



DATE: June 10, 2020
MEMO TO: Board of Directors
THROUGH: Ana Ruiz, General Manager 
FROM: Elish Ryan, Planner III and Omar Smith, Senior Property Management Specialist
SUBJECT: Tunitas Creek Open Space Preserve – Gordon Ridge Barn Siding Protection

At the April 22, 2020 Board meeting, the Board of Directors directed the General Manager to provide information regarding the application of a protective sealant to extend the life of the wood siding of the barn on the Gordon Ridge property (R 20-41). Staff spoke with the consultant who prepared a historic resource evaluation of the barn to provide guidance. The consultant reevaluated photos taken during their site visit in March 2020 and found, contrary to their initial assessment, that the siding contained remnant patches of paint under the eaves. As no records were found that would connect when the barn was painted to the barn's period of historic significance (1870-1930), exterior paint was not included in the character-defining features of barn's historical significance.¹ The consultant concluded that the loss of paint did not impact the building's integrity in regard to historic materials and clearly communicates its age and history as a wood-frame agricultural building.

The consultant offered protection options and referred staff to best management practices for maintenance outlined in the Secretary of Interior's Standards for Historic Barns. As outlined in the Secretary of Interior's brief, barns may experience substantial change, with additions, alterations, and repair occurring on an ad hoc basis to meet the everyday needs of the farm. Durability and ruggedness of the barn's materials impart character. Repairs of features or materials are preferred over replacement. Cleaning methods, applications techniques, or chemicals that damage historic materials are to be avoided.

Options and estimated costs to extend the useable life of the barn's vertical wood siding within the context of its historical significance include:

- Option 1: Building inspection to establish routine maintenance and recommend minor repairs as needed. The inspection will identify minor repairs for damage from water intrusion, wind or insect damage; cracked, rotten or missing boards; removal of vegetation or soil at base of side; hardware, framing damage, etc. The inspection will not address mechanical cleaning or application of protective coatings. Estimated cost: **staff time** for in-house inspection plus up to **\$2,000** for minor repairs to address any damage.
- Option 2: Routine maintenance/repairs described in Option 1, plus application of a borate wood preservative to slow any dry rot, followed by clear water-repellent wood preservative with UV additive to weather-proof the wood siding and keep rustic look. Estimated cost: **\$22,500**
- Option 3: Routine maintenance/repairs described in Option 1, plus cleaning and preparation of barn for painting with primer and two coats of quality exterior paint. Option includes use of a borate wood preservative followed by priming and painting. Estimated cost: **\$45,500**

Option 2 is included in the proposed Fiscal Year 2021-2022 (FY2022) Budget as the option that best protects the siding while resulting in the least change to the historical materials and rural character of the barn. Based on workloads and capacity, the work is scheduled to occur in FY2022.

¹ The barn is eligible for listing in the California Register of Historical Resources under Criterion 1 (events - agricultural history of San Gregorio Valley) and Criterion 3 (architecture – Western barn style).