



**CONSENT CALENDAR**

**Agenda Item # 3**

**AGENDA REPORT SUMMARY**

**Meeting Date:** December 15, 2020

**Subject:** Halsey House Maintenance Funding Request

**Prepared by:** Manny Hernandez, Municipal Services Director

**Approved by:** Jon Maginot, Acting City Manager

**Attachment(s):**

1. None

**Initiated by:**

Maintenance Services Department

**Previous Council Consideration:**

January 23, 2018

**Fiscal Impact:**

The following maintenance project will cost approximately \$25,000 for roof repairs, exterior wall waterproofing and groundwork on west side of building.

- Breakdown of funds to be used:
  - o \$25,000 General Fund
- Amount already included in approved budget: Yes
- Amount above budget requested: 0

**Environmental Review:**

The funding for the Halsey House repairs and maintenance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15331 as a project limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources.

**Policy Question(s) for Council Consideration:**

- Does Council want to invest operating funds for a longer term, more extensive waterproofing and preservation of the Halsey House beyond the current measures?

**Summary:**

- Although there is a tarp currently on the roof of the Halsey House, roof repairs can be made by a professional roofer that will improve keeping water out of the building.

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**Reviewed By:**

City Manager

*CJ*

City Attorney

*JH*

Finance Director

*SE*

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- Additional waterproofing measures can be done by a professional water proofing company that will reduce water intrusion into the building.

**Staff Recommendation:**

Staff recommends Council approve allocation of \$25,000 for roof repairs, exterior wall waterproofing and perimeter groundwork of the Halsey House in Redwood Grove.

**Purpose**

Receive an update on staff's protection measures of the Halsey House and direct staff on recommendations for further measures to protect the house.

**Background**

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

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

At its January 23, 2018 meeting, City Council approved the allocation of \$25,000 for temporary measures to protect the Halsey House. With that funding City staff has spent approximately \$14,000 on the following protective measures.

- Fencing: Protecting the house from vandals entering the house.
- Rodent control
- Roof tarps: Measure to protect the house from water intrusion through the roof

The balance remaining in the \$25,000 allocated for protective measures will be used for keeping the fencing around the house in 2021 as well as additional rodent control services that will likely need to be done again.



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### **Discussion/Analysis**

The Maintenance Services Department researched longer lasting measures to protect the Halsey House. Staff consulted a roofing company to see what might need to be done to make repairs that would reduce water intrusion through the roof. Staff also consulted with a professional waterproofing company to see what additional measures could be taken to reduce water intrusion.

The roofing professional inspected the Halsey House roof as extensively as possible and acknowledged that although a full roof replacement would be the best protection for the building, there can be some repairs made to reduce water intrusion. The cost for the recommended repairs is estimated to not exceed \$5,000. This would include repairs to the roof, gutters and downspouts.

A waterproofing professional inspected the house as extensively as possible and made a few recommendations to possibly reduce additional water intrusion. The first part of the recommendation would be to seal any visible exterior openings that could take in water through the outside walls. The waterproofer also recommended a clear sealant that could be applied to the walls of the house. This would create a water-resistant seal on the outer stucco. The final recommendation from the waterproofer was to build a sub-surface drain on the west side of the house to redirect water running down the hillside toward the house. The cost for these services was estimated not to exceed \$20,000. The cost estimate is inclusive of all measures described above.

Additional/recurring protective measure costs include the annual fence rental and likely rodent control services. The fence has proven useful in reducing vandalism inside the house. It is more difficult to enter the house with the fence up. Rodent control was done over 18 months ago. In the time since it was done, staff estimates it will need to be done again soon.

Both the fencing and rodent control combined is not expected to exceed \$11,000. The cost for these two items would be paid out of the remaining balance in the \$25,000 that was allocated in 2018.

### **Options**

1) Option #1

Approve the allocation of \$25,000 from the Maintenance Services operating budget for roof repairs and waterproofing measures on the Halsey House.

**Advantages:** Roof repairs and waterproofing done by professionals are expected to decrease the water intrusion into the Halsey House that does damage to the interior of the house.



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**Disadvantages:** None

2) Option #2

Do not approve the allocation of funding for roof repairs and recommended waterproofing measures.

**Advantages:** None

**Disadvantages:** Staff would continue to utilize tarps and other various protective measures.

**Recommendation**

The staff recommends Option 1.