



STAFF REPORT

DISCUSSION AND DIRECTION ON THE MANOR HOUSE RESTORATION, CITY CONTRACT NUMBER 483

Honorable Chair and Board Members:

Summary

The Manor House will be celebrating its 100 anniversary in the Fall of 2008. The building requires repair and reorientation of the ground floor bathrooms that were used by the Police Department in the old building, repainting, and removal of the penthouse to restore the building to its original historic presence.

City staff is seeking direction from the Redevelopment Agency on the approach to refurbish the Manor House in time for the 100th Anniversary Party for the Manor House.

Background

The Manor House was originally built by George Center in 1907. The residence is the finest example of Mission Revival style architecture in Belmont, and the only remaining early Belmont Sanitarium. The structure employed the most up-to-date building construction technology in reinforced concrete. George Center was a principal in the Bank of California and had the residence built just after experiencing the San Francisco earthquake. The property became the Twin Pines Sanitarium in 1923 and provided medical care for patients with nervous disorders and alcoholism. A reinforced two story international style wing was added to the rear (south) around 1930. The penthouse was added to the roof structure in the 1940s.

The old Police Department building was built in the 1970s. The Old Police Building used a portion of the Manor House for bathrooms and an evidence room. The bathroom and evidence room access was from the old Police building. There was no access to these rooms from the Manor House.

The Manor Centennial Committee plans on celebrating the 100th anniversary of the Manor House in October, 2008.

Discussion

City staff retained the services of a local architect (Ken Hall) who has significant experience with historic structures and working with the City of Belmont to develop conceptual plans on reorienting the bathroom and evidence room to the Manor House. Ken Hall has previously prepared cost estimates for the repainting of the Manor House and prepared plans for a new west-side porch.

Ken Hall and Public Works staff met with the Manor House Committee to discuss the refurbishing of the structure. The Manor House Committee included Denny Lawhern, Gail Gandolfi, Ruth Waters, Judy King, Chris Wozniak, and Karl Mittelstadt. Ken Hall took the comments of the Committee and developed five alternatives for reorienting the bathrooms and evidence room to the Manor House. Two alternatives were selected for consideration.

Plan A: Reorient the bathrooms to the Manor House. The old evidence room becomes a hallway to provide additional emergency egress from the Manor House. The door between the Manor House and the old Police Department is closed and replaced with a window and windows are installed where a wall previously existed adjacent to the offices located in the northeastern portion of the Manor House.

Plan E: The bathrooms and hallway are similar to the reorientation outlined in Plan A. A new workroom is created between the bathrooms and the offices located in the northeast portion of the Manor House. The bathrooms are accessible from the new workroom, the offices on the northeastern portion of the Manor House, the gallery and an additional room. Plan E provides the greatest flexibility for using the Manor House and dividing it up for more than one tenant.

The architect prepared cost estimates to remove the penthouse from the original structure. The penthouse is not of historic significance to the Manor House being that it was added much later. In addition, the penthouse is believed to be the cause of leaks into the upper portion of the Manor House. The penthouse was built on 2"x4"s laid on top of the original roof. The Manor House Committee agreed that the penthouse should be removed.

Revised cost estimates were developed for the preparation, repair and repainting the entire Manor House as well as for a new west-side porch. The two alternatives for painting the structure are:

1. Minimal surface preparation for painting and painting the whole structure.
2. Repair of broken windows, window fixtures, removal of exterior wiring and unnecessary conduit, major patching of walls, preparation of the surfaces for paint, and painting the entire structure.

General Plan/Vision Statement

Belmont's Vision Statement describes the City of Belmont with:

- Distinctive Community Character – Our strong sense of community and enjoyment of the town's assets and activities deepen as we become better informed and connected.
- Natural Beauty – Our actions today preserve and enhance Belmont's beauty to make it even lovelier for our grandchildren.
- Thriving Culture – Our history makes Belmont what it is, and we preserve that heritage for our children.

Fiscal Impact

It is anticipated the cost of renovating the Manor House will be from Redevelopment Funds and will require a budget augmentation once Council gives direction.

The following provides the cost estimates for the various aspects of refurbishing the Manor House:

Plan A: Reorienting the bathrooms and evidence room.	\$193,000
Plan E. Same as Plan A plus the new east side workroom	\$291,000
Removing the Penthouse	\$ 75,000
Minimal Preparation and Painting of entire Manor House	\$294,000
Repair, Preparation and Painting of entire Manor House	\$448,000
New Westside Porch	\$ 85,000

Public Contact

The publication and posting of RDA agenda.

Recommendation

It is recommended that the Directors discuss and provide direction necessary to proceed with the Manor House Restoration. City staff has the following questions that need to be answered to provide the necessary direction to proceed with the Manor House Restoration:

1. Plan A (\$193,000) or Plan E (\$291,000)?
2. Remove the Penthouse (\$75,000)?
3. Minimal Prep and Paint (\$294,000) or Repair, Prep and Paint (\$448,000)
4. Add the New Westside Porch (\$85,000)?

Alternatives

1. Take no action
2. Refer back to staff for additional information
3. Deny approval

Attachments

- A. None

Respectfully submitted,

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