

Casa Peralta

Past, Present, and Future



Why we're here

- *The Casa Peralta is in a state of disrepair and we need Council direction for future action.*
- *Our intent is to provide you the context necessary to inform your discussion and decision.*

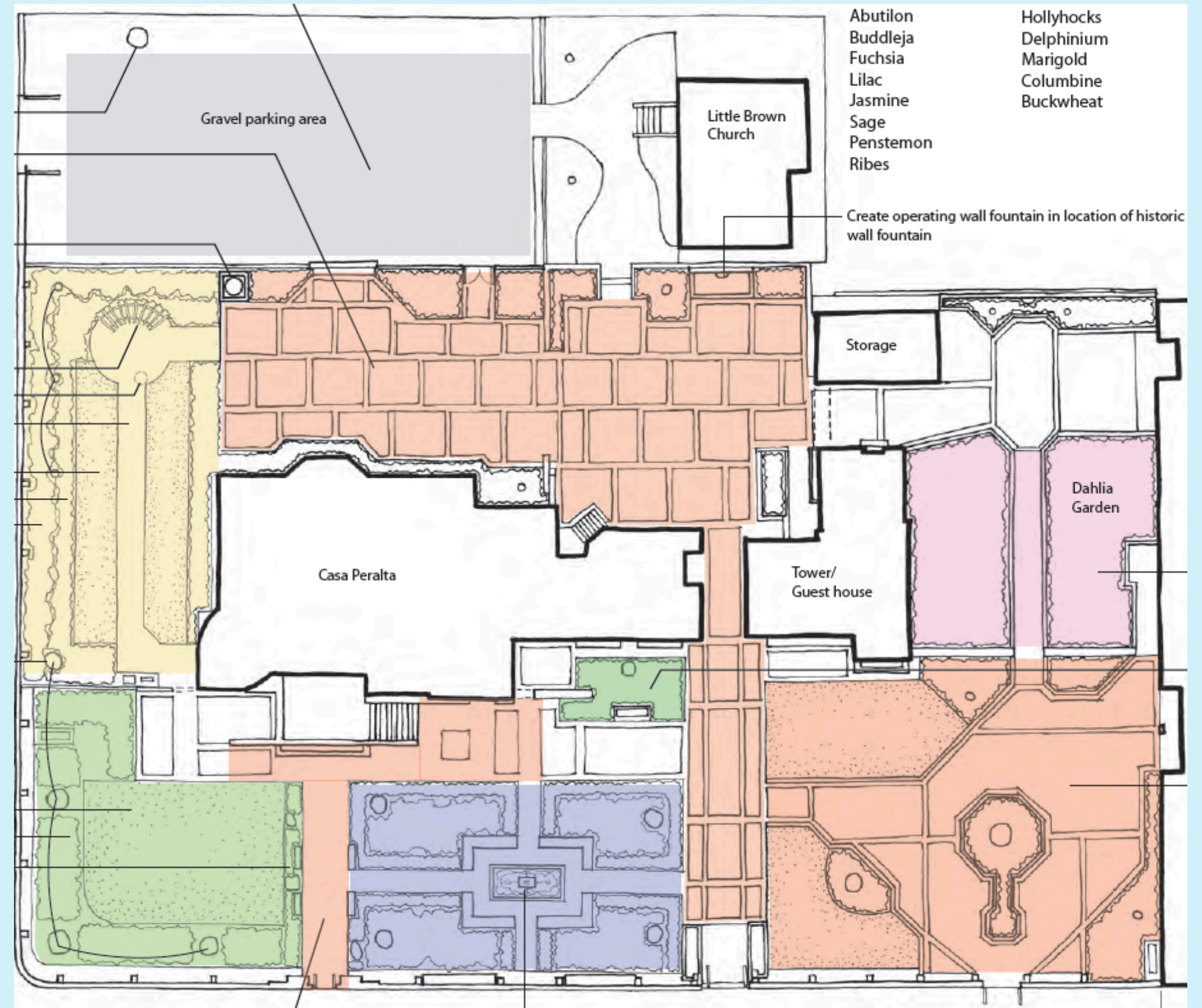
Peralta Family Significance

Two Families were granted land that later became San Leandro.

- In 1820, Luís María Peralta received a land grant by the Spanish Crown for Rancho San Antonio (ranging from the San Leandro Creek, North to the current-day City of El Cerrito).
- In 1837 and 1842, Jose Joaquin Estudillo received land by the Governor for Rancho San Leandro (ranging from San Leandro Creek, South to San Lorenzo Creek).
- In 1901, Casa Peralta was built by Peralta descendants on former Estudillo land South of San Leandro Creek.

What is Casa Peralta

- 4 Bedroom, 2 Bath, Historic Home with a Kitchen, Dining Room, and 4 Living areas.
- 2 floors.
- Semi-connected Tower - 1 Bedroom, 1 Bath Apartment.
- Walled in grounds of 32,550 sqft, with nonfunctional fountains.



Casa Peralta History

- *1901 - Constructed in the Colonial Revival style.*
- *1927 - Renovated into the Spanish Revival style.*
- *1938 - Peralta's sold the property.*
- *1938 - 1969 - Operated as a rest home/sanitarium for alcoholism.*
- *1969 - The Brooks family purchased it because it was in danger of being torn down for development.*
- *1971 - Donated to the City.*

Casa Peralta Under City Ownership

- *1971 - 2006 - Acts as the History Museum*
 - *School & Docent Tours*
 - *Uses of the Casa Grounds.*
 - *Safety concerns in the 1990s restricted use.*
- *2006 - San Leandro History Museum opens - Casa Peralta becomes an ancillary part of School & Docent History Tours, operates as a historical park.*
- *2015 to present - SLIA Leases the Tower and act as caretakers.*
- *2016 - Docent tours end and School Tours and Casa Grounds use are limited.*
 - *seismic and other safety concerns.*
 - *liability concerns with docents unaccompanied by City staff.*
- *2020 - Ceased tours entirely - pandemic and growing safety concerns.*
 - *Limited use of Casa Grounds continue.*

Context

1971 Gift Grant Deed - Stipulations Summarized

1. It will be operated and maintained by the City of San Leandro as a community cultural, recreational, and historical center available for use by resident groups on a reservation basis and for general community use by City recognized local organizations.
2. The City shall maintain it in a manner suitable for the above stated purposes in at least as good condition as presently exists.
3. If the City cannot reconstruct it to present condition in the event of damage or destruction by natural causes (earthquake, fire, flood, etc.), the City will retain, maintain, and operate it as a park.
4. Priority will be given for public use to youth and senior citizens groups, and areas shall be maintained for displays and exhibits for the public understanding of San Leandro's historical heritage.
5. The property shall not be operated or maintained for any commercial or business purpose except for commercial activities and fee charges that support it operating for cultural, recreational, and/or historical purposes and provided all revenue is used solely by the City for maintenance and operation.
6. If the property is not used in accordance with these conditions, the estate shall revert to the grantors and their heirs and assigns.

Context

Historical Registries

1982 National Register of Historic Places and State Historic Resources Inventory

- *Few requirements of what can be done to the property exist because:*
 - *Property Tax Reduction (Mills Act) does not apply to City owned property*
 - *No state or federal funding is provided for the Casa Peralta*
- *Limitations:*
 - *Changes are subject to California Environmental Quality Act (CEQA) review.*
 - *State Historic Building Code must be considered by the Chief Building Official.*
- *The City is not outright prevented from taking action on the site, but must follow the appropriate approval process dependent upon the action taken.*

Context

Group Connections

- *Little Brown Church (owned by the Historical Society) is on the land*
- *Property abuts the San Leandro History Museum*
- *San Leandro Improvement Association (SLIA) is a tenant of the property*
- *Dahlia Society uses some of the grounds as growing beds for their flowers*
- *We recognize emotions are attached to the property and history.*

Context

Funding and Maintenance Struggles

- *1985 City of San Leandro Casa Peralta Policy Statement*
 - *Outlines who's responsible for oversight & maintenance.*
 - *Lists community groups (some on the previous slide) who have interest in it.*
 - *How donations are to be handled.*
 - *It was generated because the City wasn't maintaining the house.*
- *1989 Earthquake damage.*
- *1995 Seismic Evaluation by EQE International consultants.*
- *1995-1996 Repairs to the building codes of that time were made to prevent collapse.*
- *2016 Needs Assessment Report by Architectural Resources Group (ARG) consultants.*
- *2015-2019 \$3.6M allocated, but in 2021 \$2.1M was redirected to fund other CIP.*

Building Condition

2016 Architectural Resources Group (ARG) Casa Peralta Needs Assessment

- *Changes to the property since 2016 and building code alignment.*
 - *Unreinforced brick foundation settling*
 - *Rot and deterioration have worsened*
 - *weakening seismic lateral stability*
 - *mold/asbestos/lead abatement*
 - *railings missing or unsafe*
 - *windows falling from their panes*
 - *stucco and siding separation allowing water infiltration*
 - *Iceberg effect*



Building Condition

2016 Architectural Resources Group (ARG)

Casa Peralta Needs Assessment

- Some elements were only visually inspected or not inspected at all, and assumptions made.
 - Geologic Site Hazards and Foundations, and Nonstructural Components checklist not completed.
 - Liquefaction potential was not determined.
 - “The Guest House floor framing and foundation were not observable and it does not appear that any structural work was completed other than removing the existing clay tile roof and adding plywood sheathing...”
 - In the Guest House, “does not appear that the wood framed walls were sheathed because this structural work was noted in the [1995 EQE] report as a damage priority and not a collapse priority.”



Costs

2016 Architectural Resources Group (ARG) Casa Peralta Needs Assessment restoration estimate \$5,745,333*

Using the California Construction Cost Index, Rider Levett Bucknall, and the escalation factor in the 2016 Needs Assessment , all indices come to nearly \$10M by the time of construction.

	October-16	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
CCCI	\$5,745,333	\$5,946,420	\$6,023,723	\$6,240,577	\$6,415,313	\$7,274,965	\$7,951,537	\$8,698,982	\$8,899,058	\$9,139,333		
% increase		3.5%	1.3%	3.6%	2.8%	13.4%	9.3%	9.4%	2.3%	2.7%		
RLB	\$5,745,333										\$9,514,271	\$9,876,227
% increase											65.6%	71.9%
2016 Needs Assessment	\$5,745,333	\$6,032,600	\$6,334,230	\$6,650,941	\$6,983,488	\$7,332,663	\$7,699,296	\$8,084,260	\$8,488,474	\$8,912,897	\$9,358,542	\$9,826,469
% increase		5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%

- *Does not include soft costs (project management costs, inspection and permit costs, contingency, etc.), Assistant PW Director estimated them to be as high as \$5M.*
- *Even if few improvements are selected, costs could increase with reduced economy of scale.*
- *These costs do not account for building code or facility changes since 2016.*
- *Construction costs have seen explosive growth since the 2016 Needs Assessment.*

*Note: Upon a detailed look at ARG's cost estimate, their detail didn't match the summary cost of \$5,616,017, so for accuracy we went with the detailed total above.




Budget Considerations

~\$1.4M is currently in a CIP account for the Casa Peralta

With a budget deficit and a directive to balance the budget, it's worth considering pulling this funding to apply it elsewhere.

In the Finance Committee Meeting reviewing the FY26-27 budget, it was suggested that current City Council review decisions of the past to identify if project allocations are still necessary, considering conditions and circumstances may have changed.

Options

Options	Budgetary Impact	Considerations
1. Renovate it.	 Spend \$10M-\$15M more than budgeted	<ul style="list-style-type: none"> • Funding/Donor? • Maintaining it = \$112,000 annually • Opportunity Cost
2. Adaptive Reuse - Historical Dahlia Botanical Garden Park. Parks Master Plan calls for downtown green space. Preserve elements, CEQA preservation + documentary/VR.	 \$3M might already exists from park in-lieu fees to create it.	<ul style="list-style-type: none"> • Gift Grant Deed • National Register of Historic Places • State Historic Resources Inventory • Rental Space/Economic Benefit
3. Relinquish Ownership.	 Potentially repurpose ~\$1.4M.	<ul style="list-style-type: none"> • Offer back to the Donating Family <ul style="list-style-type: none"> ◦ If the Family doesn't want it, the Gift Grant Deed is amended or rescinded. • Opens the door for other uses/owners • Annual Maintenance costs eliminated