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

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Architecture - Historic Preservation - Design

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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/

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 ACTERRA[3] 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

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

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 through 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

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

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

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

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 murid 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

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 performed on this wonderful Spanish Eclectic Revival Home[10] 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 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

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

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.

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.

9. RESOURCES

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"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

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

Quote # 098-891

ESTIMATOR: Gerry Horn
Requestor: Mark Sandoval

PROJECT BUDGET

DATE	PROJECT		PROJECT LOCATION
9/2/2015 REV III	Halsey House Design Concept A	PRE-LIM BUDGET	482 University Ave. Los Altos, Ca.

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 Officals ,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		PROJECT LOCATION
9/3/2015	Halsey House	PRE_LIM Budget	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 Officals
	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	Requried 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 Buildi
	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 BLI	$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 & Lowers 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

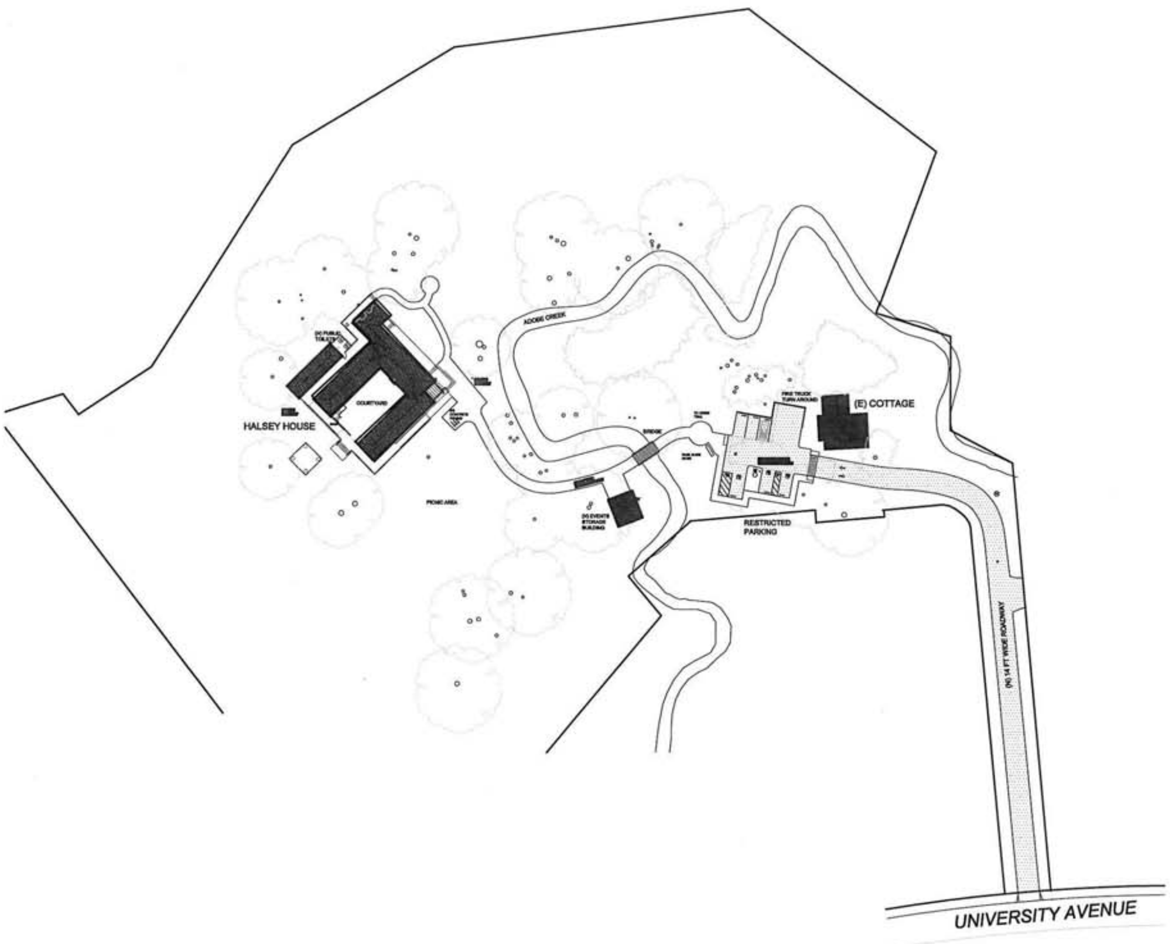
Exclusions:
*Any hazardous/toxic material removal or handling.
*Provide project Superintendent and Management including overseeing and scheduling of any Contractor working on site that is not hired by Duplan Construction.
**Project Budget excludes City Plan Check comment requirements at this time as 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:_____



M. SANDOVAL ARCHITECTS INC.

PROJECT:

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

LICENSED ARCHITECT
MARK S. SANDOVAL
No.C23926
Ren. 6-30-17
STATE OF CALIFORNIA

REVISIONS
1
2
3
4
5
6
7
8

SHEET DESCRIPTION

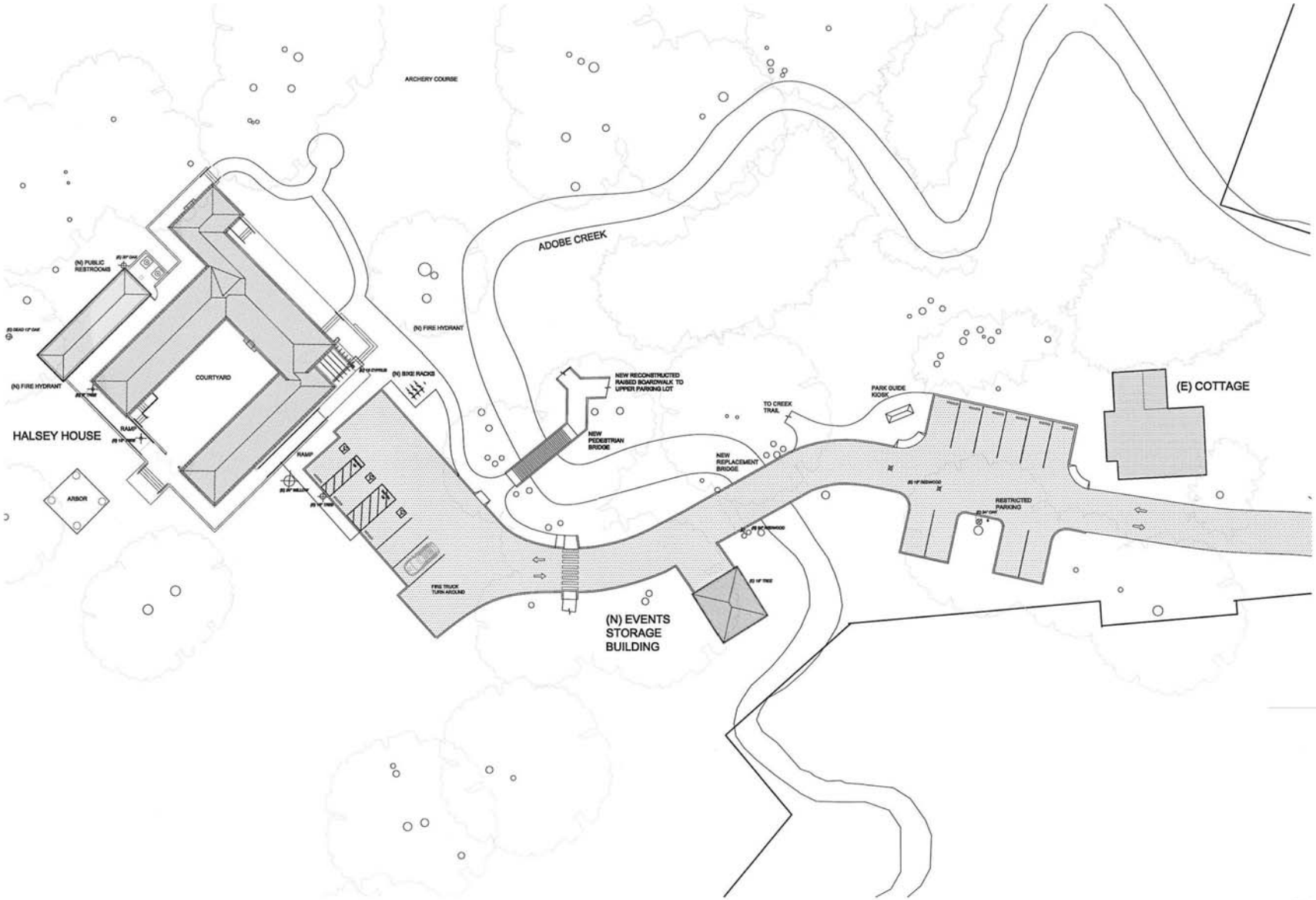
HISTORIC
HALSEY HOUSE
PROPOSED
SITE PLAN
(OPTION 1)

N0. 1508-01

10/19/15	AS NOTED
DATE:	SCALE:
DRAWN BY:	CHECK BY:

SHEET NUMBER

A1.1A



M. SANDOVAL ARCHITECTS INC

140 Corte Madera Town Center #404
Corte Madera, California 94925

San Francisco, Marin and North Bay Region
Phone: 415.924.7580
Fax: 415.924.7590
Peninsula and South Bay Region
Phone: 650.941.8048
Fax: 650.941.8056

mail@msandovalarchitects.com
www.msandovalarchitects.com

PROJECT:

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

LICENSED ARCHITECT
MARK S. SANDOVAL
No. C23926
Exp. 8-30-17
STATE OF CALIFORNIA

REVISIONS:

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SHEET DESCRIPTION:

HISTORIC
HALSEY HOUSE
PARTIAL
SITE PLAN
OPTION 2

NO. 1506-01

DATE: 10/19/15

SCALE:

DRAWN BY:

CHECK BY:

SHEET NUMBER:

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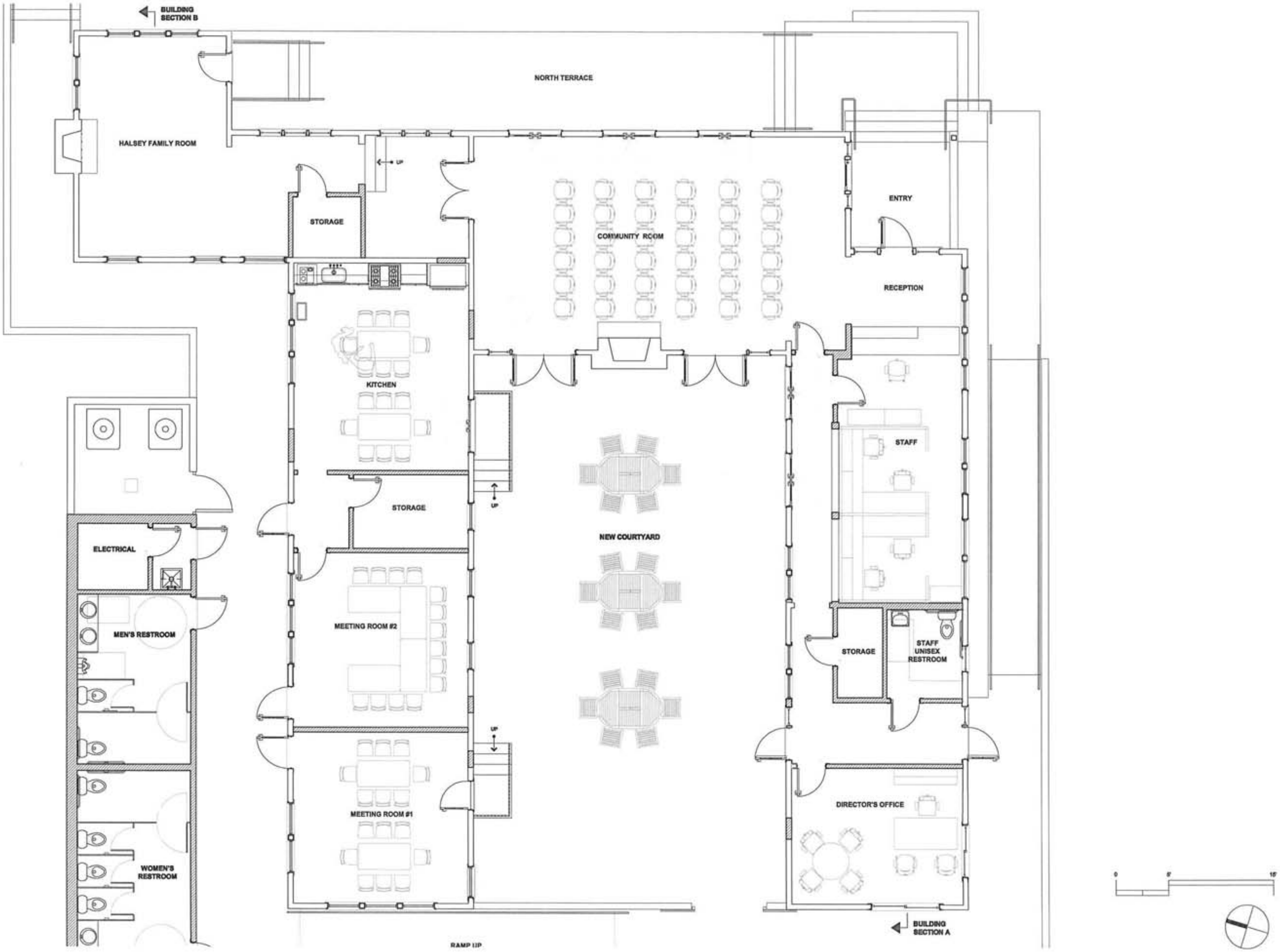

M. SANDOVAL ARCHITECTS INC.

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

LICENSED ARCHITECT
MARK S. SANDOVAL
No.C23926
Ren. 6-30-17
STATE OF CALIFORNIA

HISTORIC
HALSEY HOUSE
PROPOSED
FLOOR PLAN

N0. 1506-01

8/16/15 AS NOTED

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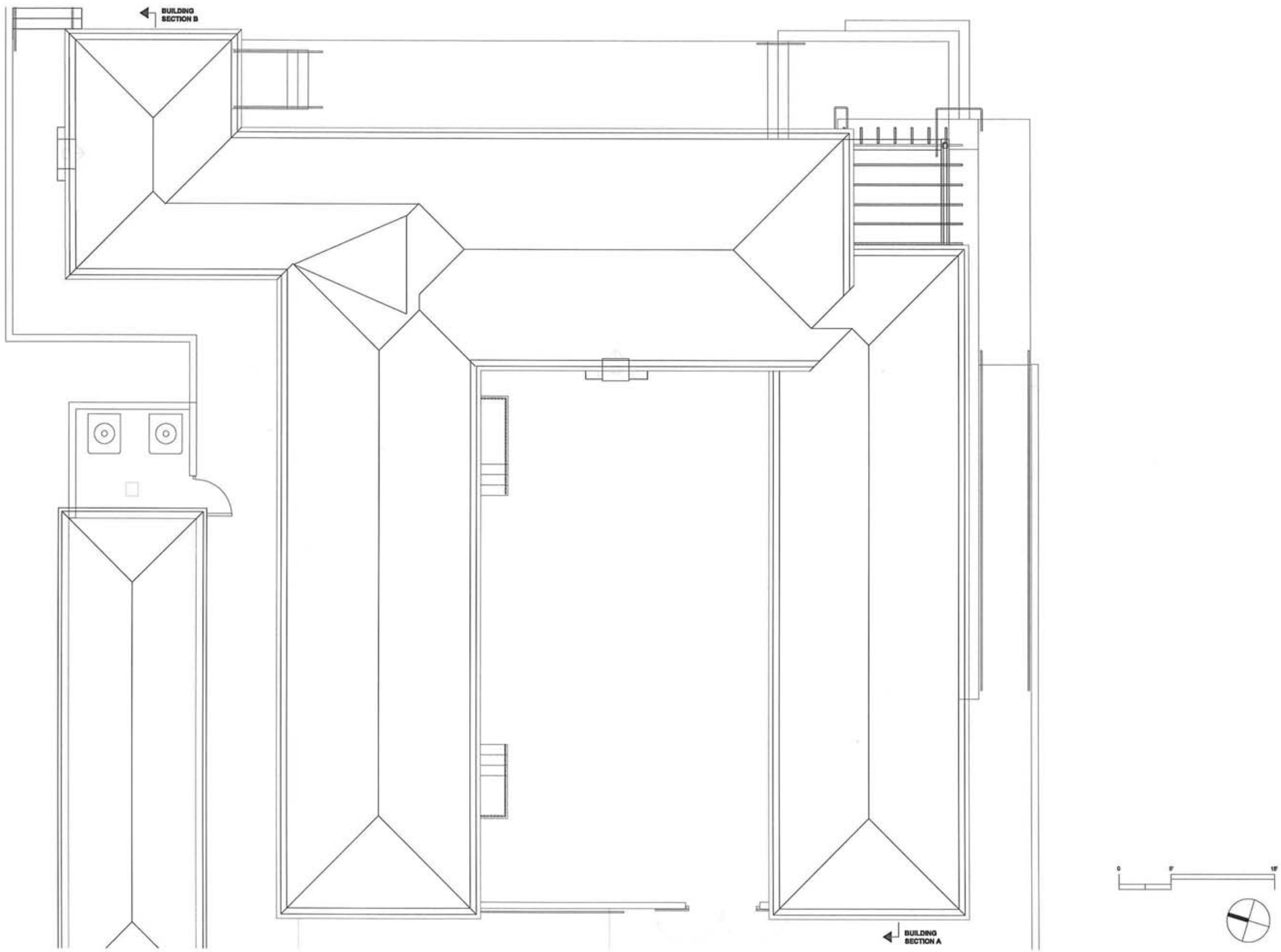

M. SANDOVAL ARCHITECTS INC.

PROJECT:

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

LICENSED ARCHITECT
MARK S. SANDOVAL
No.C23926
Ren. 6-30-17
STATE OF CALIFORNIA

REVISIONS

SHEET DESCRIPTION

HISTORIC
HALSEY HOUSE
PROPOSED
ROOF PLAN

NO. 1506-01

9/3/15	AS NOTED
DATE	SCALE
DRAWN BY	CHECK BY

SHEET NUMBER

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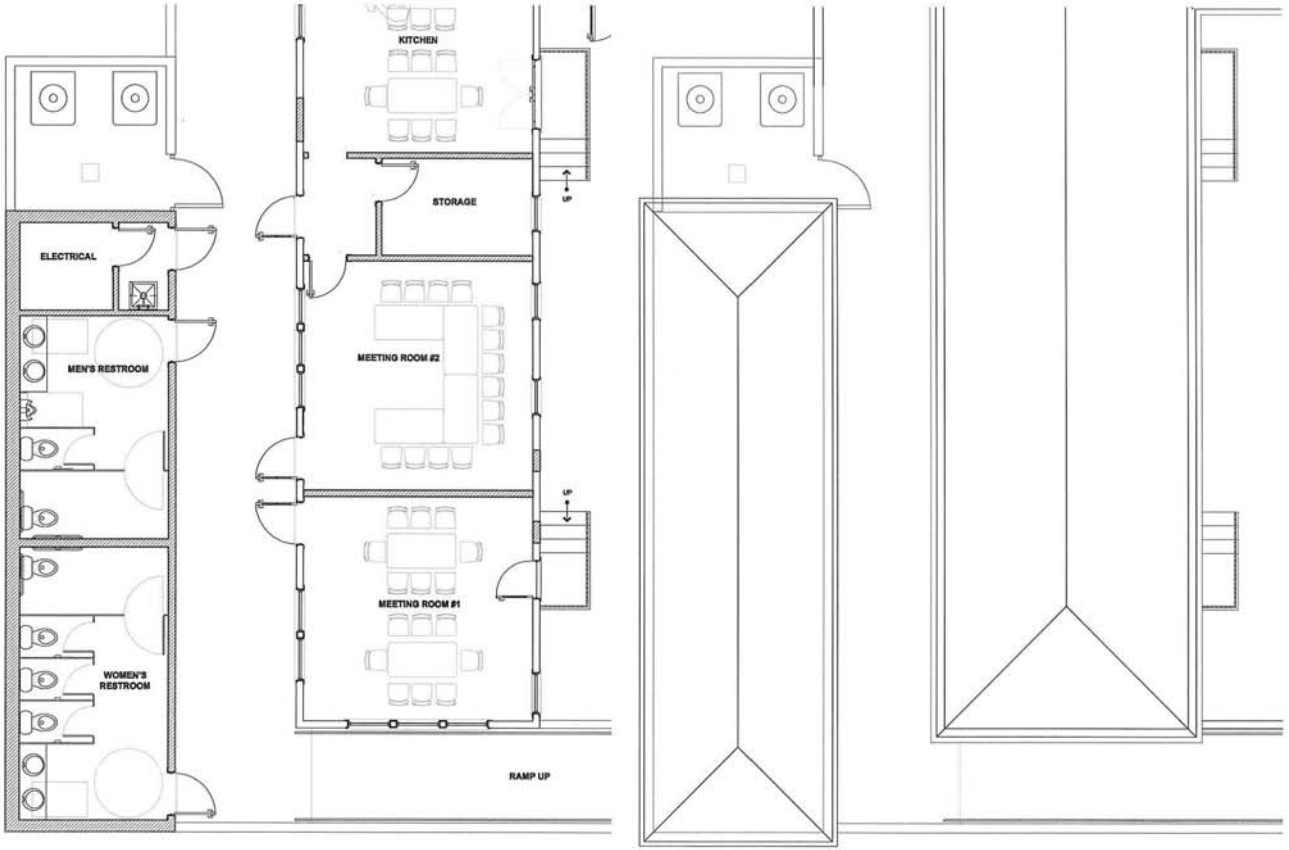

M. SANDOVAL ARCHITECTS INC

140 Corte Madera Town Center #404
Corte Madera, California 94925

San Francisco, Marin and North Bay Region
Phone: 415.924.7366
Fax: 415.924.7366
Peninsula and South Bay Region
Phone: 650.941.8049
Fax: 888.941.8049

msa@msandovalarchitects.com
www.msandovalarchitects.com

PROJECT:

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

LICENSED ARCHITECT
MARK S. SANDOVAL
No. C23926
Exp. 8-30-17
STATE OF CALIFORNIA

REVISIONS:

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SHEET DESCRIPTION:

HISTORIC
HALSEY HOUSE
PROPOSED
PUBLIC
RESTROOM PLAN

NO. 1506-01

DATE: 9/3/15
SCALE: 1/4" SCALE

DRAWN BY:
CHECK BY:

SHEET NUMBER:

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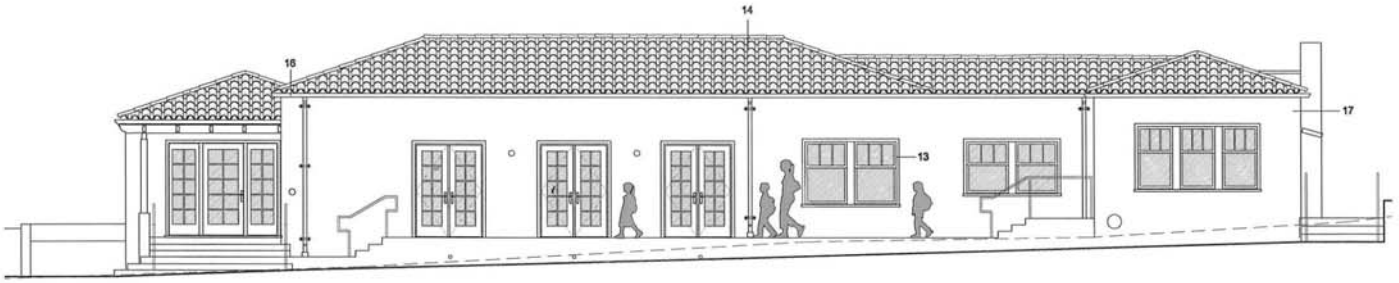
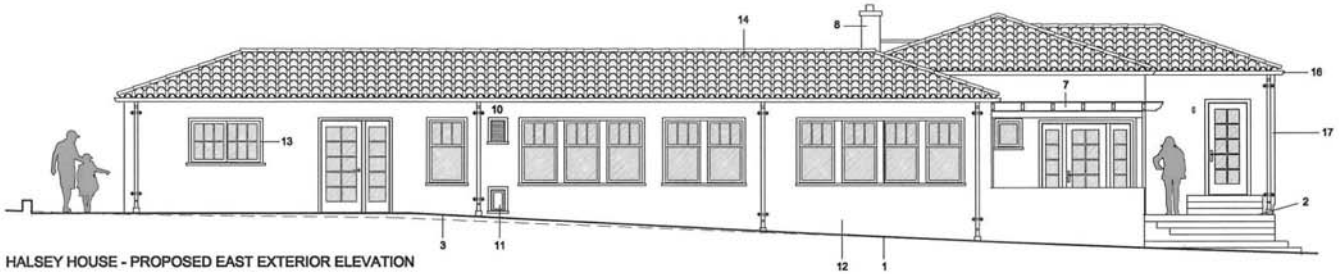
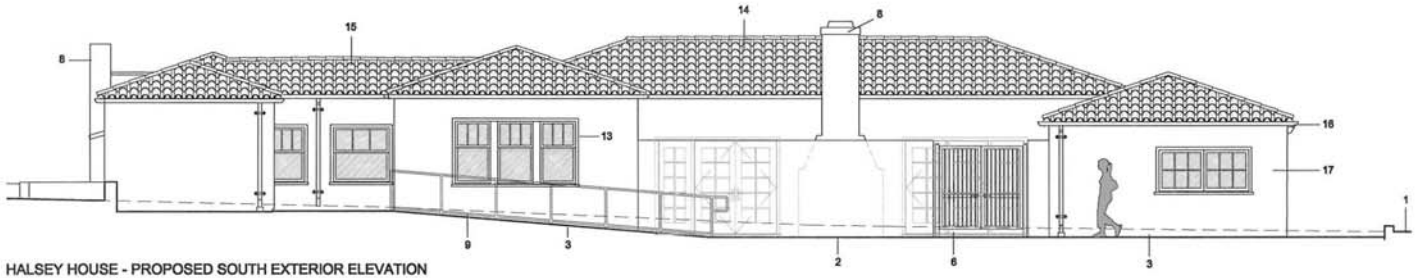
0 5' 10'



HALSEY HOUSE - PROPOSED NORTH EXTERIOR ELEVATION



HALSEY HOUSE - PROPOSED EAST EXTERIOR ELEVATION



HALSEY HOUSE - PROPOSED SOUTH EXTERIOR ELEVATION

LEGEND

1. NEW FINISH GRADE
2. INDICATES NEW CONCRETE SCORED PATIO; PATTERN TO MATCH VISUAL APPEARANCE OF THE EXISTING PATIO
3. NEW REPLACEMENT CONCRETE FOUNDATION SYSTEM
4. INDICATES NEW STUCCO DRIP SCREED TO MATCH APPEARANCE OF EXISTING
5. INDICATES NEW METAL HANDRAILS
6. INDICATES NEW METAL COURTYARD GATES
7. NEW REPLACEMENT REDWOOD ENTRANCE TRELLIS
8. EXISTING MASONRY FIREPLACE CHIMNEY REPAIR AS REQUIRED AND SEISMIC ALLY BRACE TO STRUCTURE
9. NEW CONCRETE HANDICAP WALK WITH HANDRAIL
10. INDICATES EXISTING LOUVER WALL VENT (TO BE REPAIRED OR REPLACE IF NEEDED
11. EXISTING UTILITY DOOR; REMOVE, REPAIR AND REUSE; NEW INSTALLATION SHALL BE FIXED AND NOT OPERABLE
12. PROVIDE MECHANICAL FOUNDATION AND CRAWL SPACE EXHAUST AND MAKEUP AIR VENTILATION
13. INDICATES NEW JELD-WEN AURALAST REPLACEMENT WINDOWS AND DOORS WITH EXTERIOR TRIM TO MATCH EXISTING HISTORIC WINDOWS
14. INDICATES REUSED AND RECONDITIONED EXISTING SPANISH CLAY TILE ROOF SYSTEM OVER NEW WATERPROOFING MEMBRANE
15. PROVIDE MECHANICAL EXHAUST AND MAKEUP ATTIC VENTILATION
16. NEW ROOF GUTTERS, DOWNSPOUTS AND STRAPS TO MATCH DIMENSIONAL AND VISUAL CHARACTERISTICS OF THE ORIGINAL
17. NEW EXTERIOR PLASTER STUCCO OVER LATH OVER NEW WATERPROOFING MEMBRANE
18. INDICATES NEW MECHANICAL EQUIPMENT ENCLOSURE
19. NEW PUBLIC RESTROOM BUILDING
20. APPROXIMATE LOCATION OF REPLACEMENT EXTERIOR LIGHT FIXTURE

M. SANDOVAL ARCHITECTS INC.

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Fax: 650.941.8098

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www.msandovalarchitects.com

PROJECT:

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

LICENSED ARCHITECT
MARK S. SANDOVAL
No. C23926
Exp. 6-30-17
STATE OF CALIFORNIA

REVISIONS:

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SHEET DESCRIPTION:

HISTORIC
HALSEY HOUSE
PROPOSED
EXTERIOR
ELEVATIONS

NO. 1506-01

DATE: 8/16/15

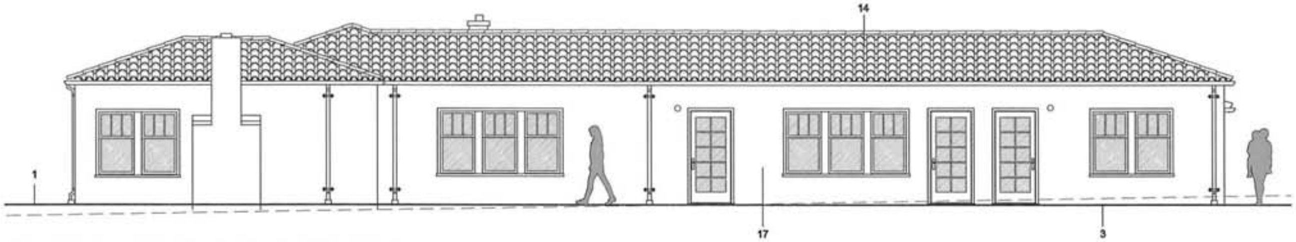
SCALE: 1'-0" = 1/4"

DRAWN BY:

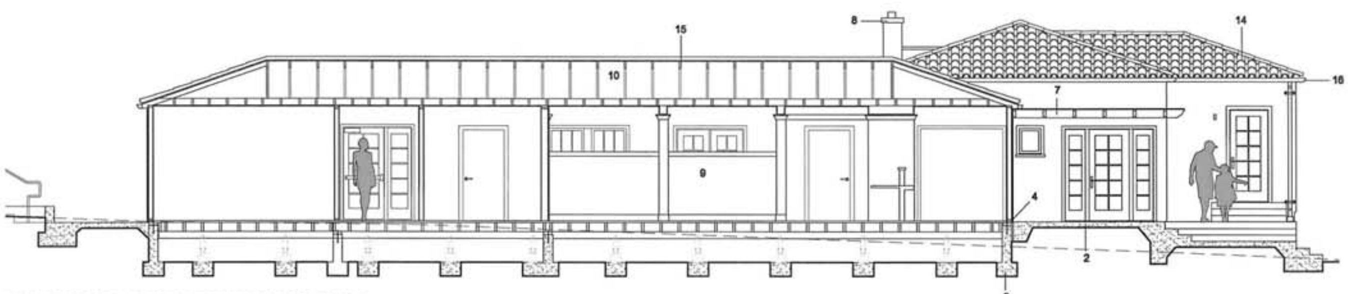
CHECK BY:

SHEET NUMBER:

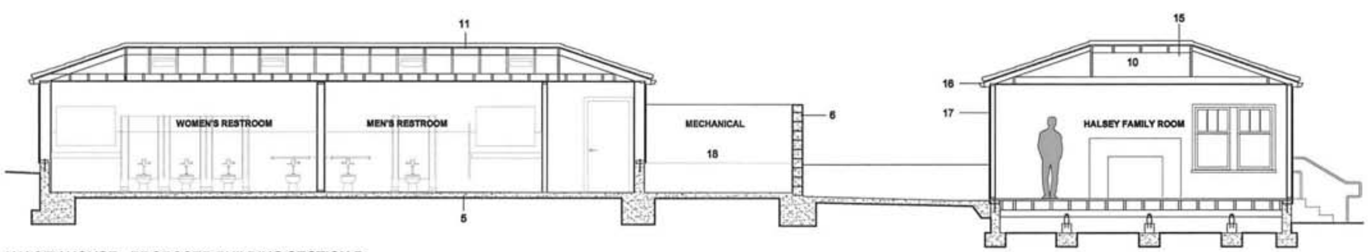
A3.1A



HALSEY HOUSE - PROPOSED WEST EXTERIOR ELEVATION



HALSEY HOUSE - PROPOSED BUILDING SECTION A



HALSEY HOUSE - PROPOSED BUILDING SECTION B

LEGEND

1. NEW FINISH GRADE
2. INDICATES NEW CONCRETE SCORED PATIO; PATTERN TO MATCH VISUAL APPEARANCE OF THE EXISTING PATIO
3. NEW REPLACEMENT CONCRETE FOUNDATION SYSTEM
4. INDICATES NEW STUCCO DRIP SCREED TO MATCH APPEARANCE OF EXISTING
5. INDICATES NEW TILE FLOOR OVER NEW CONCRETE SLAB AND FOUNDATION SYSTEM
6. INDICATES NEW CMU WALL
7. NEW REPLACEMENT REDWOOD ENTRANCE TRELLIS
8. EXISTING MASONRY FIREPLACE CHIMNEY REPAIR AS REQUIRED AND SEISMIC ALLY BRACE TO STRUCTURE
9. NEW INTERIOR WALLS AND PARTITIONS
10. INDICATES EXISTING FRAMING TO REPAIR REPAIR OR REPLACE AS NEEDED
11. NEW CONSTRUCTION
12. PROVIDE MECHANICAL FOUNDATION AND CRAWL SPACE EXHAUST AND MAKEUP AIR VENTILATION
13. INDICATES NEW JELD-WEN AURALAST REPLACEMENT WINDOWS AND DOORS WITH EXTERIOR TRIM TO MATCH EXISTING HISTORIC WINDOWS
14. INDICATES REUSED AND RECONDITIONED EXISTING SPANISH CLAY TILE ROOF SYSTEM OVER NEW WATERPROOFING MEMBRANE
15. PROVIDE MECHANICAL EXHAUST AND MAKEUP ATTIC VENTILATION
16. NEW ROOF GUTTERS, DOWNSPOUTS AND STRAPS TO MATCH DIMENSIONAL AND VISUAL CHARACTERISTICS OF THE ORIGINAL
17. NEW EXTERIOR PLASTER STUCCO OVER LATH OVER NEW WATERPROOFING MEMBRANE
18. INDICATES NEW MECHANICAL EQUIPMENT ENCLOSURE

0 8' 16'

M. SANDOVAL ARCHITECTS INC.

PROJECT:

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

LICENSED ARCHITECT MARK S. SANDOVAL No.C23926 Ren. 6-30-17 STATE OF CALIFORNIA

REVISIONS:

SHEET DESCRIPTION:

HALSEY HOUSE
PROPOSED
EXTERIOR
ELEVATION &
BUILDING
SECTIONS

NO. 1506-01

8/16/15	1'-0" = 1/4"
DATE:	SCALE:
DRAWN BY:	CHECK BY:

SHEET NUMBER:

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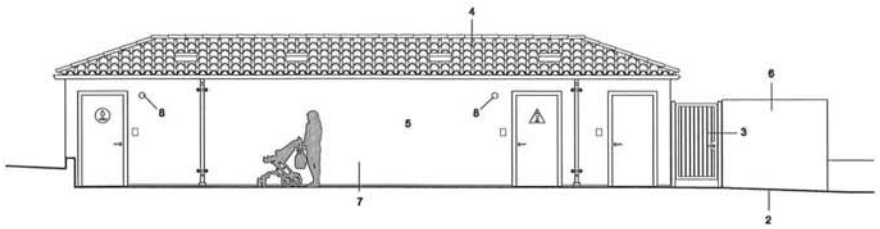
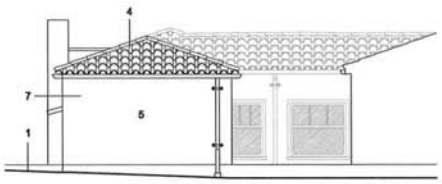
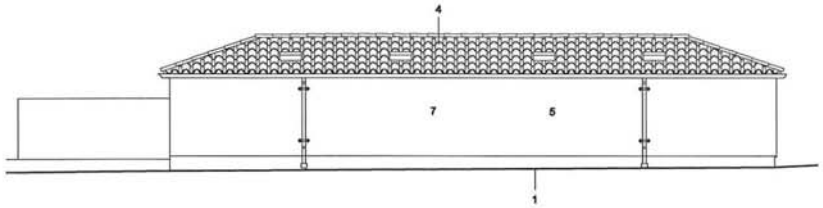


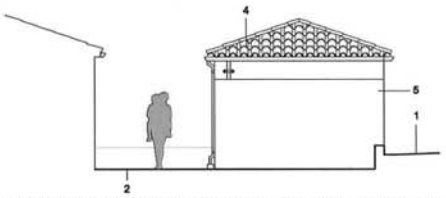
PROPOSED PUBLIC RESTROOM BUILDING EAST EXTERIOR ELEVATION



PROPOSED PUBLIC RESTROOM BUILDING SOUTH EXTERIOR ELEVATION



PROPOSED PUBLIC RESTROOM BUILDING WEST EXTERIOR ELEVATION



PROPOSED PUBLIC RESTROOM BUILDING NORTH EXTERIOR ELEVATION

LEGEND

1. NEW FINISH GRADE
2. INDICATES NEW CONCRETE SCORED PATIO AND/OR WALKWAY; PATTERN TO MATCH VISUAL APPEARANCE OF THE EXISTING PATIO
3. INDICATES NEW METAL GATE
4. NEW SPANISH TILE ROOF, GUTTERS, DOWNSPOUTS AND STRAPS TO MATCH ALL DIMENSIONAL AND VISUAL CHARACTERISTICS OF EXISTING
5. NEW EXTERIOR PLASTER STUCCO OVER LATH OVER NEW WATERPROOFING MEMBRANE
6. INDICATES NEW MECHANICAL EQUIPMENT ENCLOSURE
7. NEW PUBLIC RESTROOM BUILDING
8. APPROXIMATE LOCATION OF NEW EXTERIOR LIGHT FIXTURE

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PROJECT:

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CITY OF LOS ALTOS
PUBLIC WORKS
DEPARTMENT

LICENSED ARCHITECT
MARK S. SANDOVAL
No.C23926
Exp. 6-30-17
STATE OF CALIFORNIA

REVISIONS:

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SHEET DESCRIPTION:

HALSEY HOUSE
PROPOSED
RESTROOM
BUILDING
EXTERIOR
ELEVATIONS

NO. 1508-01

DATE:	SCALE:
8/16/15	1'-0" = 1/4"
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SHEET NUMBER:

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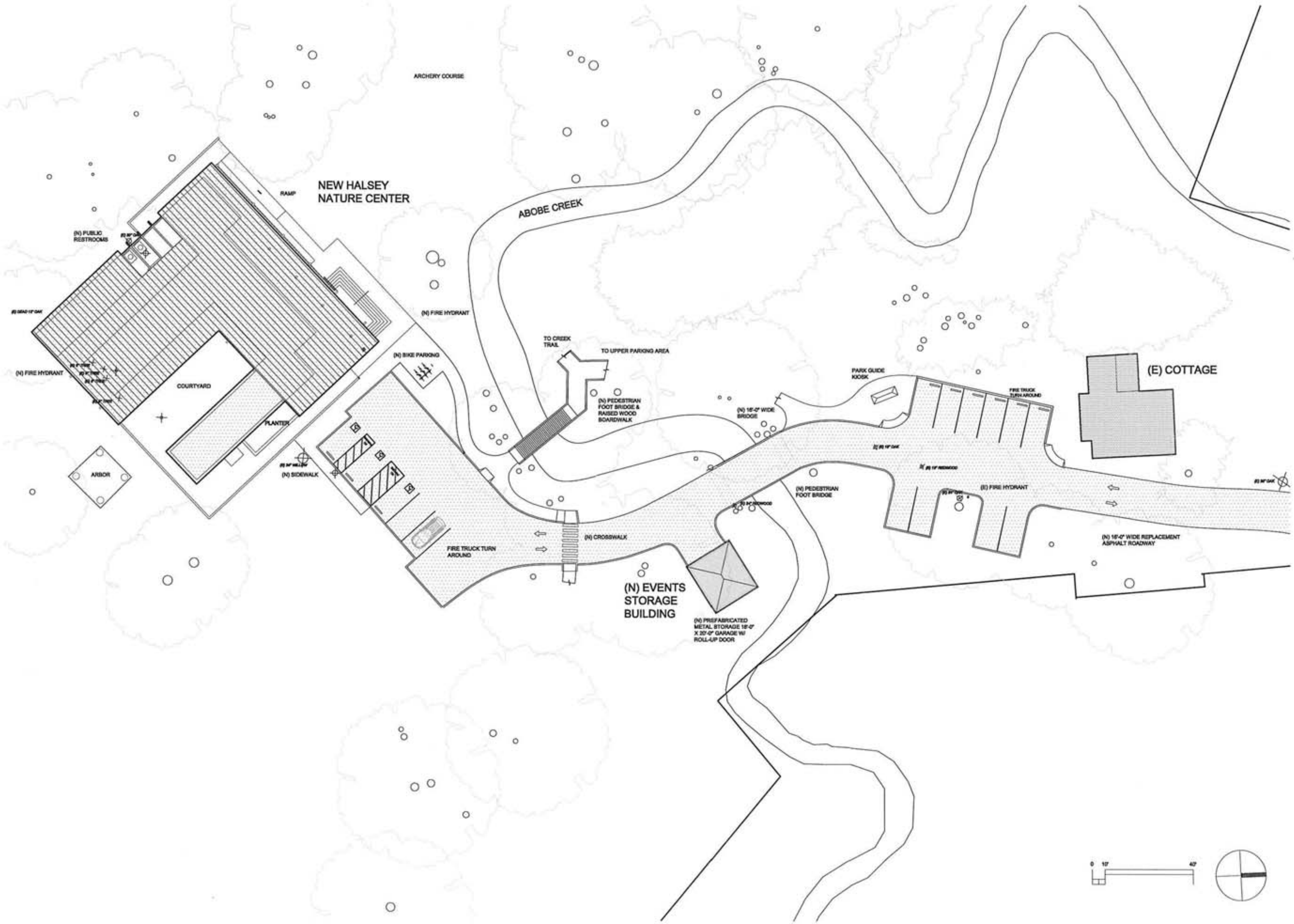


M. SANDOVAL
ARCHITECTS INC.

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

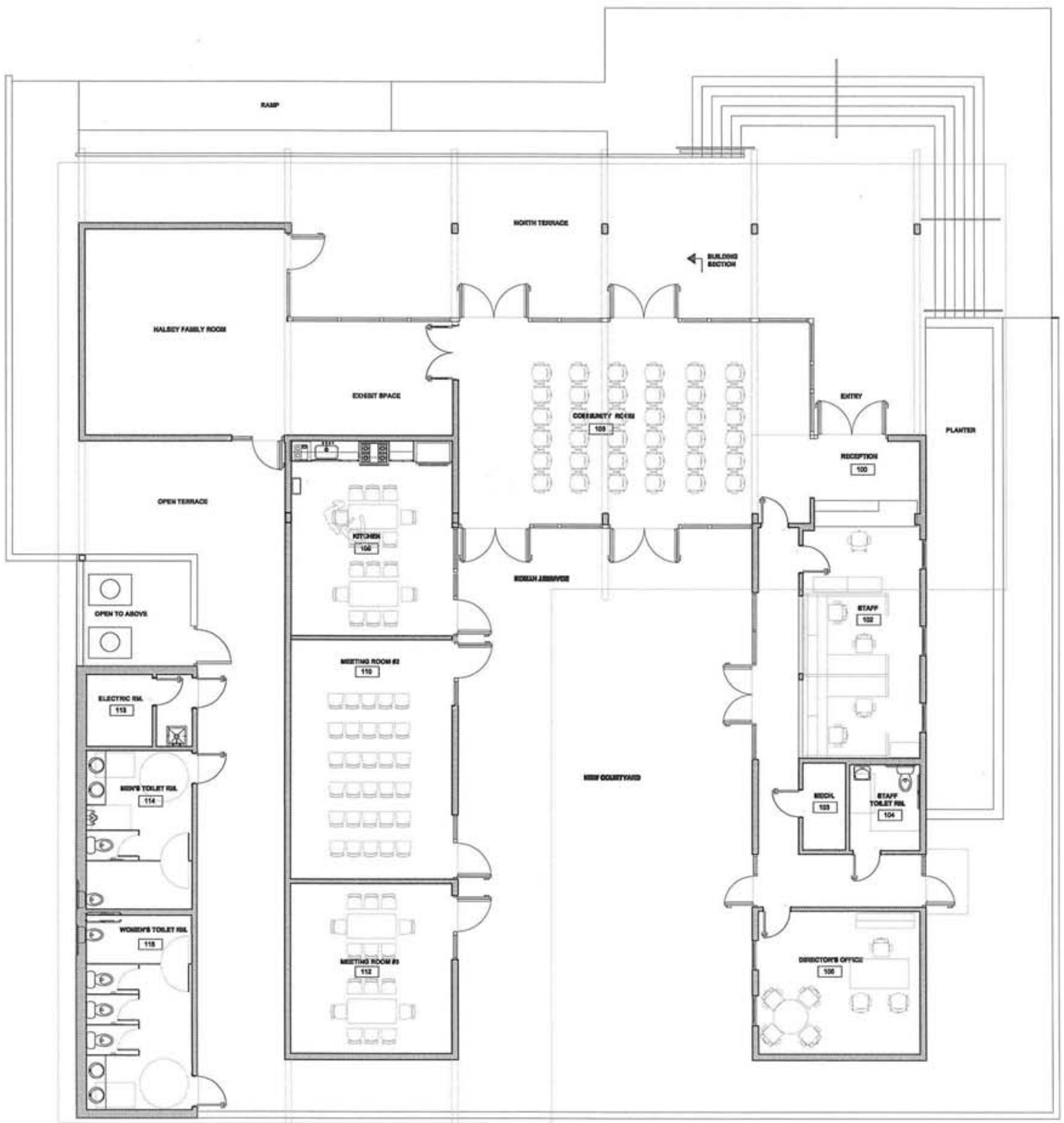
LICENSED ARCHITECT
MARK S. SANDOVAL
No.C23926
Ren. 6-30-17
STATE OF CALIFORNIA

NEW HALSEY
NATURE CENTER
PARTIAL
SITE PLAN

NO. 1506-01

10/19/15

A1.1B



M. SANDOVAL ARCHITECTS INC.

PROJECT:

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

LICENSED ARCHITECT
MARK S. SANDOVAL
No.C23926
Ren. 6-30-17
STATE OF CALIFORNIA

REVISIONS:
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SHEET DESCRIPTION:

HALSEY NATURE
CENTER
PROPOSED
EXTERIOR
ELEVATIONS

NO. 1508-01

8/16/15	1'-0" = 3/16"
DATE:	SCALE:
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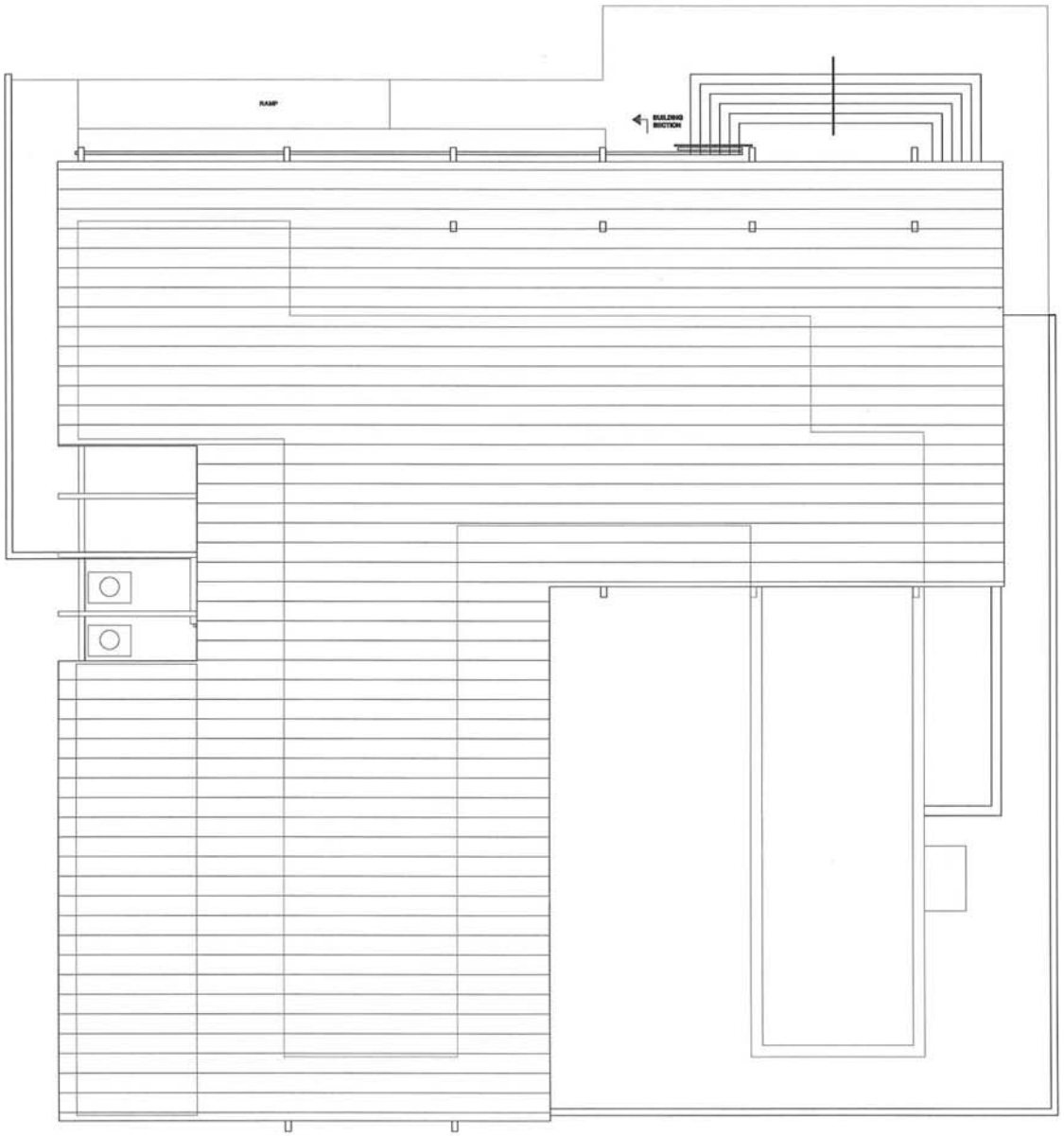

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PROJECT:

Feasibility Study for the Adaptive Reuse of the Historic

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DEPARTMENT

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MARK S. SANDOVAL
No. C23926
Ren. 8-30-17
STATE OF CALIFORNIA

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SHEET DESCRIPTION:

HALSEY NATURE CENTER
PROPOSED ROOF PLAN

NO. 1506-01

DATE	SCALE
8/16/15	1'-0" = 3/16"
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SHEET NUMBER:

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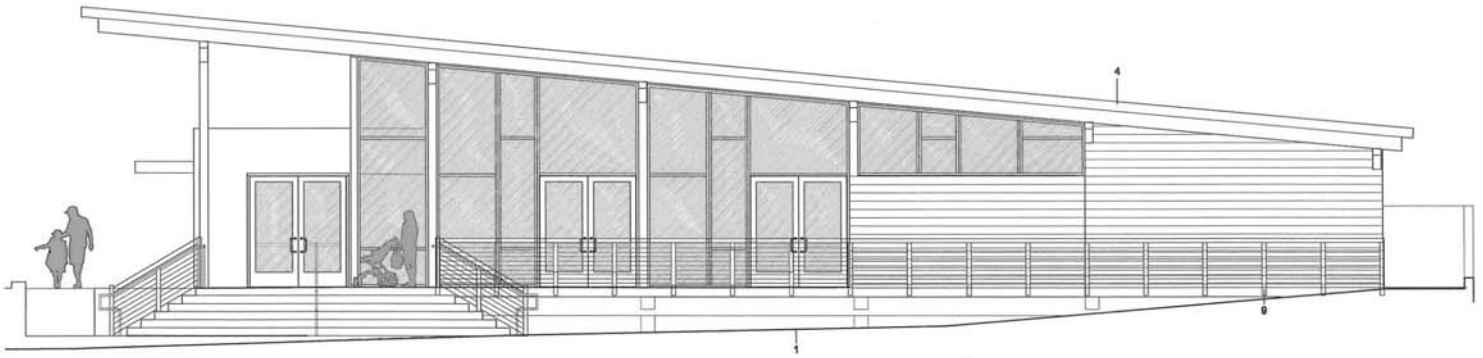
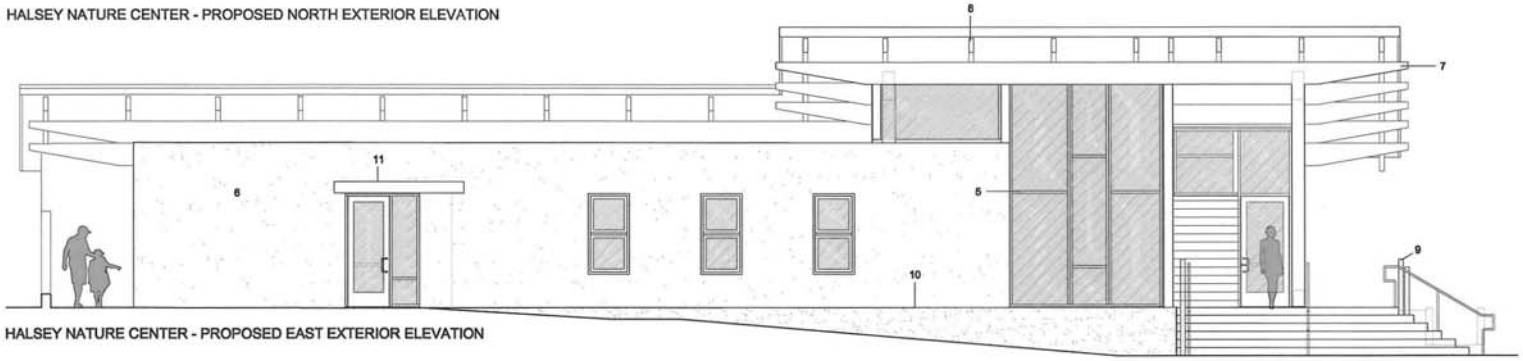
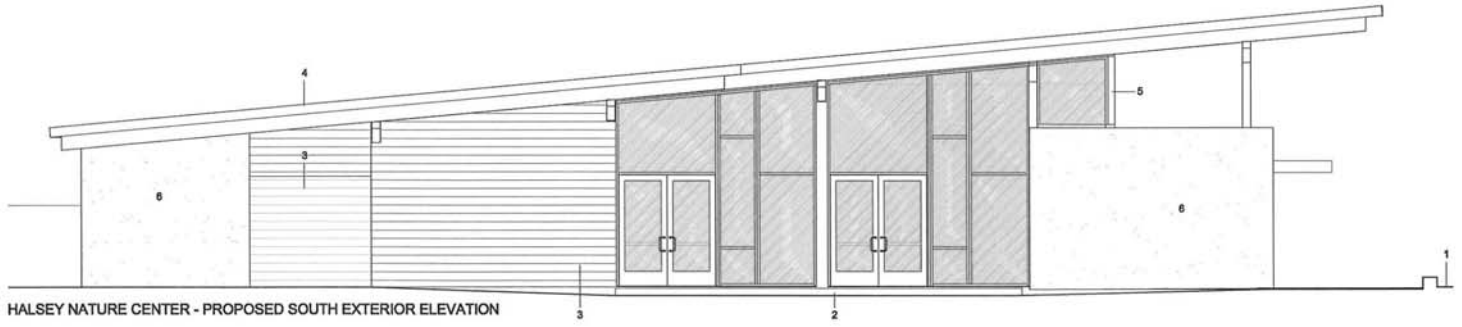
0 5' 10'



HALSEY NATURE CENTER - PROPOSED NORTH EXTERIOR ELEVATION



HALSEY NATURE CENTER - PROPOSED EAST EXTERIOR ELEVATION



HALSEY NATURE CENTER - PROPOSED SOUTH EXTERIOR ELEVATION

LEGEND

1. NEW FINISH GRADE
2. NEW POST TENSION CONCRETE SLAB WITH TIE BEAMS AND DRILLED PIER FOUNDATION SYSTEM
3. INDICATES 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 APPEARANCE)
8. INDICATES 6 X REDWOOD ROOF FRAMING
9. INDICATES REDWOOD GUARDRAIL WITH STEEL HORIZONTAL IN-FILL PANEL
10. INDICATES RAISED CONCRETE PLANTER
11. INDICATES FLAT ROOF OVERHANG

0 8' 16'

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PROJECT:

Feasibility Study for the Adaptive Reuse of the Historic

HALSEY HOUSE

482 University Avenue
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for the

CITY OF LOS ALTOS
PUBLIC WORKS
DEPARTMENT

LICENSED ARCHITECT
MARK S. SANDOVAL
No. C23926
Exp. 8-30-17
STATE OF CALIFORNIA

REVISIONS:

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SHEET DESCRIPTION:

HALSEY NATURE CENTER PROPOSED EXTERIOR ELEVATIONS

NO. 1506-01

DATE: 8/16/15
SCALE: 1'-0" = 1/4"

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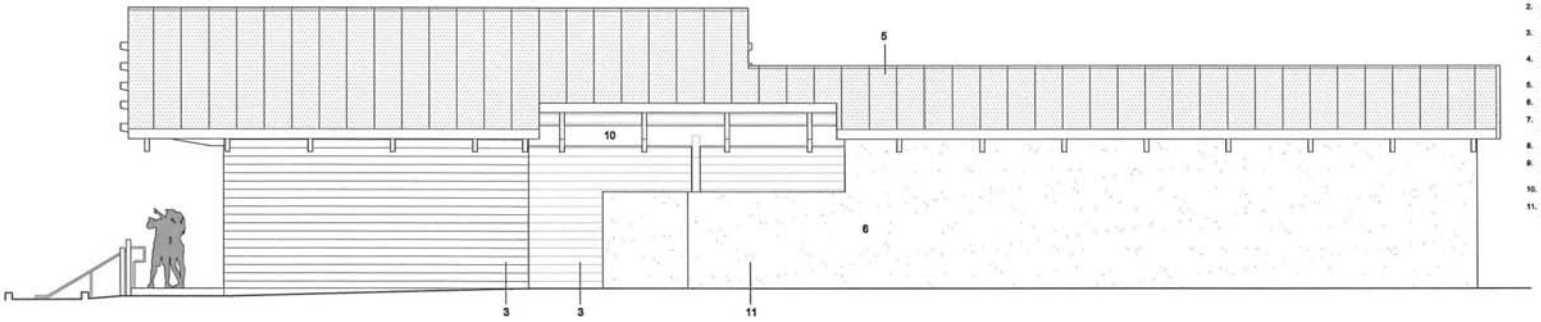
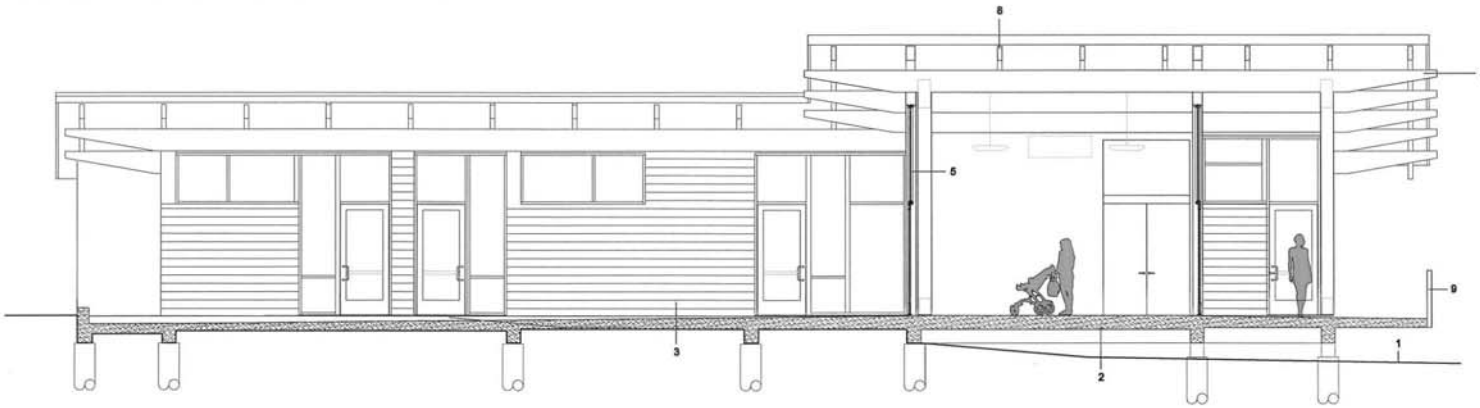


HALSEY NATURE CENTER - PROPOSED WEST EXTERIOR ELEVATION



HALSEY NATURE CENTER - BUILDING SECTION

LEGEND

1. NEW FINISH GRADES
2. NEW POST TENSION CONCRETE SLAB WITH TIE BEAMS AND DRILLED PIER FOUNDATION SYSTEM
3. INDICATES HORIZONTAL REDWOOD 1 X 8 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 APPEARANCE)
8. INDICATES 6 X REDWOOD ROOF FRAMING
9. INDICATES REDWOOD GUARDRAIL WITH STEEL HORIZONTAL IN-FILL PANEL
10. INDICATES OPEN ROOF AREA
11. INDICATES STUCCO WALL ENCLOSURE FOR MECHANICAL EQUIPMENT

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PROJECT:

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DEPARTMENT

LICENSED ARCHITECT
MARK S. SANDOVAL
No.C23926
Ren. 6-30-17
STATE OF CALIFORNIA

REVISIONS:

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SHEET DESCRIPTION:

HALSEY NATURE CENTER
PROPOSED
EXTERIOR
ELEVATIONS

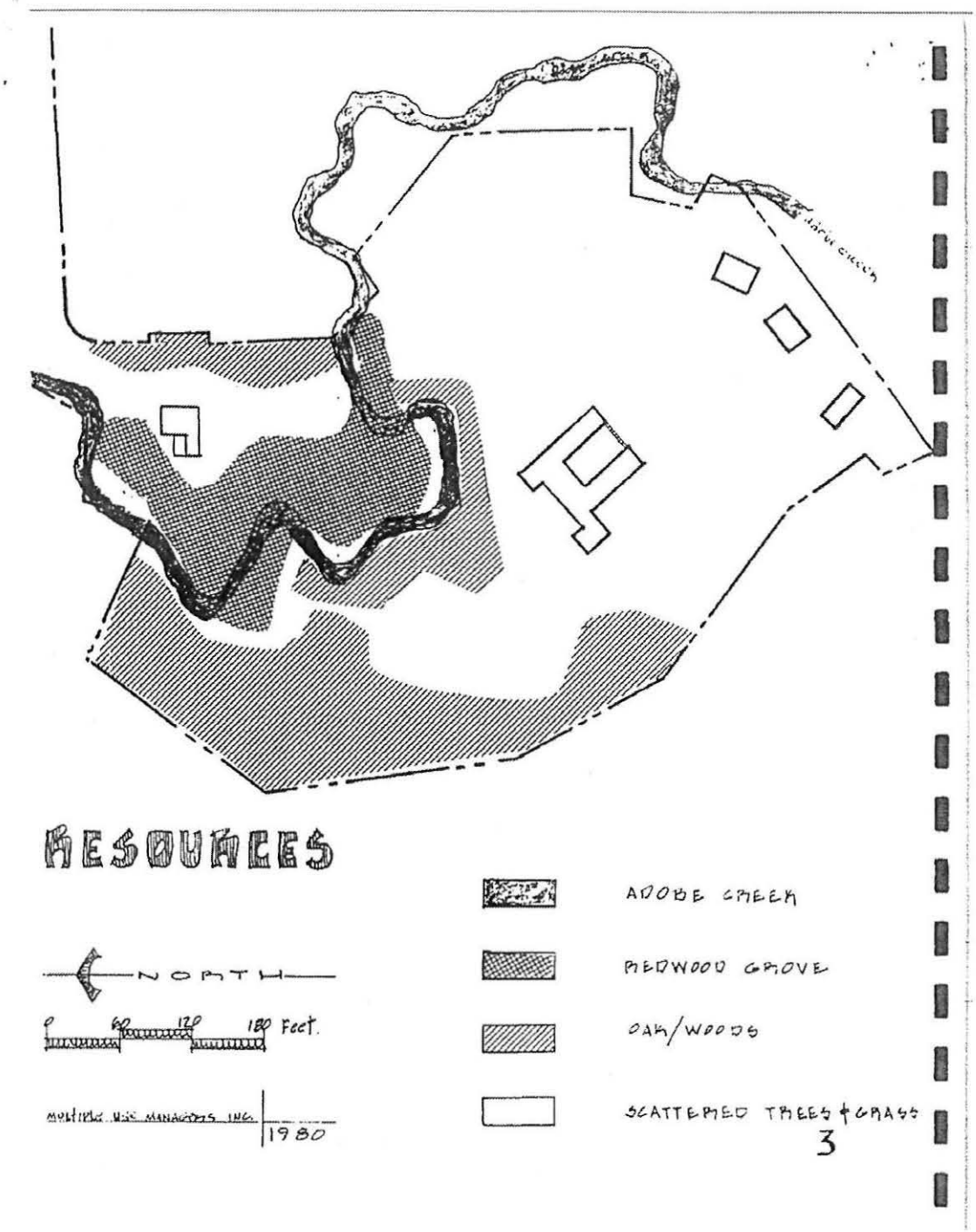
NO. 1506-01

DATE	SCALE
8/12/15	1'-0" = 1/4"
DRAWN BY:	CHECK BY:

SHEET NUMBER:

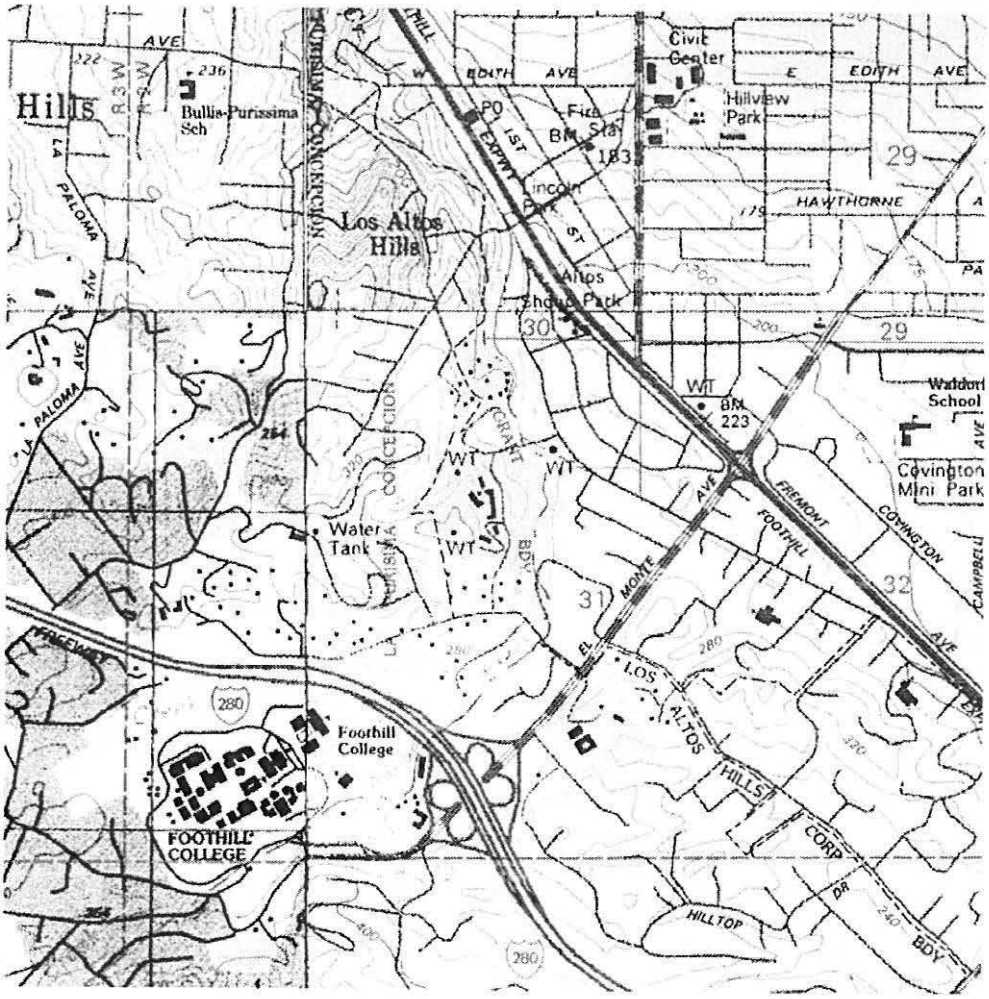
A3.2B

0 8' 16'



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)

Home Services Newsroom Business Jobs About Search GO

Font Size

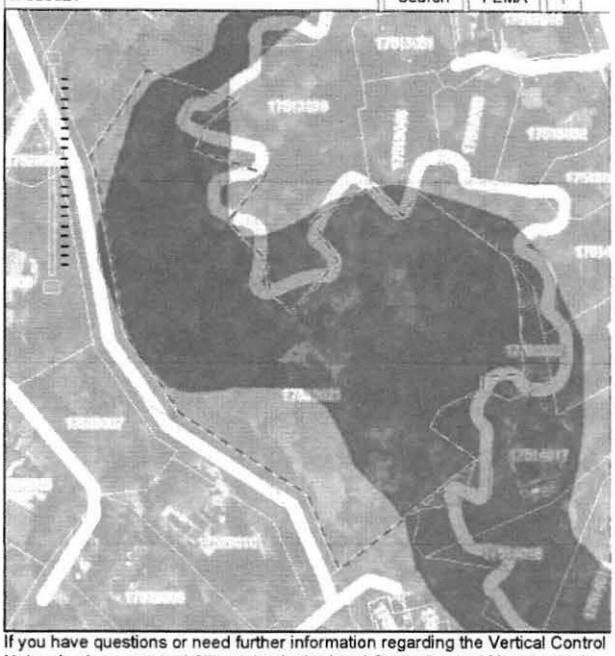
CLEAN RELIABLE WATER
FLOOD PROTECTION
HEALTHY CREEKS AND ECOSYSTEMS
PROGRAMS
TECHNICAL INFORMATION

Home > Services > SCVWD Benchmarks

SCVWD Benchmarks

Related Information
Vertical Control Network

17530021 Search FEMA ?



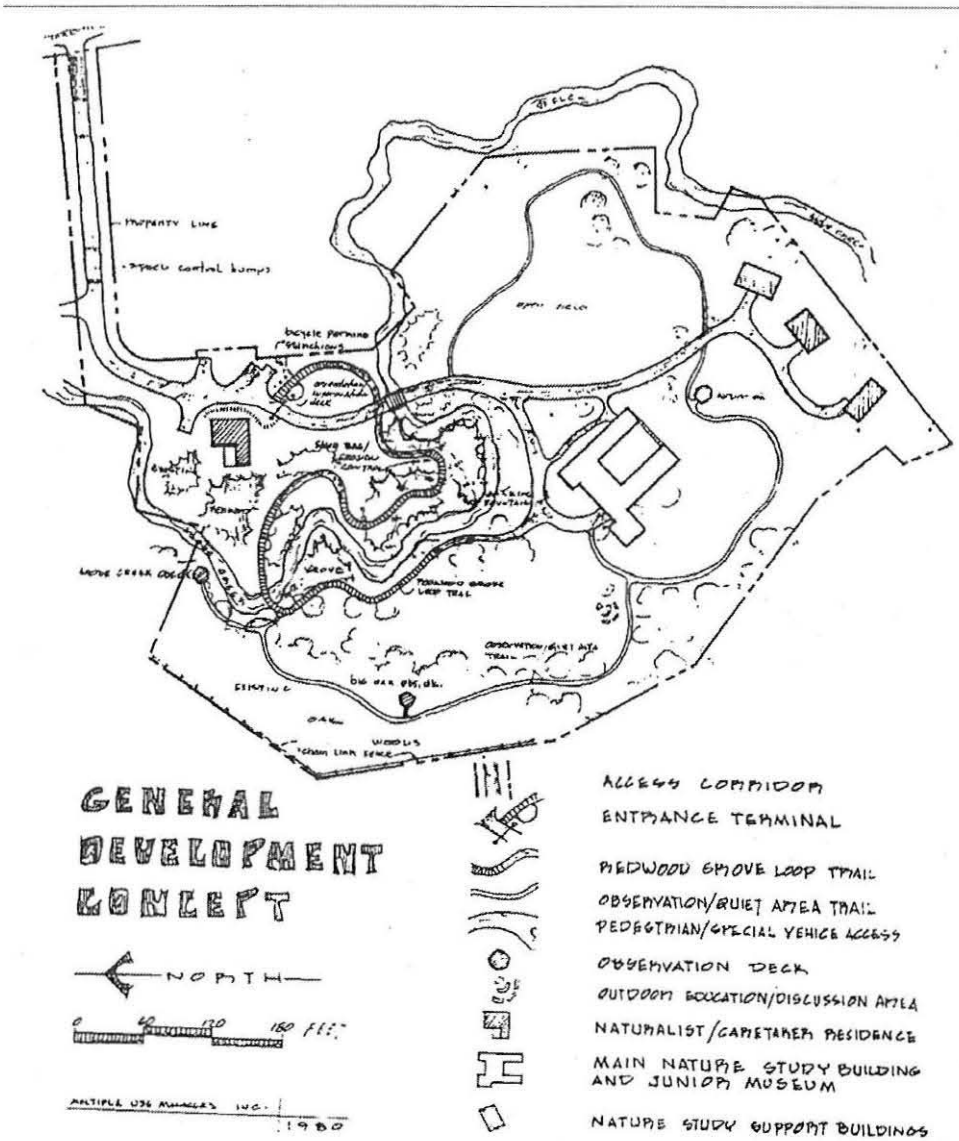
If you have questions or need further information regarding the Vertical Control Network, please contact Silke Jobst in the Land Surveying and Mapping Unit, (408) 265-2607, ext. 3726.

Mobile Version

Contact Us Web Policies Site Map

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)



ATTACHMENT 7: REDWOOD GROVE PARK DEVELOPMENT CONCEPT PLAN

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): _____

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

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 _____

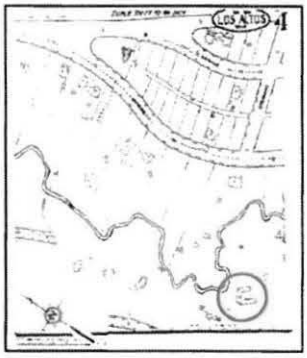
 *Resource Name or # (Assigned by recorder) Halsey House (482 University Ave)
*Recorded by: Circa: Historic Property Development *Date July 2011 ☑ Continuation ☑ Update

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."

MORRIS & WENELL architects and planners, inc.

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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

Robert Morris, R.A.
President

RM:rf

Attachments