



Midpeninsula Regional  
Open Space District

R-24-87  
Meeting 24-19  
July 10, 2024

### AGENDA ITEM 3

#### AGENDA ITEM

Hawthorns Historic Complex – Approval of Interim Stabilization and Debris Removal Plan

#### GENERAL MANAGER'S RECOMMENDATIONS (5)

Approve Interim Stabilization and Debris Removal Plan for Hawthorns Historic Complex as recommended by the Hawthorns Historic Complex Ad Hoc Committee.

#### SUMMARY

The Midpeninsula Regional Open Space District (District) is planning for the future use and management of the Hawthorns Historic Complex. At this July 10, 2024 Board of Directors (Board) meeting, the Board will consider approving Interim Stabilization and Debris Removal Plan as reviewed and forwarded by the Hawthorns Historic Complex Ad Hoc Committee (Ad Hoc Committee).

#### DISCUSSION

##### Preserve Background

The 79-acre Hawthorns Area, which is located within the Town of Portola Valley, was gifted to the District in 2011 and is currently closed to the public in accordance with the Preliminary Use and Management Plan (R-06-53). The Hawthorns Historic Complex is an approximately 13-acre area located within the Hawthorns Area and includes several structures that date back to the late 1800s.

In 2021, the District initiated the multi-year Hawthorns Area Plan process to develop a comprehensive use and management plan guiding resource and land management actions at the Hawthorne site. While the Hawthorns Area Plan, currently in the Programming/Conceptual Planning phase, will provide overarching guidance on resource and land management actions at the Hawthorns Area, planning for the specific future use and management of the Historic Complex (Complex) is not included in the Area Plan planning process and is a separate and parallel planning project which has recently started. The Board formed the Historic Complex Ad Hoc Committee (Ad Hoc Committee) during the September 13, 2023 Board meeting ([R-23-103](#)) to review and guide the District's development of preliminary use and management ideas for the Historic Complex. At this July 10, 2024 meeting, the Board will review and comment on the Vision and Goals for the Hawthorns Historic Complex under a separate agenda item.

### Interim Stabilization and Debris Removal Plan

The Ad Hoc Committee unanimously recommends implementing timely site measures while the District deliberates on the long-term plan for the Complex through an Interim Stabilization and Debris Removal Plan. The interim repair or removal recommendations are based on thorough evaluations performed by structural and historic architectural consultants in 2022 and 2024. The Interim Stabilization scope proposes to mitigate structural degradation over the next five to ten years for structures that retain historical integrity. The main Complex structures recommended for interim stabilization are the Mansion, Cottage, Garage, and Lower Barn; secondary structures in fair condition that have been identified as retaining historic integrity and contributing to the Complex eligibility as a historic district<sup>1</sup> are also recommended for selective stabilization.

### Proposed Interim Stabilization Actions for Buildings that Contribute to the Historic District (see Attachment 1)

Structure	Action	Estimate
Mansion	Foundation Bracing Roof Replacement Windowsill seal Bee Removal	\$375,000 - \$450,000
Cottage	Roof Replacement Gutters and drainage improvement Remove front stairs Replace cripple wall frame Rodent Control	\$70,000-\$80,000
Garage	Roof Replacement Remove unsafe stairs and additions	\$120,000-\$135,000
Lower Barn	Carpentry repairs and bracing Tree limbing Install mesh windows	\$40,000-\$50,000
Upper Barn	Remove Unsafe Addition, Shore up framing	\$5,000-\$10,000
Raccoon Sheds	Shore up framing	\$2,000-\$5,000
Horse Sheds	Shore up framing	\$2,000-\$5,000
<b>Estimated Total</b>		<b>\$614,000-\$735,000</b>

The Debris Removal scope proposes to remove secondary structures that no longer retain historical integrity since these structures have deteriorated to the point *where the original form is no longer discernable*. The removal and cleanup of these structures and debris would not impact the integrity of the historic district eligibility. The Debris Removal Plan would meet the Board-approved objectives to remove physical hazards to public safety, reduce wildland fire risk, and improve the natural visual character and scenic open space qualities at the site.

<sup>1</sup> A historic district, as defined by Knapp Architects in the October 2013 [Hawthorns Historic Structures Assessment](#) is defined as a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

**Proposed Debris Removal List of Secondary Structures that no longer retain historical integrity (see Attachment 1):**

1. Shetland Shed
2. Dog Sheds
3. Carriage House
4. Pump House
5. Coachman's Quarters
6. Horse Shed 2

The estimate for removing these secondary structures debris would be \$75,000 - \$100,000. The foundation footprints of these structures will be delineated in-situ as an interpretive element. Other interpretive elements, such as archival photos and signage, will be implemented at a later date.

**FISCAL IMPACT**

The FY25 current budget includes \$820,000 for the VP06-004 - Hawthorns Structures Stabilization/Repairs project. If the Interim Stabilization and Debris Removal Plan is approved by the Board, staff will come back to the Board for approval of a contract to implement the plan in spring of 2025 at which time a budget adjustment will be included to charge the Interim Stabilization and Debris Removal to the Hawthorn Trust in Fund 20.

**BOARD AND COMMITTEE REVIEW**

March 23, 2022: Board reviewed and approved the Hawthorns Area vision and goals. ([R-22-45, meeting minutes](#))

September 13, 2023: Board formed an Ad Hoc Committee to ([R-23-103, meeting minutes](#))

April 10, 2024: Ad Hoc Committee reviewed and approved Hawthorns Interim Stabilization and Debris Removal Plan.

June 17, 2024: Ad Hoc Committee provided direction for roofing replacement to main Historic Complex Structures: Mansion, Cottage, and Garage.

**PUBLIC NOTICE**

Public notice was provided as required by the Brown Act.

**CEQA COMPLIANCE**

The proposed stabilization of structures within the Historic Complex and removal of debris is exempt in accordance with State CEQA Guidelines Section 15301, Existing Conditions. Section 1301 (Existing Conditions) Class 1 includes the repair, maintenance, and minor alteration of existing public or private structures, including restoration or rehabilitation of deteriorated or damaged structures, involving negligible or no expansion of existing or former use. The proposed project would include repairs and maintenance to structures and removal of secondary

structures that no longer retain historical integrity within the Historic Complex as described herein. The proposed project would not result in expansion of the existing or former use.

### **NEXT STEPS**

Staff will continue to work with the Ad Hoc Committee and implement the Interim Stabilization and Debris Removal Plan in FY25.

#### Attachment

1. Interim Stabilization Structures and Debris Removal Structures Map

#### Responsible Department Head:

Jason Lin, Engineering and Construction Department

#### Prepared by:

Ivana Yeung, Capital Project Manager III, Engineering and Construction Department

#### Contact person:

Ivana Yeung, Capital Project Manager III, Engineering and Construction Department

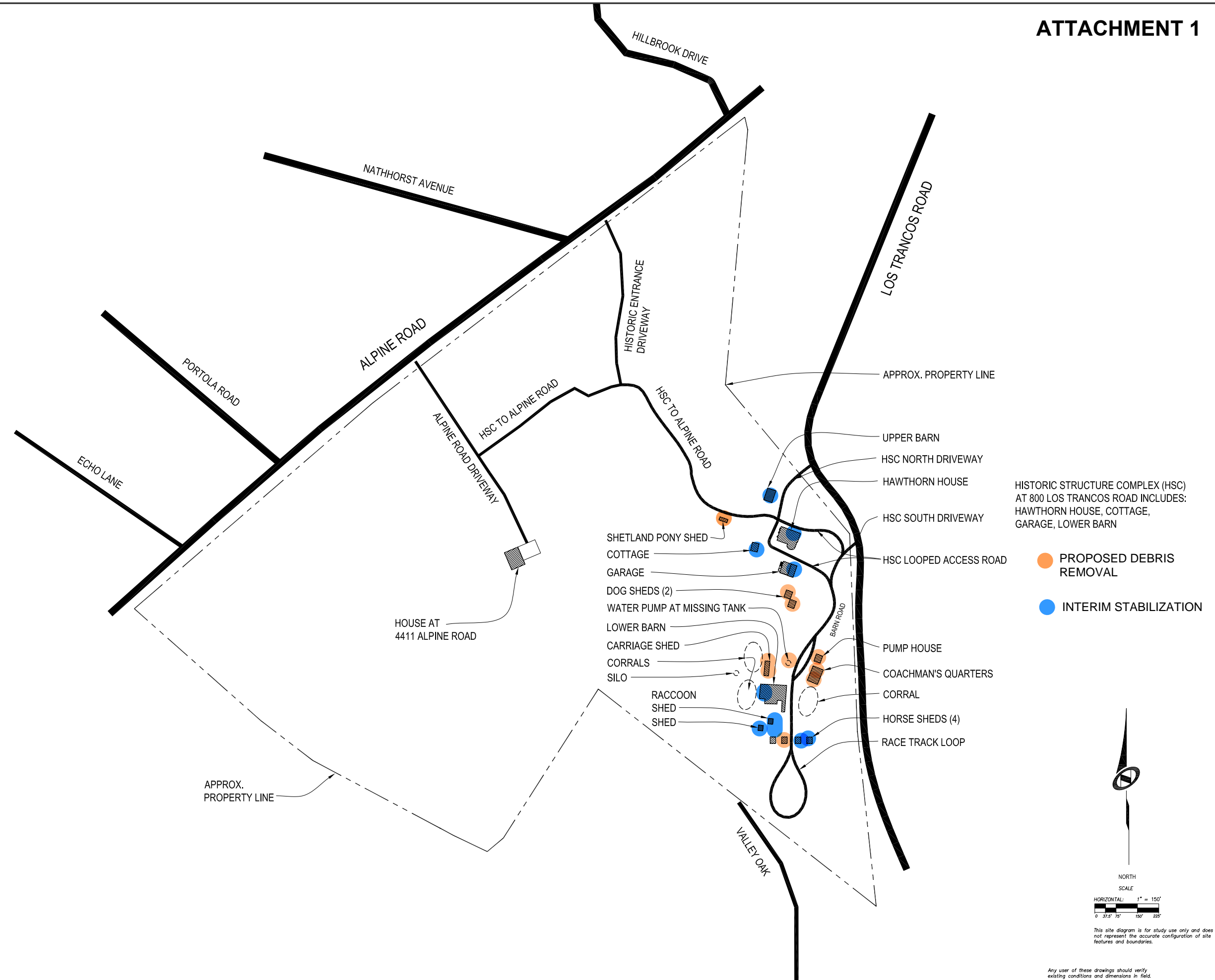
#### Graphics prepared by:

Base Map: Knapp Architects, 2013.

Map Modifications: Ivana Yeung, Capital Project Manager III, Engineering and Construction Department

# ATTACHMENT 1

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ DRAWING NAME: \_\_\_\_\_ LAYOUT: \_\_\_\_\_  
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NO.	BY	DATE	REVISIONS

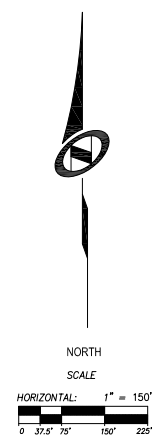
CAUTION  
 The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

DATE SUBMITTED: 10/31/2013  
 PREPARED BY NV5 & REVISED BY KNAPP ARCHITECTS

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SHEET NUMBER	
OF	
SCALE	
VERTICAL: 1" = N/A	
HORIZONTAL: 1" = N/A	
JOB NUMBER	
SJB0373	



This site diagram is for study use only and does not represent the accurate configuration of site features and boundaries.

Any user of these drawings should verify existing conditions and dimensions in field.

REFS: