

Los Altos

Halsey House



January 23, 2018

Discussion Items

- Recommendation - Develop a Capital Improvement Project to conduct an Initial Study which will evaluate environmental impacts associated with previously discussed alternatives.
- Site History
- Alternatives
 - M. Sandoval Report
 - June 2016 Study Session
- Fundraising / Grants
 - Friends of Historic Redwood Grove
 - Grant Opportunities
- Programming
- CEQA / Initial Study Recommendation



Halsey House

Site History

- Constructed in 1923
- Purchased by the City in 1974
- Landmarked in 1981
 - 12.44.210 - Duty to keep in good repair.
 - A. 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
- In 2013 a CIP project was developed to better understand the feasibility and costs associated with two alternatives – renovation for adaptive reuse, and demolition and new construction
- M. Sandoval Architects was selected in 2015 to perform a feasibility study to review 2 design alternatives (renovation vs. new construction)



M. Sandoval Feasibility Study

- ❖ Alternative A – Preservation and Adaptive Reuse
 - Preserves the historic Halsey House.
 - CEQA – By following the Secretary of the Interior’s standards, the project would likely qualify as being categorically exempt.
 - Provides 4,000 SF of programmable space for Recreation and Community Services.
 - Overall project cost - \$3.2M
- ❖ Alternative B – Demolition and Re-build purpose built facility
 - Greater flexibility for potential use. Size of facility can be selected to fit the best needs of the community
 - Would likely require EIR to address loss of historical significance.
 - Requires vehicular access up to the building (new bridge)
 - Greater overall cost - \$4.4M
 - Not deemed a viable alternative at December 8, 2015 City Council Meeting
- ❖ Additional Alternatives requested at follow up Study Session



June 14, 2016 Study Session

Alternative A (partial demo/renovation) 1,200SF

- Would likely require EIR to address loss of historical significance and potential mitigation costs.
- Greatly limits available programming (use would be similar in nature to the Neutra House).
- Cost of \$1.6M (not including EIR and mitigations)

Alternative C – Exterior Preservation Only

- Preserves the exterior of the Halsey House.
- Meets the City's requirements for historic preservation.
- Does not trigger site work requirements and occupancy related work.
- Based off similar work performed in Capitola on the Rispin Mansion
- Estimated cost of \$500k-700k
- Not deemed a viable alternative at June 14, 2016 Study Session

Alternative D – Demolition

- No programmable space would be provided.
- Would likely require an EIR (\$75-100k) to address loss of historical significance
- Demolition cost ~\$115k



June 14, 2016 Study Session

Study Session Follow up Requests

- The Friends of Historic Redwood Grove were asked to provide a fundraising commitment at a later date
- The Friends of Historic Redwood Grove and staff were asked to review potential grant programs available for historic renovation
- Staff was asked to identify programming to be used in the space.



Fundraising / Grants

Friends of Historic Redwood Grove

- No dollar commitment has been provided to date.
- Post card mailer sent to 64 donors who contributed towards the feasibility study. 13 respondents denoted they would be willing to contribute additional funds (no set amount requested)

Santa Clara County Historical Heritage Grant

- Appropriates approximately \$350k per year.
- Largest award in 2017 was \$185k to the City of Morgan Hill



Programming

Staff reviewed classes that were previously offered, prior to the closure of the facility and other classes offered at similar nature preserve facilities. Programs or activities proposed would be nature based and could include:

- Nature inspired art classes
- Nature education programs
- Eco-Friendly birthday parties
- Theatre in the Grove
- Meditation/Yoga/Tai Chi
- Gardening Club
- Rose Garden



Recommendation - Initial Study

- Recommendation – Develop a Capital Improvement Project to conduct an Initial Study which will evaluate environmental impacts associated with previously discussed alternatives.
- An Initial Study (IS) is a study in which an environmental consultant will perform a historical evaluation, update the historical record, and provide a preliminary analysis of environmental impacts of various alternatives
- IF the results of the IS determine that renovation of the structure can be accomplished without significantly altering the historical significance, then:
 - A negative declaration or mitigated negative declaration could be issued or categorical exemption may be claimed for the adaptive reuse/renovation of the structure.
 - An Environmental Impact Report with statement of overriding considerations would be required for removal of the structure.
- IF the results of the IS determine that renovation of the structure results in the replacement or loss of a significant portion of the original structure and historical significance, then:
 - A mitigated negative declaration could be issued for the adaptive re-use/renovation of the structure.
 - A mitigated negative declaration could be issued for a partial adaptive re-use/renovation and partial demolition of the structure.
 - A mitigated negative declaration could be an appropriate path to allow its removal.

