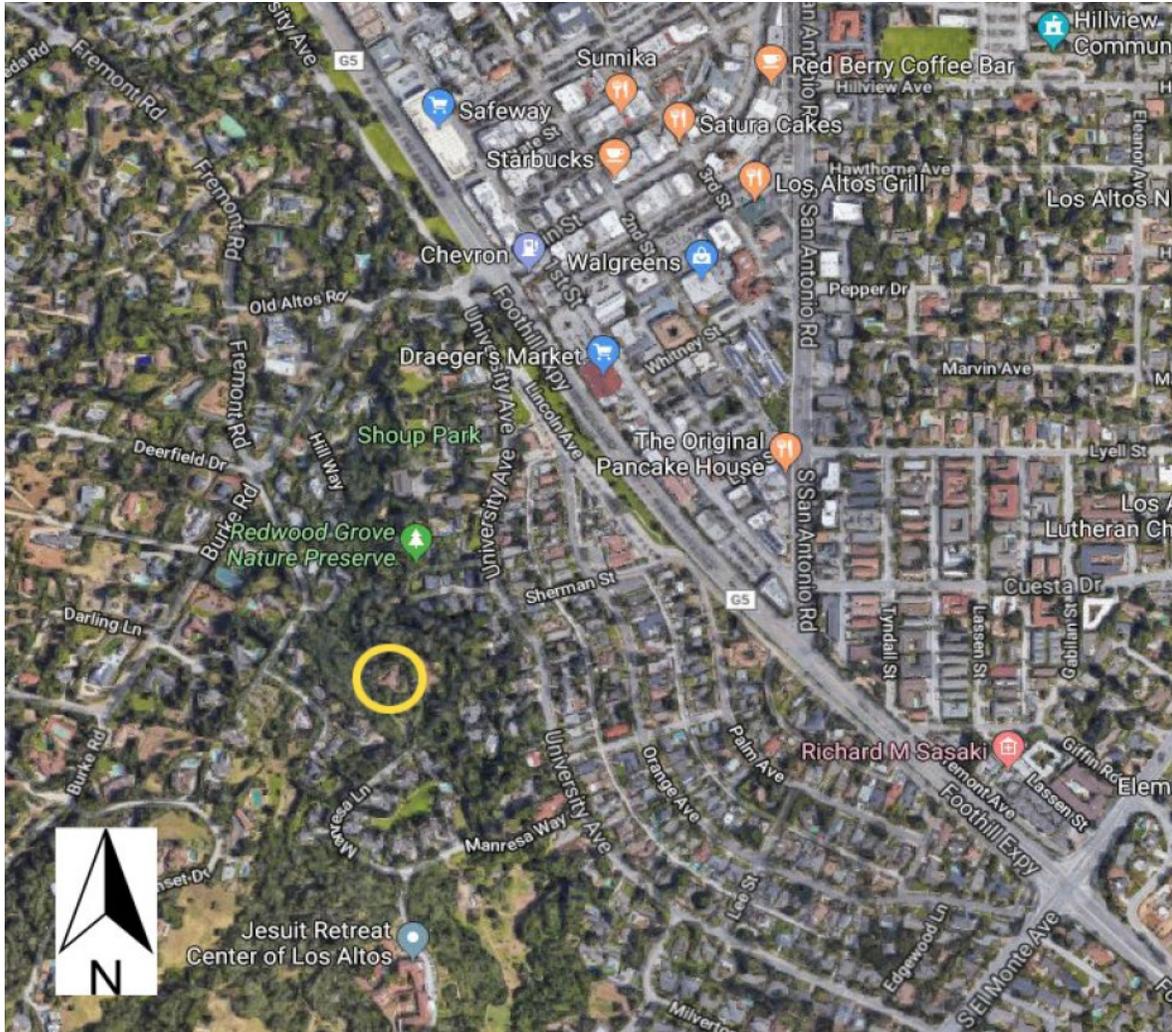
- Review Status of Halsey House and Redwood Grove
 - Parks and Recreation Commission – June 29, 2020
 - Historical Commission - June 17, 2020
- Review Options for Moving Forward
- Community-Based Funding Opportunity
- Share Perspectives and Ideas
- Next Steps



Halsey House and Redwood Grove

- Historical Status
- Background the Past Actions by the City

Halsey House and Redwood Grove



Historical Background of the Halsey House

- Constructed in 1923, for Theodore Vail Halsey and Emma Wright Halsey
- Spanish Revival Style
- Emma planted dozens of redwood trees from the Santa Cruz Mountains (Redwood Grove)
- 6.12-acres
- City-owned Redwood Grove Nature Preserve
- Local landmark owned by the City



Los Altos property, 1915 (Los Altos His

Site History

- Purchased by the City in 1974
 - Landmarked in 1981
- 12.44.210 - Duty to keep in good repair:

The owner, occupant or the person in actual charge of a historic resource, a historic landmark or property located within a historic district shall keep and maintain in good condition and repair all exterior portions of the improvement or structure, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior architectural feature or natural feature.

- Closed in 2008 due to public health and safety concerns



Past Programs

- Nature Center
- Redwood Grove Nature Camp
- Nature Programs
- Yoga Classes
- Ohlone History Lectures Artifacts
- Building of Ohlone Shelters
- Boy and Girl Scout Merit Badge Programs
- Guitar classes
- Children's Birthday Parties
- Archery classes
- Rose pruning demonstrations & lectures
- Rose Garden
- Ceramics Studio by Pinetree Pottery
- Blacksmithing





Pre-Pandemic Programs

- Redwood Grove Nature Camp
- Archery Birthday Parties
- Archery Lessons

Program Possibilities

- Nature programs for School-age Children
- Nature/Ecological Classes (Water Conservation, Creek Habitat, Native American Programming, History of Santa Clara Valley and Los Altos
- Partnerships (Los Altos History Museum and Grassroots Ecology, etc.)
- Scout Merit Badge Programs
- Photography classes
- Yoga, Pilates/Tai Chi/Meditation
- Nature inspired art classes
- Music Classes, cooking classes, gardening classes, Ikebana
- Rentals (birthday parties, retreats, memorials, seminars/lectures and small events



Mark Sandoval Feasibility Study

- 2013 – Capital Improvement Plan: 1) renovation for adaptive reuse; and 2) demolition and new construction
- 2015 – Architect Mark Sandoval hired to perform a feasibility study:
- **Alternative A – Preservation and Adaptive Reuse**
 - Preserve Halsey House.
 - CEQA – categorically exempt
 - 4,000 SF of programmable space for Recreation and Community Services
 - Estimate = \$3.2M
- **Alternative B – Demolition and Re-build Purpose Built Facility**
 - Greater flexibility for potential use
 - Size of facility to best fit needs of the community
 - Environmental Impact Report to address loss of historical significance
 - Requires vehicular access and new bridge
 - Estimate = \$4.4M
 - Not deemed a viable alternative at December 8, 2015 City Council Meeting

Council Action – Mark Sandoval Report

2015 (December) - Council rejected the re-construction option as a viable alternative, and directed staff to present additional alternatives, including partial renovation/demolition and complete demolition, parking and ADA requirements

2016 (June) - Engineering staff presented a range of options for the Halsey House:

- Adaptive re-use/renovation per the Mark Sandoval Report (\$3.2M)
- Partial renovation/demolition (assuming 1,200 sf) of renovated space (\$1.5M)
- Building shell preservation (mothballing) (\$500k)
- Demolition, excluding environmental impacts (\$115k)

Council preferred adaptive re-use if Friends of Historic Redwood Grove would fundraise or identify grant funding for roughly \$2-2.5M of the \$3.2M project. Otherwise demolition of the facility was a viable alternative.

2018 (January) - Council considered the Halsey House Feasibility Study

- **Fundraising:** The Friends of Historic Redwood Grove were not able to establish a set dollar amount “commitment” as requested by Council
- **Grant Opportunities:** The Santa Clara County Historical Heritage Grant Program could award up to \$200,000 towards construction of history preservation projects throughout the County

Council Action – Mark Sandoval Report

- **Programming**

- Nature Inspired Art Classes
 - Nature Education Programs
 - Eco-Friendly Birthday Parties
 - Theatre in the Grove
 - Meditation/Yoga/Tai Chi
 - Garden Club
 - Rose Garden
- **CEQA:** Staff found CEQA review of project alternatives would result in anticipated cost of \$25,000 to \$30,000.

Council directed staff to:

- Take temporary measures to protect the Halsey House;
- Directed the Historical Commission to work with the community and staff to submit a grant application to Santa Clara County Heritage Commission for further preservation of the Halsey House.

Council Action – Mark Sandoval Report

- On January 23, 2018, Council directed the Historical Commission to work with community members and staff to develop an application for the 2018 Santa Clara County Historical Heritage Grant.
- In April 2018, the Los Altos Historical Commission Subcommittee for the Halsey House, the Los Altos History Museum, City staff and community members prepared an application for a Certified Local Government Grant for the Office of Historic Preservation to fund a historic structure report (HSR) for the Halsey House.
- On May 1, 2018, the City of Los Altos submitted an application to the Office of Historic Preservation for a Certified Local Grant for the preparation of HSR for the Halsey House.
- On November 27, 2018, the City was awarded \$34,100 for a Historic Preservation Fund Grant for the completion of an RFP

Historical Commission

- 2018 (January) - Council directed the Historical Commission to work with community members and staff to develop an application for the 2018 Santa Clara County Historical Heritage Grant
- 2018 (April) - Applied for Certified Local Government Grant for the Office of Historic Preservation to fund a historic structure report (HSR)
- 2018 (May) - Applied for Office of Historic Preservation for a Certified Local Grant for the preparation of HSR for the Halsey House
- 2018 (November) - City was awarded \$34,100 for a Historic Preservation Fund Grant for the completion of an RFP

What is a Historic Structures Report (HSR)

- Provides documentary, graphic, and physical information
- An effective part of preservation planning
- Establishes goals for the use or re-use of the property
- Conveys information about the design and construction :
 - 1) Developmental History
 - Historical background and context
 - Chronology of development and use
 - Physical description
 - List of character-defining features and materials
 - Discussion of significance.
 - 2) Treatment and Use
 - Comprehensive set of treatment and use recommendations
 - In accordance with The Secretary of the Interior's Standards
 - Rehabilitating, restoring, and reconstructing historic properties

Historic Structures Report (HSR)

- 2014 (November) - City issued a Request for Proposals to develop an HSR
- Community Development Department selected Architectural Resources Group (ARG)
- 2019 (September) - Draft HSR and Structural Assessment report completed
- 2019 (December) - Planning Division received the Final HSR from the historical consultant



Findings in the HSR

- Fair to poor condition
- Trapped moisture
- Failed roof with water intrusion – cause of extensive damage to interior finishes
- Vandalism has damaged windows and doors
- Water intrusion and pest infestation
- No accessible path of travel to, around, or within the building
- Failed mechanical, electrical, and plumbing systems



HSR Recommendations

- New landscape and civil site design
- Improved drainage and exterior accessible path of travel
- Roof replacement
- Repairs to exterior stucco walls
- Repairs to exterior doors and windows
- Repairs to interior finishes and minor interior renovations
- Interior accessible path of travel and accessible restrooms
- Installation of a fire protection system
- Installation of new mechanical, electrical, and plumbing systems throughout the building
- Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties

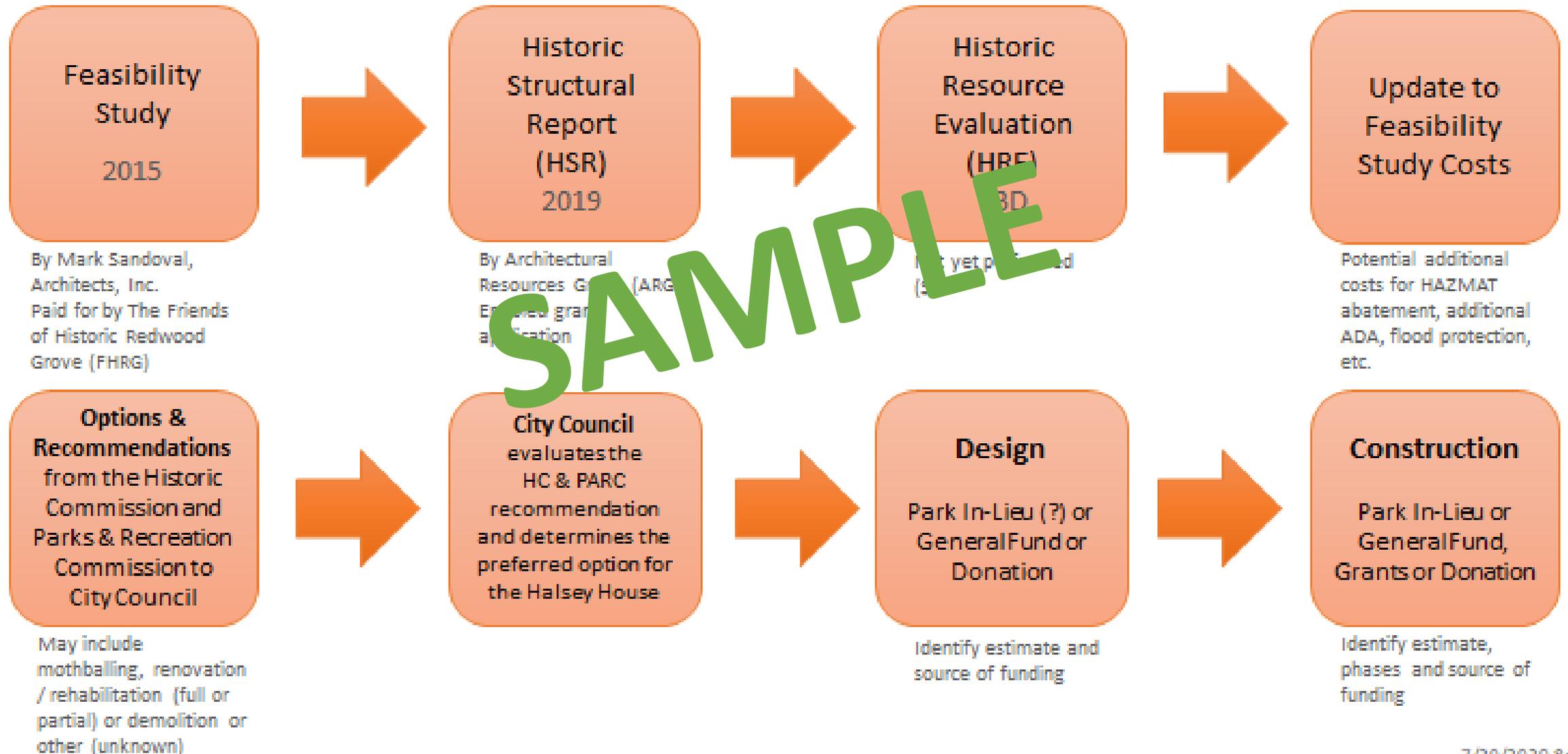


Halsey House and Redwood Grove Options

- Preservation
- Preservation with programmatic adjustments
- Removal/Replacement – preservation of architectural features
- Moth-balling
- Other

Halsey House

(482 University Ave)



Community-Based Funding Opportunity

Introduction

Jeffrey LaBoskey, Registered Architect of Aidlin Darling Design (San Francisco)

- Raised in Los Altos, CA
- B.S. in Architecture from Washington University in St. Louis
- Master of Architecture from Harvard University
- Taught architectural design studios at Harvard University, UC Berkeley, and California College of the Arts
- Experience designing at all scales, including site planning and working with historic structures
- Designer and project manager on numerous projects in the institutional, hospitality, and residential sectors

CONCEPTUAL DESIGN STUDY
FOR HALSEY HOUSE + REDWOOD GROVE

JEFF LABOSKEY
AIDLIN DARLING DESIGN

SEPTEMBER 21, 2020



WINDOVER CONTEMPLATIVE CENTER, STANFORD



SPA RETREAT, SONOMA

Halsey House Conceptual Design Study
September 21, 2020



LISTEN TO SITE





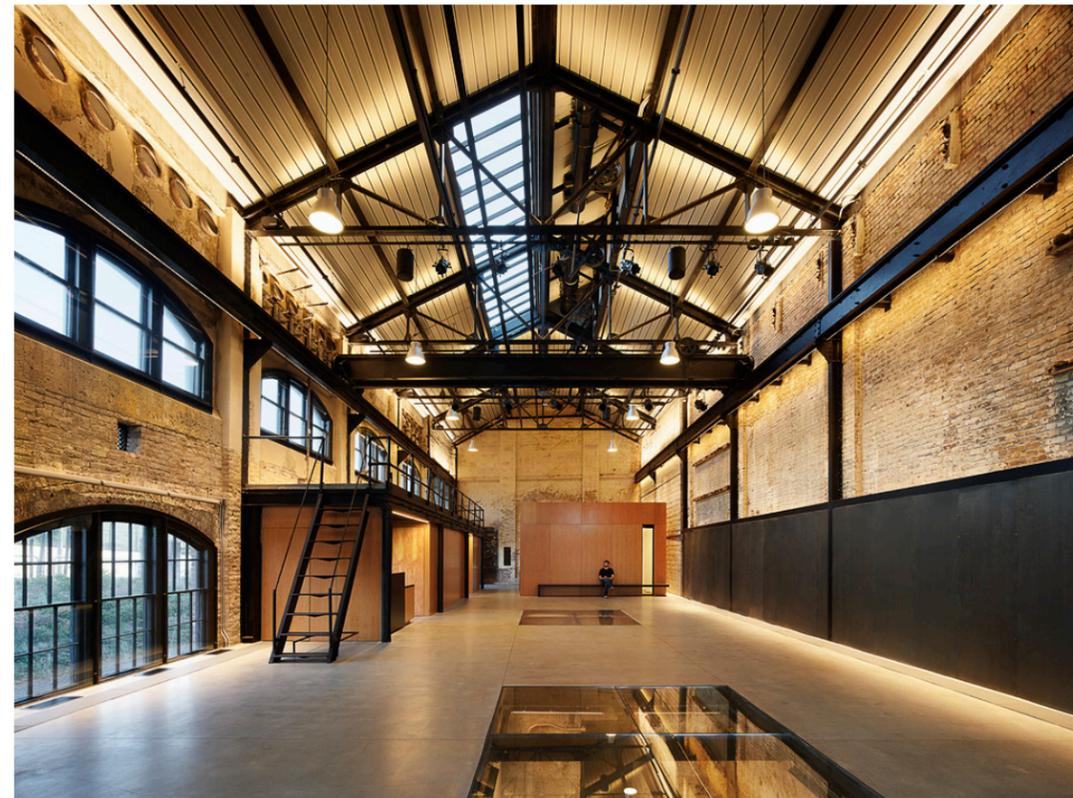
ROSELAND UNIVERSITY PREP,
SANTA ROSA, CA

LISTEN TO PROJECT GOALS





SCRIBE HACIENDA, SONOMA



GENEVA CAR BARN AND POWERHOUSE, SAN FRANCISCO

Halsey House Conceptual Design Study
September 21, 2020

LISTEN TO CONTEXT



HALSEY HOUSE + REDWOOD GROVE CONCEPTUAL DESIGN STUDY

Construction Cost Target: \$2 Million

Scope: 2-3 SMALL NEW STRUCTURES

Program:

- RESTROOMS
- STORAGE AND VOLUNTEER SPACE
- SMALL EDUCATION SPACE

PROCESS

1. OBSERVE THE SITE
2. INTERVIEW STAKEHOLDERS
3. DEVELOP DESIGN OPTIONS
4. SOLICIT FEEDBACK
5. REFINE THE CONCEPTUAL DESIGN(S)

KEY CONSIDERATIONS + GOALS

- HALSEY HOUSE CONSERVATION STRATEGIES
- FLOOD PLAIN ISSUES
- ACCESS NEEDS
- NEIGHBOR ADJACENCIES
- PRESERVE AND ENHANCE REDWOOD GROVE FOR THE COMMUNITY AND FUTURE GENERATIONS

THANK YOU

Historical Commission
Parks and Recreation Commission

Sharing Perspectives and Ideas

Next Steps

Historical and Parks and Recreation Commissions:

- Meet separately to discuss alternatives for the Halsey House and Redwood Grove
- Discuss and evaluate each alternative
- Follow up Options if Needed:
 - Subcommittee work
 - Further research or provision of additional information
 - Additional joint meetings
 - Other
- Forward Recommendation to City Council



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Better!

Thank You