



Midpeninsula Regional
Open Space District

Memorandum

DATE: May 12, 2021

MEMO TO: Board of Directors

THROUGH: Ana Ruiz, General Manager *aruiz*

FROM: Alex Casbara, Planner III and Melissa Borgesi, Planner I

SUBJECT: Redwood Cabin Removal Project -- Status and Upcoming CEQA Process

The purpose of this memorandum is to update the Midpeninsula Regional Open Space District (District) Board of Directors (Board) on the Redwood Cabin Removal Project (Project) located in the La Honda Creek Open Space Preserve (Preserve).

The District acquired the Redwood Cabin in 1998, and the building has been vacant since acquisition. In 2020, the District prepared a Historic Resource Evaluation (Attachment 1) for the Redwood Cabin, which concluded that the building is eligible for listing in the California Register of Historic Resources for the reasons listed below; however, the building is not currently listed on any federal, state, or local historic resource inventories.

- The Redwood Cabin appears to be associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- The Redwood Cabin appears to embody the distinctive characteristics of a type, period, region, or method of construction, or that represents the work of a master or possesses high artistic values.

On April 8, 2020, the Board reviewed the Redwood Cabin Basis of Design alternatives prepared by ZFA Structural Engineers and selected to proceed with next steps for the removal of the Redwood Cabin (Alternative #4) due to public safety and cost considerations (R-20-35). This effort would entail demolition of the Redwood Cabin and removal of associated built features. After demolition, the site would be left to return to its natural condition. No public access facilities would be constructed as part of this Project, and future public access is not envisioned at this time.

Based on Board decision to analyze the removal of Redwood Cabin, District staff initiated environmental review per the California Environmental Quality Act (CEQA). CEQA is a state law that requires California agencies to analyze and disclose the effects of activities that may impact natural and human communities. The CEQA process for this Project will begin with the release of a Notice of Preparation (NOP) and culminate in the preparation of an Environmental Impact Report (EIR). The District will schedule future Board presentations on the Redwood Cabin NOP and EIR to provide opportunity for public comment during the CEQA review process. The following table provides a tentative Project schedule.

Milestone	Tentative Schedule
Circulate NOP and host public scoping meeting during Board meeting	Summer 2021
Prepare Draft EIR	Summer – Fall 2021
Circulate Draft EIR for public review; host public hearing during Board meeting	Winter 2021/2022
Prepare Responses to Comments and Final EIR	Spring 2022
Circulate Final EIR	Summer 2022
Board Certification of EIR	Summer 2022
Permitting	Fall 2022
Project Implementation	Spring 2023

STATUS OF REDWOOD CABIN AND RECENT VANDALISM

The Redwood cabin has a long history of periodic trespass and vandalism. Recently on February 16, 2021, District staff visited the Redwood Cabin and observed signs of recent vandalism: broken locks, smashed windows, and deliberate dismantlement of the deck and railing. While the Redwood Cabin is located some distance from the closest publicly accessible road or parking area, vandalism at this unoccupied structure remains an issue for District staff to manage and monitor. Compared to other unoccupied structures, this building experiences more frequent vandalism and trespassing.

To prevent future unauthorized entry, Land and Facilities staff installed plywood boards over all window and door openings that could provide ingress into the Redwood Cabin. Visitor Services staff also posted new signage around the Redwood Cabin to convey its status as a “hazardous closed area”, which elevates the trespass penalty from an infraction (code MROSD 805.2[a]) to a misdemeanor (code MROSD 802.2[b]). Visitor Services staff will continue to patrol, monitor, and enforce the closed area regulations. After trespass and vandalism were again observed on April 26, 2021, a verbal update was provided at the April 28, 2021 Board meeting, notifying the Board that staff will remove the dilapidated deck to address public safety concerns.

COMPARISON WITH THE BEATTY HOUSE

Recently, the Board modified their decision regarding a separate structure known as the Beatty House, which was also originally proposed for removal, to instead retain the structure with no future repairs and fence the site to prevent entry. While both structures are potentially historically significant, the Redwood Cabin is much larger and more difficult to keep secure. The Beatty House is easily accessible from a public road that is used routinely by rangers on patrol to check on site conditions. It is also much more likely that illegal activity or a fire at the Beatty site would be reported quickly since it is in a more visible location. In some cases, a remote location can protect an unoccupied structure from trespass and vandalism, but in the case of the Redwood Cabin, it is clear that several people are aware of its location and how to get there. The location makes regular patrol difficult and any illegal activity or fires are unlikely to be reported by the public. Evidence of fires have been found in the past in the nonfunctional fireplaces in the Redwood Cabin. While all unoccupied structures are subject to trespass and vandalism, based on past experience with these two structures, staff anticipates that the effort needed to prevent trespass and vandalism at the Beatty House will be much less and more effective than trying to keep the Redwood Cabin secure. As noted in prior reports, Redwood Cabin is in poor condition, with poor available access for public use, and no known partnership potential given lack of

interest to manage or maintain other more attractive cabin sites that are in better condition in the region.

BOARD AND COMMITTEE REVIEW

The assessment of disposition alternatives for the Redwood Cabin previously came before the Board at the following dates:

- **April 24, 2019:** Board review of contract with ZFA for structural assessment and construction documents for stabilization of three structures, including Redwood Cabin ([R-19-51](#), [meeting minutes](#)).
- **May 15, 2019:** Board authorization of contract with ZFA for assessment of three structures, including Redwood Cabin, and exploration of preservation and stabilization alternatives ([R-19-63](#), [meeting minutes](#)).
- **April 8, 2020:** Board review of ZFA's Basis of Design and selection of Alternative #4: Removal of the Redwood Cabin ([R-20-35](#), [meeting minutes](#)).
- **November 4, 2020:** Board authorization of contract with Ascent Environmental. to provide environmental and permitting consulting services ([R-20-127](#), [meeting minutes](#)).

FISCAL IMPACT

The following table outlines anticipated costs for the proposed Redwood Cabin removal.

Task	Cost	Notes
CEQA	\$150,000	Consultant assistance to prepare an Environmental Impact Report.
Removal and Site Restoration	\$270,000	Cost includes construction labor and materials, construction contingencies, contractor markup, permitting and construction monitoring.
20-Year Maintenance	\$0	Costs associated with future trespassing and vandalism, including materials and staff time, would be eliminated upon building removal.
Total	\$420,000	

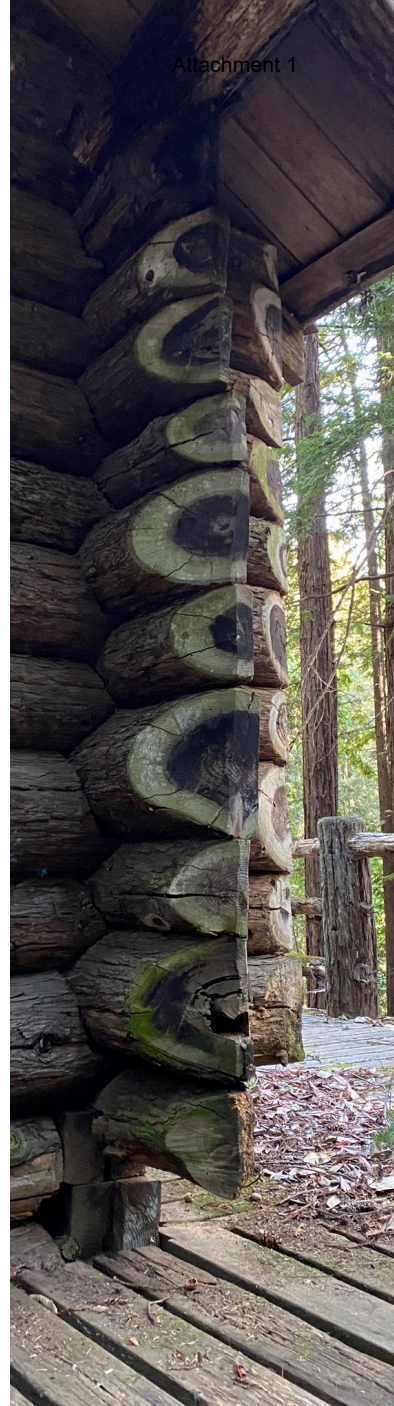
Attachments

1. Redwood Cabin Historic Resource Evaluation

LA HONDA CREEK REDWOOD CABIN HISTORIC RESOURCE EVALUATION REPORT

SAN MATEO COUNTY, CALIFORNIA
[19019A]

PREPARED FOR:
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

MARCH 26, 2020

DRAFT

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I. INTRODUCTION

This Historic Research Evaluation has been prepared at the request of the Midpeninsula Regional Open Space District (“District,” “MROSD”) for the La Honda Creek Redwood Cabin (“Redwood Cabin”) (San Mateo County APN 075-330-260)¹ (Figure 1). The Redwood Cabin is situated within the La Honda Creek Open Space Preserve and is under the jurisdiction of the Midpeninsula Regional Open Space District. The subject building is located in unincorporated San Mateo County, just west of the town of Woodside, California.

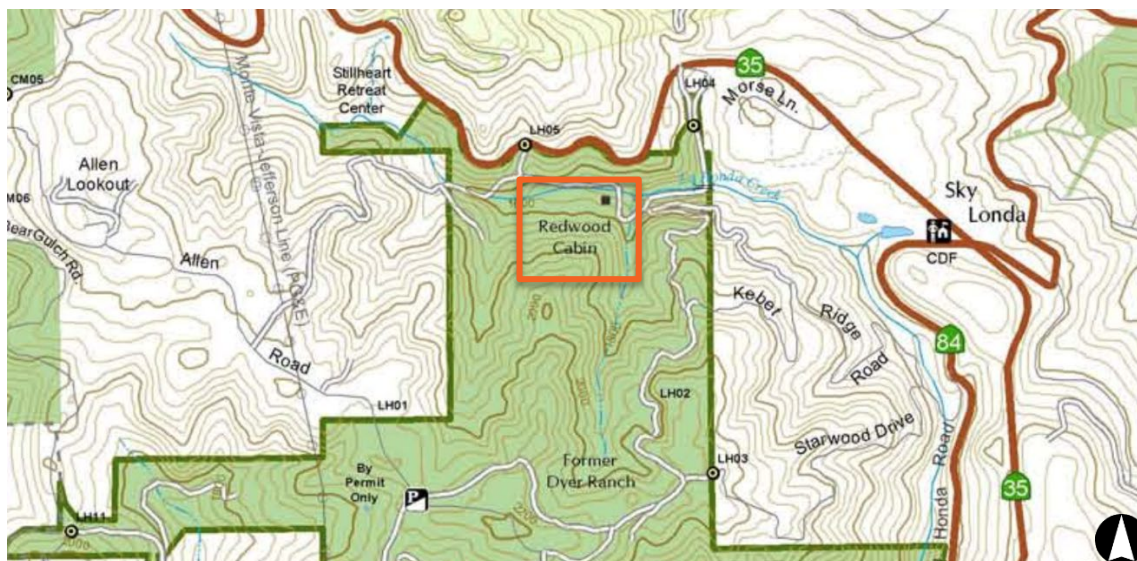


Figure 1. Approximate location of the La Honda Creek Redwood Cabin. Route 35 is also known as Skyline Boulevard. Source: La Honda Creek Open Space Preserve Master Plan, August 2012. Edited by Page & Turnbull.

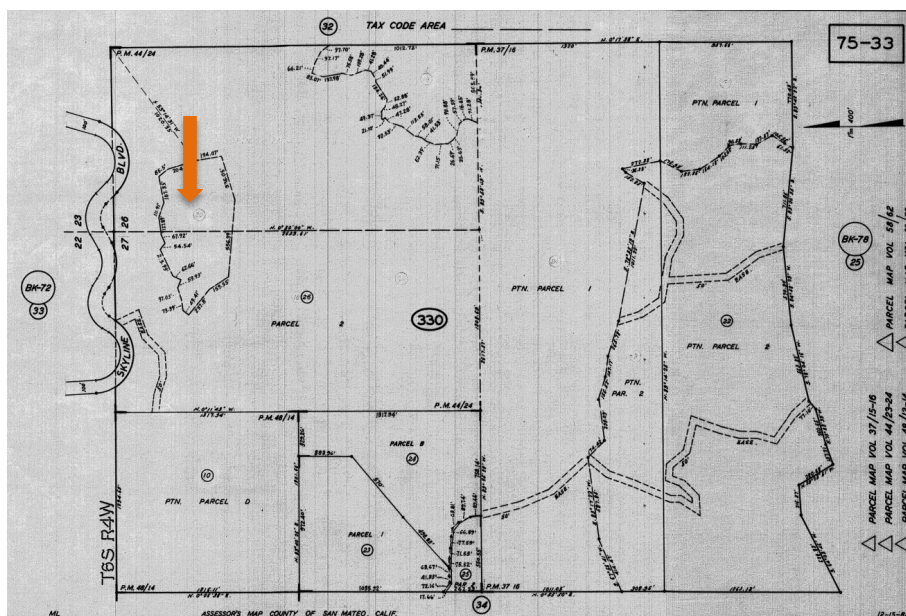


Figure 2. San Mateo County Assessor's Map. Approximate location of subject building marked by orange arrow. Source: San Mateo County Property Maps Portal. Edited by Page & Turnbull.

¹ There is currently not a formal address commonly associated with the Redwood Cabin.

The La Honda Creek Redwood Cabin is not currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). According to the District, the cabin has not been previously evaluated.

METHODOLOGY

This report provides a summary of the current historic status, a building description, historic context, and an evaluation for the La Honda Creek Redwood Cabin for listing in the California Register. Page & Turnbull prepared this report using research collected at various local repositories, including the Palo Alto Historical Association, San Mateo County History Museum Archives, as well as various online sources including Ancestry.com and the California Digital Newspaper Collection. Key primary sources consulted and cited in this report include San Mateo County Assessor-County Clerk-Recorder records, historical newspapers and photographs, local historic accounts, and USGS topographical maps. Due to its rural location in a heavily forested area, aerial photographs did not provide useful information regarding the Redwood Cabin and Sanborn maps appear to not have been drawn for this area.

All photographs in this report were taken by Page & Turnbull during a site visit on February 20, 2020, unless otherwise noted.

SUMMARY OF FINDINGS

This HRE finds that the La Honda Creek Redwood Cabin **appears to qualify as an eligible historic resource** for the purposes of review under the California Environmental Quality Act (CEQA).

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historic status currently assigned to the La Honda Creek Redwood Cabin.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

The La Honda Creek Redwood Cabin is not currently listed in the National Register of Historic Places.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

The La Honda Creek Redwood Cabin is not currently listed in the California Register of Historical Resources.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

The La Honda Creek Redwood Cabin is not listed in the California Office of Historic Preservation (OHP) Historic Property Data File for San Mateo County with a Status Code. The most recent update to the Historic Property Data File for San Mateo County that lists the Status Codes was in April 2012.

SAN MATEO COUNTY INVENTORY OF COUNTY HISTORIC RESOURCES

San Mateo County maintains an inventory of historic resources ("inventory") located in unincorporated San Mateo County. The 1986 San Mateo County General Plan state that:

The inventory was compiled by the County Historic Resources Advisory Board and is based on earlier research done by a previous body, the County Historic Sites Advisory Committee. The Inventory contains all resources that are designated National or State Historic Landmarks, and those listed in the National Register of Historic Places, the Historic American Building Survey, the Historic American Engineering Record, and the State Inventory of Historic Resources. It is by no means a 'final' list. It represents the beginnings of an inventory in the county and provides a basis for work on a more comprehensive survey to be completed later.²

However, the San Mateo County Historic Resources Inventory does not appear to have been updated since 1986. The inventory contains a list of 69 historic and archeological resources, and a list of 49 cultural resources "found within the San Mateo County Coastal Zone."³ The inventory was adopted "by reference as part of the Historic Resources Element."⁴

The La Honda Creek Redwood Cabin is not included in the San Mateo County Inventory of County Historic Resources.

² "Chapter 5 – Historic and Archaeological Resources," in *San Mateo County General Plan*, prepared by Environmental Services Agency for the San Mateo County Planning & Building Division (November 1986), 5.6A, accessed online March 4, 2020, <https://planning.smcgov.org/sites/planning.smcgov.org/files/SMC-GP%201986.pdf>.

³ Ibid, 5.25A.

⁴ Ibid, 5.25A.

III. ARCHITECTURAL DESCRIPTION

EXTERIOR

The La Honda Creek Redwood Cabin is a large, side-gabled log cabin with a rectangular plan and an open wraparound plank deck (**Figure 3**). The Redwood Cabin measures approximately 66 feet long by 30 feet wide. It is constructed solely of barked redwood logs of various sizes, with saddle notches that are set unconventionally (**Figure 4**).⁵ The east and west façades are each composed of four bays, some delineated by a vertical set log or opening.⁶ The cabin and deck are supported by large rustic wood posts, some of which are set in concrete and others of which are set on grade. The side-gabled roof has exposed rafter tails of various widths, with full barked logs set as decorative fascia, and is topped with wood shingles and five skylights (**Figure 12**). There is also a central interior stone chimney that connects to an expansive interior fireplace, whose foundation is visible from beneath the cabin (**Figure 5**). The cabin has wood sash multi-lite double casement windows of various sizes throughout all façades, hereafter referred to as “typical” windows. There are multiple paneled one-lite wood doors and wood multi-lite French doors throughout the north, east, and west façades.

The deck previously wrapped around all four façades. Two sections of the wraparound deck have rotted and collapsed, the north façade deck and the open deck that extended from the northwest corner. At the south façade and part of the west façade the deck is on grade, and elsewhere it is elevated by the large rustic wood posts. The deck has wood plank flooring and is supported by pressure treated timber. Horizontal rustic log railing is set between the large rustic support logs; the railing wraps around the entire primary (east) façade and part of the south façade. A U-shaped wood and stone staircase is located at the northeast corner and connects the driveway to deck. It features a lower flight made of large stones and an upper flight of redwood treads and railing.



Figure 3. Primary (east) façade, facing southwest from the circular driveway.

⁵ According to the Basis of Design and Alternative Evaluation by Page & Turnbull, the cabin notches appear to be saddle notched yet “assembled with the notches facing up rather than down.”

⁶ The cabin is not oriented true north; for the purpose of this report, façade directions will be referred to as true cardinal directions. Façade directions are based on USGS topographical maps.



Figure 4. Close up of the cabin's typical saddle notching, facing northeast.



Figure 5. View of stone chimney foundation and on-grade cabin piers.

Primary (East) Façade

The primary (east) façade of the Redwood Cabin overlooks the driveway downhill. The façade is primarily characterized by the large rustic support piers and the wraparound deck (**Figure 5 and Figure 7**). The façade has four sets of log bays, two of which are separated by vertically set logs. The main entry is centered on the façade and features a thick redwood burl door with ironwork and decorative ironwork hardware (**Figure 8 and Figure 9**). A set of divided-lite wood French doors is situated at the south end of the east façade. There are five sets of typical windows along the entire façade (**Figure 10**). The five skylights are evident on the east-facing roof gable and are aligned with window and door openings along the primary façade (**Figure 11**).



Figure 6. View of terrain, site features, and primary façade (right) and partial view of the south façade (left), facing north.



Figure 7. Primary (east) façade, facing northwest. Driveway stone walls are in the forefront.



Figure 8. Front entry door and three typical wood casement windows, as seen from the interior, facing east.



Figure 9. Detail of front entry door and ironwork.



Figure 10. Typical wood sash casement window, as seen from the interior, facing southeast.



Figure 11. Typical aluminum skylight, as seen from the interior.

South Façade

The south façade of the Redwood Cabin is located on grade, at the top of the steep terrain. The driveway spur rises up the steep terrain and terminates next to the façade. There are three typical divided wood sash casement windows, one of which is shorter and is located at the east side (**Figure 12**). Various mechanical and electrical hookups that lead to the interior are attached to the south façade. The wraparound porch is partially intact at the south façade. The railing is only evident at the southeast corner, where a safety sign and railings restrict access to the rest of the porch.



Figure 12. South elevation of the Redwood Cabin, facing northeast from top of hill.

Rear (West) Façade

The rear (west) façade of the Redwood Cabin is similar to the east façade. It has four bays, each with an entry door and an accompanying typical window (**Figure 13**). Many of the windows and doorways are currently boarded with plywood or have a screen covering. The rear (west) section of the wraparound porch appears to be hidden under ground cover and has no railing (**Figure 14 and Figure 15**).



Figure 13. View of west façade (left), and south façade (right), facing northeast.



Figure 14. Close-up of south end of west façade, facing southeast.



Figure 15. North half of west façade, facing north. Wraparound porch planks are located on grade, below ground cover.

North Façade

The north façade is set above grade, supported by large rustic wood posts, and the north section of the wraparound porch has been intentionally removed within the past year as a safety precaution (**Figure 16 and Figure 17**). The north façade has one partially glazed wood door, which is currently not accessible from the exterior as the porch has been removed. There are two typical windows, one of which has a storm window. Remnants of the rear porch projection are located at the northwest corner (**Figure 18**). The main exterior U-shaped stone and wood staircase can be seen from the north façade (**Figure 19**).



Figure 16. North façade, facing east. The wraparound porch along this façade and the porch projection (right) are no longer extant.



Figure 17. North façade, facing southwest from entry staircase.



Figure 18. Remnants of rear porch projection at the northwest façade.



Figure 19. Entry staircase at northeast corner of the Redwood Cabin, facing southeast.

SITE FEATURES

The Redwood Cabin is located in a heavily wooded rural area, within a section of the La Honda Creek Open Space Preserve that is currently not accessible to the general public. The building is accessed via a narrow dirt road that connects to Skyline Boulevard. The Redwood Cabin is situated on top of sloped terrain, overlooking a circular dirt driveway to the east that surrounds a small grove of redwood trees (**Figure 20**). A spur splits from the southeast corner of the circular driveway, rises up the slope, and terminates next to the south façade of the cabin (**Figure 21**). The driveway is partially delineated by stone walls (**Figure 22**). A stone staircase rises from the driveway to the east and connects to the wood deck of the Redwood Cabin (**Figure 23**). Various remnants of the Redwood Cabin's recreational history are scattered throughout the property; these include a horseshoe pit, a stone barbeque pit, and a brick planter or pit (**Figure 24 through Figure 26**).



Figure 20. View of the Redwood Cabin from the dirt driveway approach, facing west.



Figure 21. Spur, facing northeast towards the rest of the circular driveway and grove.



Figure 22. One of multiple stone walls that delineate the circular driveway.



Figure 23. View of the U-shaped entry staircase, facing north.



Figure 24. Remnants of horseshoe pit at rear of property.



Figure 25. Barbeque pit located at rear of property.



Figure 26. Brick planter or pit, located at rear of property.

IV. HISTORIC CONTEXT

The Redwood Cabin is located in unincorporated San Mateo County, within the Santa Cruz Mountains of the San Francisco Peninsula. The cabin is situated on the land that was historically occupied by the Ohlone peoples prior to Spanish and Mexican settlement. After Mexico gained independence from Spain in 1821, the land that encompasses present-day San Mateo County was parceled out in a number of land grants known as ranchos (**Figure 27**). The Redwood Cabin is located in the former Rancho San Gregorio, which stretched from the coast of the Pacific Ocean up to the forested heights of the Santa Cruz Mountains.

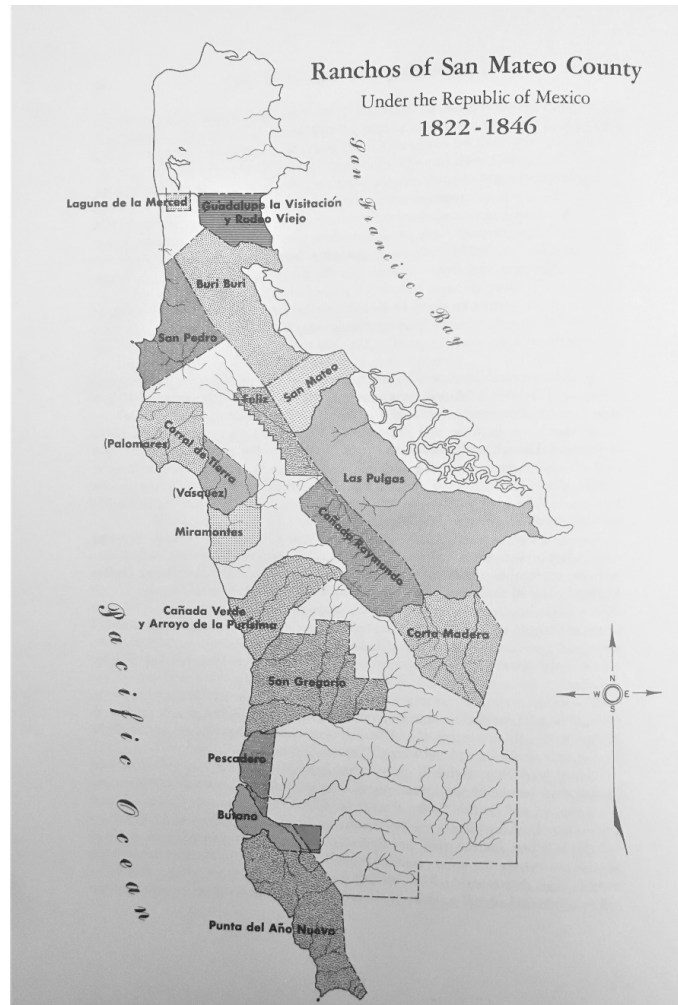


Figure 27. Map of ranchos, or land grants, in San Mateo County. Source: Frank M. Stanger, *South From San Francisco* (San Mateo, CA: San Mateo County Historical Association, 1963), 50.

The California Gold Rush and the rapid development of the city of San Francisco triggered a logging boom in the Santa Cruz Mountains. Home to old-growth redwoods and Douglas firs, lumber mills soon inundated the area and became the primary catalyst for the development of small towns in the hills along the peninsula, including nearby Woodside and La Honda that were established in the latter

half of the nineteenth century.⁷ By 1853, 15 mills were operating on Kings Mountain, northwest of Woodside.⁸

EARLY RECREATION IN THE SANTA CRUZ MOUNTAINS

By the late 1800s and early 1900s, commercial timber logging in the Santa Cruz Mountains had subsided.⁹ Meanwhile, beginning in the mid 1800s, the Santa Cruz Mountains were becoming a prime area for recreation, including camping, hunting, and fishing. The area's proximity to San Francisco and other Bay Area cities, paired with the rise of the personal automobile in the early twentieth century made the forests of the San Francisco Peninsula ideal locations for middle-class and wealthy families to vacation. Tourism became the livelihood of La Honda, a nearby former logging town located south of the subject Redwood Cabin. By the 1890s, several camps were located in the vicinity of La Honda, including the Cozy Nook Camp, the Bohemian Camp, Maplewood Camp, and Jonah Camp (**Figure 28**).¹⁰ Some camps had as many as 300 campers at a time. Lodges and hotels were also constructed during this period to accommodate non-campers and long-term visitors.

The area was accessed by several roads and logging trails that connected up through the San Francisco Peninsula. During the early 1920s, San Francisco, San Mateo, Santa Clara and Santa Cruz counties established a joint highway district in order to build Skyline Boulevard.¹¹ The route would become a major local route and would run along much of the spine of the San Francisco Peninsula.¹² By 1923, approximately 30 miles of the road had been completed between the city of San Francisco and La Honda Road, which formed a junction with Skyline Boulevard close to the Redwood Cabin.



Figure 28. Camp Boheme, ca. 1900, one of many camps located near La Honda. Photograph by Gus Zanoni. Source: Milton Cavalli Collection, San Mateo County Historical Association.

⁷ Frank Stanger, *Sawmills in the Redwoods: Logging on the San Francisco Peninsula, 1849-1967*, (San Mateo: San Mateo County Historical Association, 1967), 77.

⁸ Stacy Trevenon, *Kings Mountain* (Charleston, SC: Arcadia Publishing, 2008), 29.

⁹ Bob Dougherty, *La Honda*, (Charleston, SC: Arcadia Publishing, 2007), 33.

¹⁰ *Ibid.*, 86.

¹¹ "Skyline: Santa Cruz Mountains Area Study," Department of Environmental Management, Planning and Development Division, San Mateo County, California, Hearing Draft July 1982, 1.2-1.4.

¹² Bob Dougherty, *La Honda*, 80.

One of the first subdivisions recorded along the Skyline Ridge was Redwood Park in 1908. Following the construction of Skyline Boulevard, the area was made more accessible to both visitors and year-round residents. The 1920s and 1930s brought the peak of residential development for the area, with new construction in unincorporated San Mateo County peaking in 1930.¹³ Developments like Sky Londa (located directly east of the Redwood Cabin on Skyline Boulevard), Cuesta La Honda, the Middleton Tract, Sierra Morena Woods, Kings Mountain Park, and La Honda Park followed in the subsequent two decades, bringing hundreds of summer houses and cabins to the immediate area (Figure 29 and Figure 30).^{14 15} A 1931 sales pamphlet describes the appeal of the area:

La Honda Park, in the midst of miles of giant redwoods, a restful retreat for which you have been looking; not far from home, yet far enough to help you forget the troubles and cares of business. The most beautiful spot in San Mateo County. Pure spring water piped to camps and cabins. Picnicking, boating, camping, swimming. Parking fee 50 cents per car; camp tents \$7.00 per week. Cabin lots, creek and woods, \$400 up.¹⁶

Nestling Among Trees!



THIS COZY LITTLE summer home is typical of the cabins being built at Sky L'onda and Los Trancos Woods on the peninsula.

Sky-L'onda Cabins Are Designed to Fit Location

According to R. P. Watt, cabins at Sky-L'onda are being designed to artistically fit the location of the trees and view, and in this connection he announces that two are at present in the course of completion.

He added that they had always felt that the sameness of the cabins at the average tract are too monotonous, so they decided to build each cabin of a different and distinct design.

"Our experience," concluded Watt, "is proving our contention that many persons are interested in cabin life as an all year round abode, instead of only during the vacation period."

ROOF BUNGALOW

Charming, spacious living and dining room; fireplace. Class A building. PANORAMA. Nothing like it. Act quickly. Also choice furnished and unfurnished abodes.

G. A. SHAFFER
"San Francisco's Home-Finder"
560 SUTTER ST. DOUGLAS 0836

Figure 29. Advertisement for Sky Londa cabins, *San Francisco Examiner*, August 10, 1929.

¹³Historic Development Totals (Unincorporated San Mateo County), County of San Mateo Assessor's Standards Division records, page 88, on file at the San Mateo County Historical Association Archives.

¹⁴ Bob Dougherty, *La Honda*, 33.

¹⁵ "Skyline: Santa Cruz Mountains Area Study," 1.2-1.4.

¹⁶ Bob Dougherty, *La Honda*, 99.

Despite their early popularity, most of the lodges and hotels along Skyline Ridge and in La Honda did not remain open past the Depression.¹⁷ As other recreation areas became accessible, the popularity of La Honda and the Santa Cruz Mountains waned.¹⁸ With the rise of the conservation movement in the 1970s, the remaining forests, coastal areas, and open spaces of the Santa Cruz Mountains were preserved. As a result, much of the surrounding area, including that of the subject property, has been incorporated into local and state parks and open space preserves. Today, the area serves yet again as a popular day recreation area and the occasional permanent residence or vacation home.



Figure 30. Sky Londa advertisement, *San Francisco Examiner*, September 14, 1929.

¹⁷ Bob Dougherty, *La Honda*, 99.

¹⁸ *Ibid.*, 88.

V. PROJECT SITE HISTORY

SITE DEVELOPMENT

The Redwood Cabin is situated on land within the boundary of the former Rancho San Gregorio and is near the site of former lumber mills, including Harrington Mill (**Figure 28 and Figure 29**). In 1894, the land in which the cabin would be built was owned by F.M.L. Peters and J. Kubler (**Figure 30**). The land transferred hands, and in 1909 was owned by J.F. Peters, M.T. Maison, C.H. Souther, and J. Palmer with nearby lots owned by the Virginia Timber & Lumber Company (**Figure 31**). In 1927, the land was owned by William O. Harabin and W.B. Allen and a portion of Skyline Boulevard had been constructed through said land (**Figure 32**). According to District records, the Redwood Cabin was constructed by W.B. Allen from 1927-1928. By the early 1940s, Skyline Boulevard had been fully constructed along the Peninsula and a dirt road extended south, partially along the footprint of the road that now connects to the cabin (**Figure 33 and Figure 34**). The development of the Sky Londa neighborhood, which had been underway for a decade, is also evident. Additionally, the road that connected the Redwood Cabin to Skyline Boulevard was named Allen Road at this time and wrapped south and then westward toward Bear Gulch Road, connecting to Allen Lookout and the former Dyer Ranch and White Barn (**Figure 35**). It was not until 1961 that the subject building appeared on a USGS topographic map. During this time the Sky Londa development had grown and the section of Allen Road that connected the cabin to Dyer Ranch and the White Barn was converted to a “Jeep trail,” or in other words, an unimproved dirt road (**Figure 36**). A 1991 USGS topographic map shows the cabin on the access road to Skyline Boulevard and a re-configured Allen Road (**Figure 37**).

An appraisal report from the San Mateo County Assessor’s Office, dated June 10, 1953 and July 21, 1954, is currently the earliest and only known official record of the Redwood Cabin on file at the County of San Mateo. The record notes a 66’x30’ rectangular building labeled “lodge” with a wraparound open plank deck and a larger rear deck (**Appendix B and Figure 38**).¹⁹ The lodge is described as a 6-room building with one bathroom and redwood log walls; light shake roof; exposed rustic along rake of rafters; mud sills and large rustic posts; pine floor; large natural stone fireplace; and deck pillars set on concrete piers.

The date of construction is listed as “est. 1920” on the appraisal report. Three other buildings accompany the lodge on the appraisal report and are noted as being “removed to parcel #075-330-010, dated 1/17/1966.” The buildings appear to have been situated around the circular driveway and included two garages and a caretaker’s cabin with an open deck at the front. Both garages are noted as being constructed in 1953. The caretaker’s cabin and two garages are no longer extant on the site, and it is unknown whether they were demolished or relocated.

The following list details known dates and details on the site history of the La Honda Creek Redwood Cabin:

¹⁹ San Mateo County Assessor’s Office Property Appraisal Report for parcel number (APN) 075-330-220, a former parcel number that was previously consolidated into the current number.

Table I. Site Development

Date(s)	Site History	Source
Ca. 1920s	The Redwood Cabin is constructed on former timber land near La Honda Creek, presumably as a recreation cabin for W.B. Allen and his family.	1953-1954 San Mateo County Assessor Appraisal Record
Ca. 1953	Redwood Cabin – Roof is replaced with composite shingles, new deck underpinning and pins. Garage 1 and Garage 2 – Constructed Caretaker's Cabin – Constructed at an unknown date. Two rooms added in 1953.	1953-1954 San Mateo County Assessor Appraisal Record
Ca. 1/17/1966	Garage 1, Garage 2, and the Caretaker's Cabin are “removed to parcel #075-330-010.”	1953-1954 San Mateo County Assessor Appraisal Record
Unknown	Aluminum skylights are added. It is unclear whether or not they replaced original skylights or were additions.	

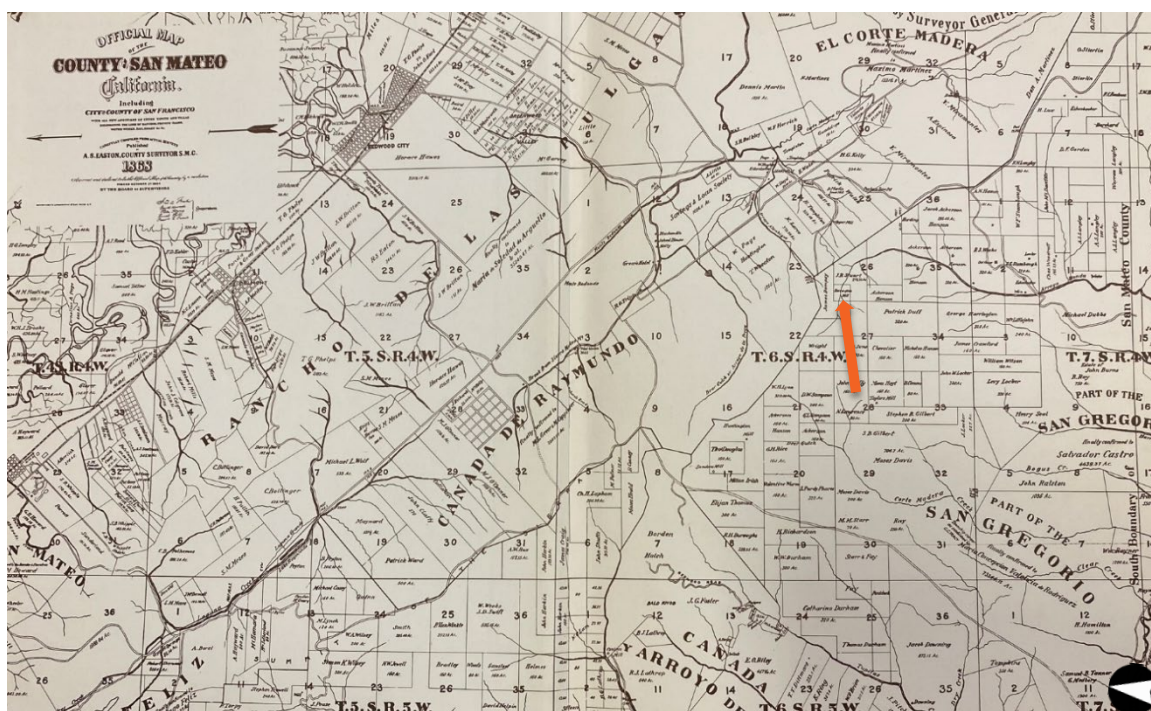


Figure 31. 1868 map of approximate future location of the Redwood Cabin, marked with orange arrow.
Source: 1868 Official Map of the County of San Mateo, California, on file at the San Mateo County History Museum Archives. Edited by Page & Turnbull.



Figure 32. 1868 view of La Honda Creek area. Approximate future location of cabin marked with orange arrow. Source: 1868 Official Map of the County of San Mateo, California, on file at the San Mateo County History Museum Archives. Edited by Page & Turnbull.

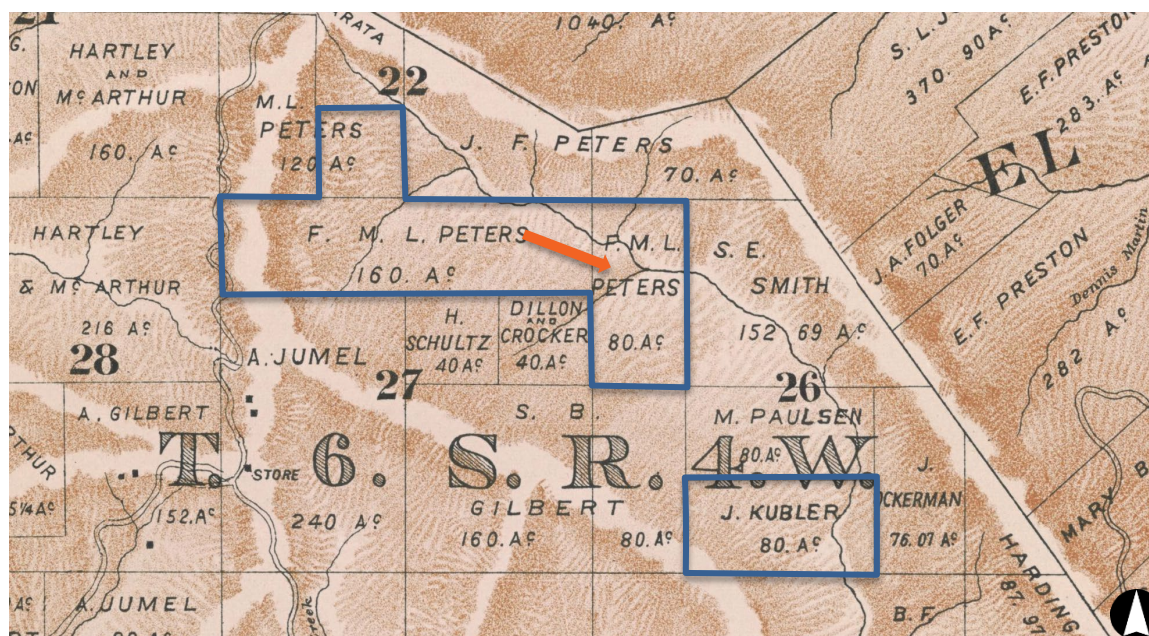


Figure 33. 1894 view of landholdings along the La Honda Creek. Future landholdings of W.B. Allen and William O. Horabin are outlined in blue. Approximate future location of cabin marked by orange arrow. Davenport Bromfield, County Surveyor, Official Map of San Mateo County, California, 1894. Source: Stanford Libraries. Edited by Page & Turnbull.

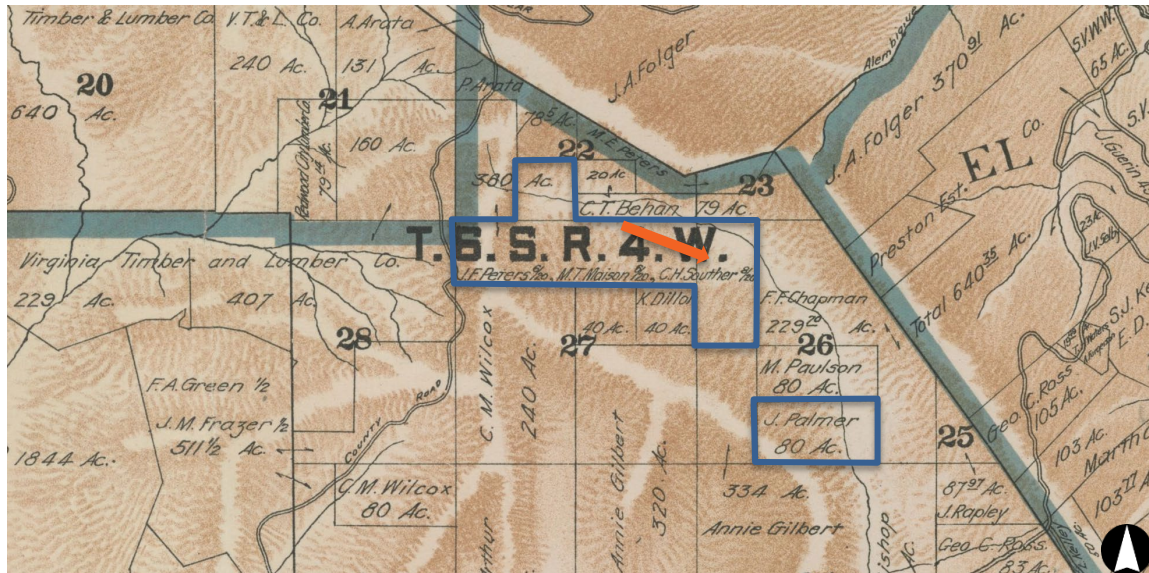


Figure 34. 1909 view of private and timber landholdings along the La Honda Creek. Future landholdings of W.B. Allen and William O. Horabin are outlined in blue. Approximate future location of cabin marked by orange arrow. J.V. Neumann, County Surveyor, Official Map of San Mateo County, California, 1909. Source: Stanford Libraries. Edited by Page & Turnbull.

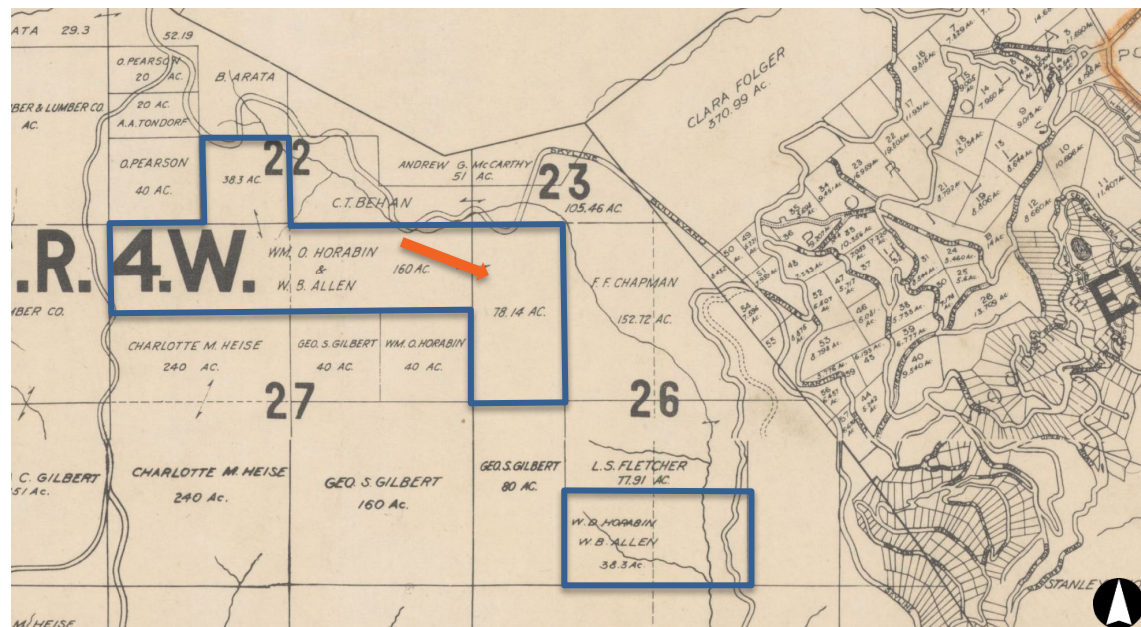


Figure 35. 1927 view of W.B. Allen and William O. Horabin's land holdings, outlined in blue. Approximate location of cabin is marked by orange arrow. Woodside Country and Portola Woods, two developments, can be seen to east. George A. Kneese, County Surveyor, Official Map of San Mateo County, California, 1927. Source: Stanford Libraries. Edited by Page & Turnbull.

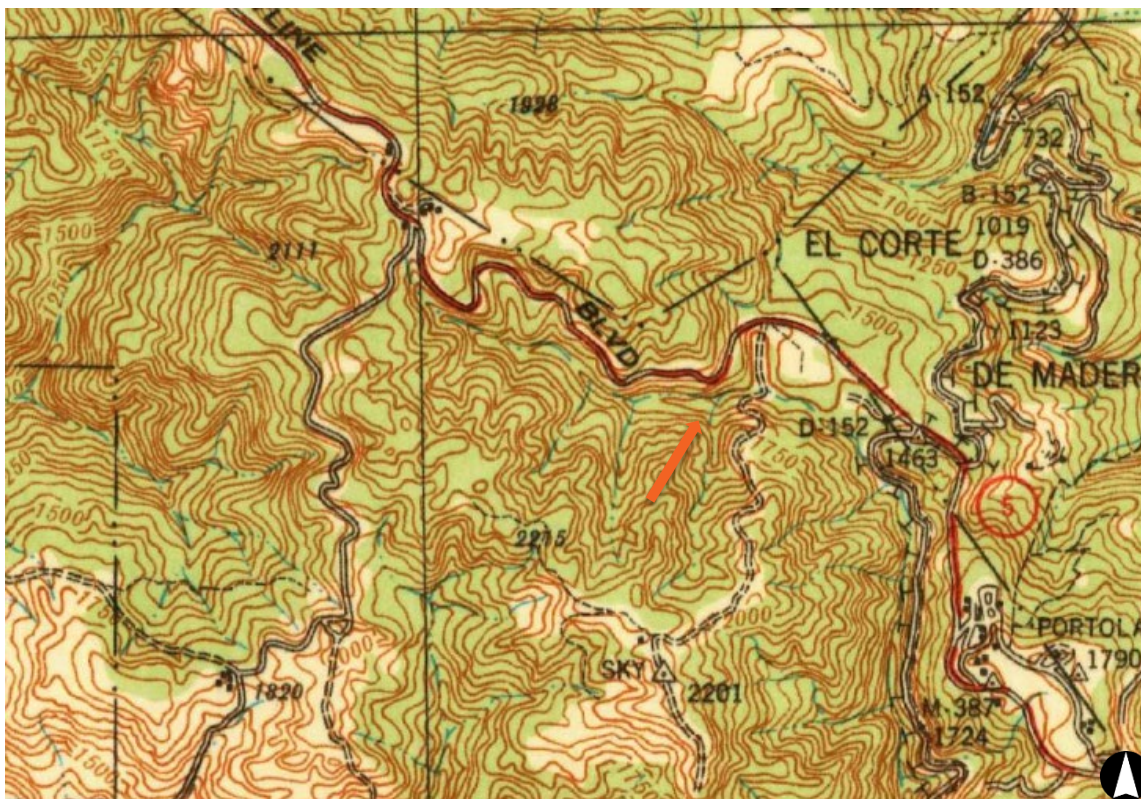


Figure 36. 1940 USGS Topographic Map of Half Moon Bay area. Approximate location of subject property marked by orange arrow. Source: USGS TopoView.

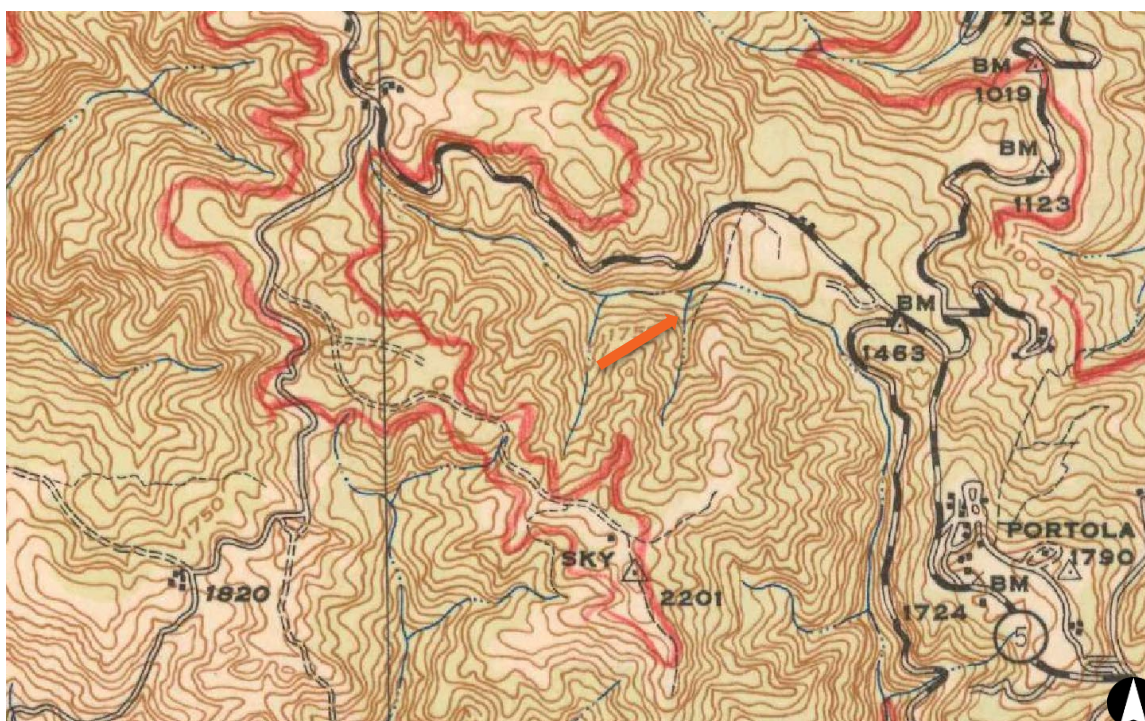


Figure 37. 1943 USGS Topographic Map of Half Moon Bay area. Approximate location of subject property marked by orange arrow. Source: USGS TopoView.

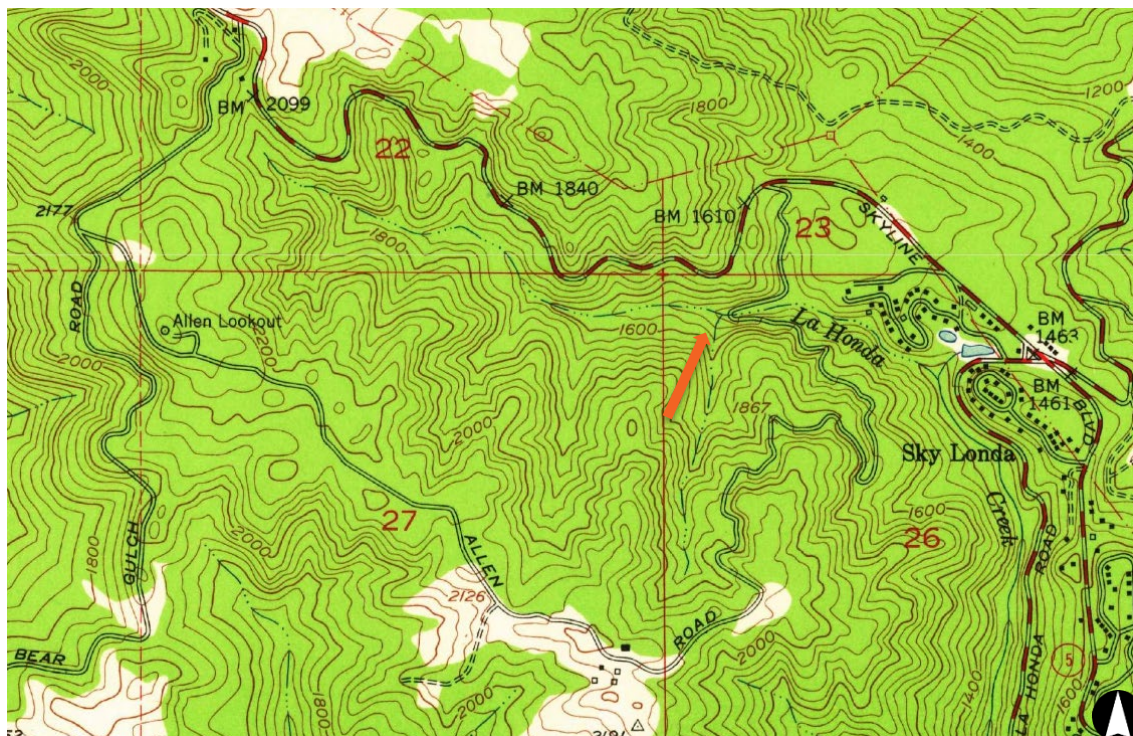
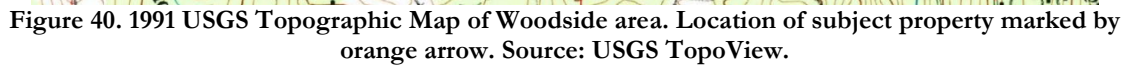


Figure 38. 1953 USGS Topographic Map of Woodside area. Approximate location of subject property marked by orange arrow. Source: USGS TopoView.



Figure 39. 1961 USGS Topographic Map of Woodside area. Location of subject property marked by orange arrow. Source: USGS TopoView.



SELECT BUILDER, OWNER, AND OCCUPANT HISTORY

The Redwood Cabin was constructed by W. B. Allen in 1927-28 as a family retreat:

Allen settled in Palo Alto in 1903 and owned and operated Palo Alto Hardware. By 1918, he purchased 400 acres in La Honda including the subject parcel. With the assistance of two Norwegian laborers, Allen constructed the lodge on a bedrock foundation using local timber pieced together without nails.²⁰ In addition to the lodge, Allen imported stones from the coast to construct walls, stairs, and numerous stone-lined hiking trails throughout the property. In the 1930s, the California Conservation Corps assisted with the improvement of some roads near the property. The Allen family as well as local groups, including the YMCA and the rotary club, used the lodge as a summer retreat for decades. The property remained in the Allen (Paulin) family until 1988 when the MROSD purchased it.²¹

It is unclear who designed the building or definitively aided W.B. Allen with the construction of the cabin. Lee Erickson, a Finnish immigrant, and his sons were known local builders of rustic log cabins and could be responsible for the construction of the cabin. Furthermore, a cabin constructed by Erickson in the 1920s with substantial similarities is extant. According to George Bordi, a lifelong La Honda farmer and resident, Lee Erickson and his two sons helped his grandfather, Antone Bordi, construct a rectangular log cabin on the Bordi Farm near La Honda in the 1920s.²² It is constructed of barked redwood set in a saddle notch configuration with angled corners on a minimal foundation, similar to the Redwood Cabin (**Figure 39 and Figure 40**). The cabin is front gabled with a small porch and multi-paned casement windows. The front door was broad-axed out of an old redwood burl, in similar fashion to the unique front door of the Redwood Cabin. The Bordi Cabin measures approximately 66 feet long by 30 feet wide, the same dimensions of the subject building.²³ Both men are discussed in detail in the following biography sections.

Table 2. Owner and Occupancy of the Redwood Cabin

Date	Owner(s)	Occupant(s)
Ca. 1927-1964	W.B. Allen, Winifred Allen	Allen Family
Ca. 1964-1988	Allen & Paulin Family	Allen & Paulin Family
1988-present	Midpeninsula Regional Open Space District	n/a

²⁰ The quoted context is based on oral histories; some details, such as that of specifically Norwegian laborers, may be incorrect.

²¹ Jones & Stokes, "Final Biological and Cultural Resources Technical Memo and Opportunities and Constraints Analysis," 2004, 45; Midpeninsula Regional Open Space District. 2002. Meeting Notes, June 26, 2002, R-02-79; Joan Paulin, personal communication, October 4, 2004; La Honda Creek Open Space Preserve Master Plan, Midpeninsula Regional Open Space District, August 2012.

²² The Bordi Farm is currently located at 1355 Portola State Park Road in La Honda, California.

²³ Google Earth, 2020.



Figure 42. The Bordi Cabin, ca. 2011. The Bordi Cabin has many similar attributes to the Redwood Cabin. Source: George and Mary Bordi, "Meet George and Mary Bordi," *The La Honda Voice*, January 29, 2011.

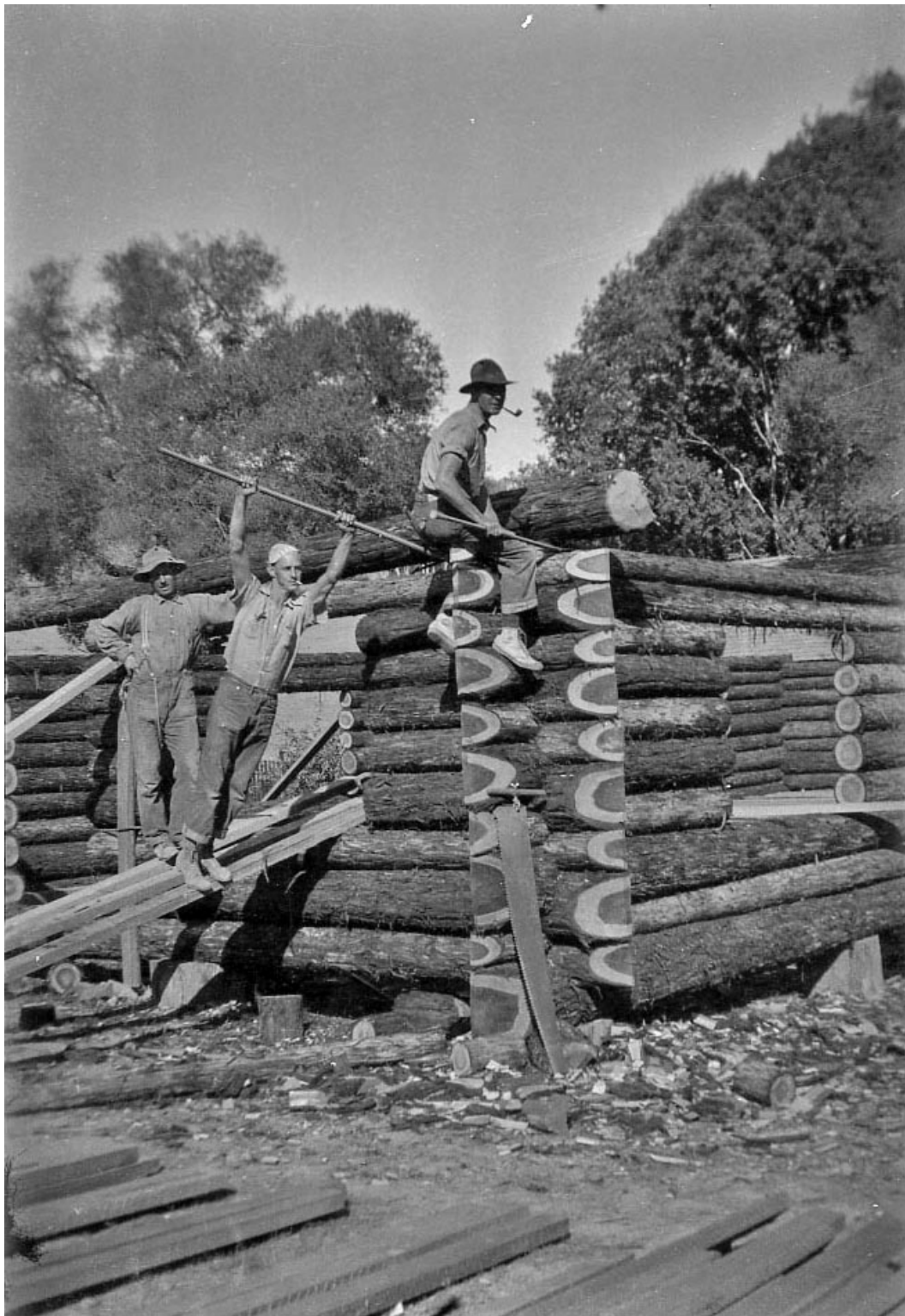


Figure 43. Antone Bordi, Lee Erickson and sons constructing the Bordi Cabin, ca. 1920s. Source: George and Mary Bordi, "Meet George and Mary Bordi," *The La Honda Voice*, January 29, 2011.

Builder Biography: Lee Erickson and Sons

Leander “Lee” Erickson (1864-1938) was a Finnish carpenter and the presumptive builder of the Redwood Cabin. Erickson arrived in the U.S. circa 1882. After marrying Ida Sofia Hendrikson (1865-1948) in Michigan, the couple moved to the Santa Cruz area where they would remain for the rest of their lives. The two settled on Big Basin Road in the rural community of Boulder Creek and had four children, Lydia (1894-1955), Robert (1895-1962), Jennie (1897 – ca. 1907), and Rugner (1903-1969).

Erickson was a skilled axe-man, working at nearby lumber camps, and was a carpenter and stonemason.²⁴ In later years, sons Robert (“Rupert”) and Rugner would join their father on projects in La Honda and Boulder Creek.²⁵ A 1931 *Santa Cruz Evening News* article details a summer home built by Erickson with similar components to the Redwood Cabin, such as “bark-covered logs on the outside and the interior,” “a cobblestone fireplace,” and “large porch with rustic railings” (**Figure 41**). According to George Bordi, a lifelong La Honda farmer and resident, this similar log cabin was constructed in the 1920s by his grandfather, Antone Bordi, with the help of Lee Erickson and his two sons. The front door was broad-axed out of an old redwood burl, in similar fashion to the unique front door of the Redwood Cabin. Bordi claims that Erickson went on to build several cabins in the Middleton Tract, an early development of year-round and summer cabins and residences located southwest of the town of La Honda.²⁶



Figure 44. *Santa Cruz Evening News*, June 20, 1931. Newspaper clipping detailing summer home constructed by Lee Erickson in nearby Boulder Creek.

²⁴ 1910 and 1920 U.S. Federal Census Records accessed via Ancestry.com; “Boulder Creek,” *Santa Cruz Sentinel*, March 1, 1911; “Leander Erickson Funeral Services Set For Monday,” *Santa Cruz Evening News*, May 14, 1938.

²⁵ *Santa Cruz Evening News*, October 8, 1927; *Santa Cruz Evening News*, October 13, 1927.

²⁶ *County of San Mateo, Master Index Map, Revision 2, June 1985*, (Redwood City, California: County of San Mateo Assessor), 40-41.

Owner Biography: W.B. Allen

William Benjamin Allen (1878-1964) was born to a prominent Palo Alto pioneer family (**Figure 42**). In 1903 he opened the Palo Alto Hardware Company at the corner of University Avenue and Bryant Street in Palo Alto. Allen would own the store until his retirement in 1951, and over the course of 48 years would operate one of Palo Alto's most prominent businesses.²⁷

W. B. Allen married Winifred Alecia Jeffreys (1878-1976) in 1901, and they had two children, Lloyd (1902-1979) and Edith (1906-1995). W. B. and Lloyd were both known outdoorsmen, skilled in hunting and fishing, and traveled throughout the state and the Santa Cruz Mountains in their outdoor pursuits (**Figure 43**). Lloyd would later go on to own and operate a sporting goods store in Sacramento.²⁸ An excerpt from the 1952 *Palo Alto Community Book* mentions W. B. Allen's cabin, presumed to be the subject La Honda Redwood Cabin, following Allen's retirement: "Ben Allen has always been an ardent hunter and fisherman and in later years his main hobby has been work about his cabin in the redwoods."²⁹



Figure 45. W.B. Allen, ca. 1920s. Photograph by Newton Studios, Palo Alto, California. Source: Palo Alto Historical Association.

²⁷ "New apostle called to serve LDS Church," *Ukiah Daily Journal*, January 27, 1976.

²⁸ Guy C. Miller and Hugh Enochs, eds. *Palo Alto Community Book* (Palo Alto: Arthur H. Cawston, 1952), 219.

²⁹ *Ibid.*, 220.



Figure 46. Lloyd Allen featured in the *San Francisco Chronicle*, January 14, 1923.

VI. EVALUATION

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons):* Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

The following section examines the eligibility of the La Honda Creek Redwood Cabin for individual listing in the California Register.

Criterion 1 (Events)

The La Honda Creek Redwood Cabin does appear to be significant under Criterion 1 (Events) as a property associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. According to various accounts, the Redwood Cabin was constructed in the 1927-1928 by Palo Alto businessman W. B. Allen with the aid of laborers. The cabin was constructed at a peak of outdoor recreation in the Santa Cruz Mountains. The Redwood Cabin's construction appears representative of a broader pattern of recreational development in the Santa Cruz Mountains following the San Francisco Peninsula's logging boom, specifically at a time when recreation shifted from camps to cabins and early subdivisions. While the cabin does not appear to be one of the earliest recreational cabins (from the late 1800s and early 1900s), it appears to be one of the last remaining ones intact from the transition era to permanent structures. Most of the original lodges and hotels appear nonextant. Due to the rural nature of the area, not all nearby properties were surveyed; however, those that were appeared not age eligible or altered. The Redwood Cabin appears to be a rare building typology and retains its original rural setting. Therefore, the property does appear to be individually eligible for listing under Criterion 1 with its period of significance, 1927-1928, the years of its construction.

Criterion 2 (Persons)

The La Honda Creek Redwood Cabin does not appear to be significant under Criterion 2 (Persons) for its association with the lives of persons important to local, state, or national history. W. B. Allen, original and longtime owner of the cabin, was a well-known Palo Alto businessman. From 1903 to 1951, Allen owned and operated the Palo Alto Hardware Company, a prominent business within Palo Alto and San Mateo County. Allen also came from a renowned local pioneer family, and he and his wife Winifred were active in the Palo Alto community. While W.B. Allen appears to be significant locally in Palo Alto, the Redwood Cabin was not the most significant property tied to Allen and instead, served as a secondary residence. While no longer extant, the Palo Alto Hardware Company formerly located at the corner of University Avenue and Bryant Street in Palo Alto was more directly connected to W. B. Allen and his achievements. His longtime residence, 909 Hamilton Avenue in Palo Alto, is extant and would be a more ideal candidate. Therefore, the La Honda Creek Redwood Cabin does not appear to be individually eligible for listing under Criterion 2.

Criterion 3 (Architecture)

The La Honda Creek Redwood Cabin does appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of a type, period, region, or method of construction, or that represents the work of a master or possesses high artistic values. The Redwood Cabin is a large, one-story side-gabled rectangular log cabin with an open wraparound plank deck. It is constructed of barked redwood logs of various sizes, with saddle notches that are set unconventionally and upside down. The cabin and deck are supported by large rustic wood posts, some of which are set in concrete and others of which are set on grade. The cabin features a large centered stone chimney that connects to an expansive interior fireplace, its foundation visible from beneath the cabin. Its openings consist of what appear to be original wood sash multi-lite windows, a large, handmade redwood door with iron details, and paneled one-lite wood doors and wood multi-lite French doors throughout. It is unclear who designed the cabin, and if it was the result of an architect or kit plan. According to district records, it was constructed in 1927-1928 by businessman W.B. Allen with the help of two laborers. Research suggests that the building could have been constructed by Finnish builder Lee Erickson, a local builder of similar cabins. W.B. Allen and Lee Erickson do not appear to be master architects or builders. Much of the cabin appears to be original. The building clearly utilizes local materials, and while its construction method appears slightly “primitive,” it appears indicative of the rural, woodsy character of the area and the period in which the region was transitioning to more permanent recreational structures. As such, the Redwood Cabin does appear to be a unique property type or architectural style such that it would rise to the level of individual significance within a local context. In conclusion, the La Honda Creek Redwood Cabin does appear to be individually eligible for listing under Criterion 3.

Criterion 4 (Information Potential)

The “potential to yield information important to the prehistory or history of California” typically relates to archeological resources, rather than built resources. When California Register Criterion 4 (Information Potential) does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. The analysis of the Redwood Cabin for eligibility under Criterion 4 is beyond the scope of this report.

INTEGRITY

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed

during the resource’s period of significance,” or more simply defined by the National Park Service as “the ability of a property to convey its significance.”³⁰

Page & Turnbull uses established integrity standards outlined by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. Seven variables, or aspects, that define integrity are used to evaluate a resource’s integrity—location, setting, design, materials, workmanship, feeling, and association. A property must possess most or all of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

The seven aspects that define integrity are defined as follows:

Location is the place where the historic property was constructed or the place where the historic event occurred;

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s);

Design is the combination of elements that create the form, plan, space, structure, and style of the property;

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the historic property;

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;

Feeling is the property’s expression of the aesthetic or historic sense of a particular period of time; and

Association is the direct link between an important historic event or person and the historic property.

Location

The La Honda Creek Redwood Cabin retains integrity of location as it has remained in its original location since construction.

Setting

The La Honda Creek Redwood Cabin retains integrity of setting. The cabin remains in a rural setting, set within a heavily forested area. The immediate area remains remarkably undeveloped, even with a more heavily trafficked Skyline Boulevard nearby. The cabin retains its subtle landscaping features including the stone walls and circular dirt driveway. It is also still accessed by a semi-rural dirt road. The general area also retains similar use, functioning as a day-use recreational area and year-round home.

³⁰ California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, September 4, 2001) 11; and U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1995) 44.

Design

The La Honda Creek Redwood Cabin retains integrity of design. It does not appear to have any major design alterations or additions. The building retains its large, rectangular footprint, rustic log construction, doors and casement windows, stone and wood staircase, stone site features, side-gable roof, and log fascia. The aluminum skylights are likely alterations; however, the original design remains legible. The wraparound porch appears predominantly intact, although the rear porch projection is no longer standing, and the building is still able to convey its rustic style.

Materials

The La Honda Creek Redwood Cabin retains integrity of materials. It does not appear to have any major alterations and many original elements remain, including the barked redwood logs, plank decking, rustic deck posts and railing, stone staircase and site elements, stone chimney, wood doors and windows. The wraparound porch is mostly intact, except for the northern porch and northwest projecting deck. The porch at the primary façade remains intact, as does the entry staircase. Most material components appear to remain from the building's initial construction.

Workmanship

The La Honda Creek Redwood Cabin retains integrity of workmanship. The building remains representative of workmanship common to rural recreation cabins constructed in the early twentieth century. The construction and design of the cabin reflect the workmanship of a local builder, such as the rustic log construction, saddle notches, vertically set log posts, and stone chimney. The building's retention of such features is evidence of remaining workmanship.

Feeling

The La Honda Creek Redwood Cabin retains integrity of feeling as a recreational cabin constructed in a rural setting in the 1920s, during the rise of the automobile era and recreation boom in the country. The subject building continues to express its historic aesthetic character, as evidenced by its retention of a rural setting away from development and within a heavily forested area, and its historic materials and rustic workmanship associated with its era of construction.

Association

The La Honda Creek Redwood Cabin retains integrity of association. Originally constructed as a recreational cabin for W. B. Allen and his family in the 1920s, the cabin no longer operates as such and is currently vacant. While the cabin no longer serves as a retreat for the Allen family, it does remain in a recreational setting. Acquired by the Midpeninsula Regional Open Space District, the property continues to be surrounded by a recreational area and away from any development. The property continues to communicate its rural setting. Overall, the cabin retains sufficient enough integrity of association.

Overall Integrity

The La Honda Creek Redwood Cabin retains sufficient historic integrity to be eligible for listing in the California Register for Historical Resources as an individual resource.

CHARACTER-DEFINING FEATURES OF THE LA HONDA CREEK REDWOOD CABIN

For a property to be eligible for national, state or local designation under one of the significance criteria, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly retain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Character-

defining features can be expressed in terms of form, proportion, structure, plan, style, materials, and ornamentation.

The following character-defining features have been identified for the La Honda Creek Redwood Cabin and relate to the building's period of significance, its date of construction, 1927-1928:³¹

- Siting on steep topography in a grove of redwood trees
- One-story, rectangular massing and open character under the building
- Side-gable roof with exposed rafter tails and barked log fascia
- Barked log construction with saddle notched log corners and chinking
- Large rustic wood support posts
- Massive central stone chimney
- Wraparound porch with rustic log railing
- Generally symmetrical door and window placement on the east and west façades
- Paired wood casement windows with divided lites and unornamented wood surrounds
- Wide, solid wood entrance door with decorative iron hardware
- Two-panel redwood stile and rail wood doors at secondary entrances, each with an undivided glazed top panel.

³¹ Page & Turnbull, Inc., "Basis of Design and Alternative Evaluation: Redwood Cabin," San Francisco, November 22, 2019.

VII. CONCLUSION

The La Honda Creek Redwood Cabin was constructed circa 1927-1928 by W.B. Allen with the help of laborers, presumably including local builder Lee Erickson. The subject property appears to be one of few remaining examples of a permanent recreational cabin from the 1920s with a high degree of integrity, and which is individually representative of the peak of recreational development in the Santa Cruz Mountains in the nineteenth century. The cabin does not appear to be significant for an association with the lives of persons important to local, state, or national history. The cabin's longtime owner, W. B. Allen, was a prominent businessman in Palo Alto; however, the cabin was a secondary residence and does not reflect his business achievements nor his association with the Palo Alto community. Neither Allen, nor Lee Erickson, appear to be master architects or builders. The building retains much of its original components and fully articulates its rustic style and is a unique example of a rustic recreational cabin in the surrounding area. Overall, the La Honda Creek Redwood Cabin does appear to be locally significant and individually eligible for listing in the California Register of Historical Resources.

In conclusion, the La Honda Creek Redwood Cabin does appear to be an historic resource for the purposes of CEQA review.

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*Historic Resource Evaluation - Draft
[19019]*

*La Honda Creek Redwood Cabin
La Honda Creek Open Space Preserve
Midpeninsula Regional Open Space*

APPENDIX

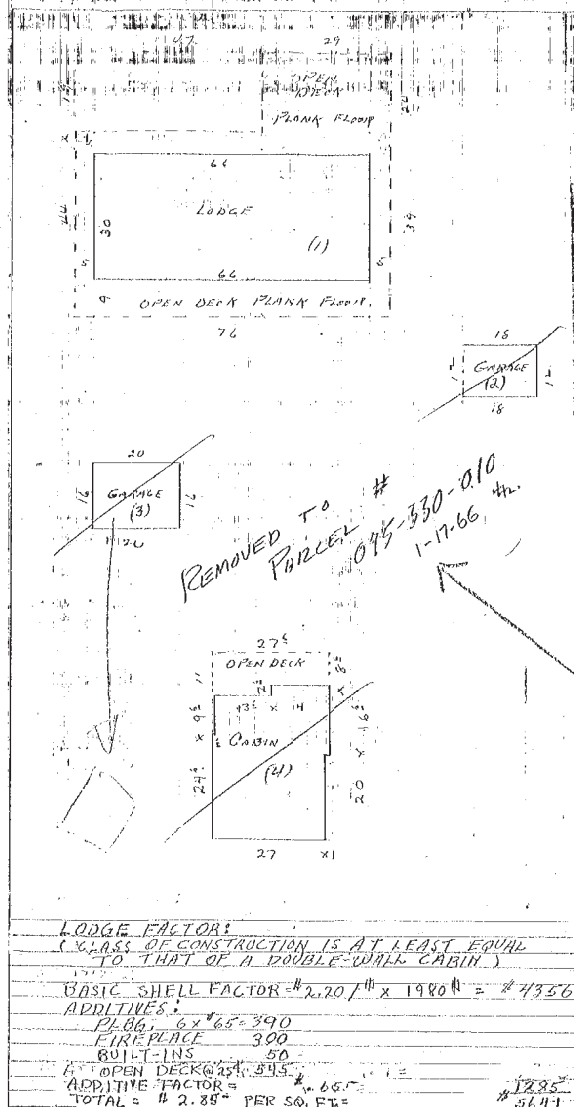
APPENDIX A – PREPARER QUALIFICATIONS

This Historic Resource Evaluation was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include Peter Birkholz, AIA, LEED AP, Principal-in-charge; Sarah Brummett, Associate AIA, Project Manager; and Alicia Sanhueza, Cultural Resources Planner and primary author. All professional staff working on this report meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

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APPENDIX B – APPRAISAL REPORT, SAN MATEO COUNTY ASSESSOR'S OFFICE



- 6 ROOMS & BATH IN STEEL & LOG INT. PARTITIONING
- (1) LODGE
 EST 1920
 REDWOOD LOG WALLS. DIRT SHAKE ROOF (APP. 1920)
 SILLS & LARGE REDWOOD POSTS - FINE FLOOR - LOG PORTS
 EXPOSED RUSTIC ALONG RAKE OF RAFTERS - BATH & 6/1953
 NO HEAT - STORAGE - LARGE NATURAL STONE FIREPLACE
 MINIMUM BUILT-INS - (MCARD. VALUE) NEW ROOF - 1953
 UNDER PAINTING & FINIS. OF DECKS NEW 1953 - FAIR COND
 DECK PILLARS REST ON CONC. PIERS.
- (2) GARAGE
 12x16 - BED WALLS - WHITE BRID. ROOF - CONCRETE PIERS
 DIRT FLOOR - NO DOORS. NEW 1953
- (3) GARAGE
 12x20 - BED WALLS - WHITE BRID. ROOF - CONCRETE PIERS
 NEW 1953
 2 SLINK RIGS - DIRT FLOOR - 1/2" PLANK FLOOR
- (4) CABIN
 13x13 - WHITE BRID. ROOF - WHITE BRID. PIERS
 FINE FLOOR - SHEET ROCK & PLYWOOD WALLS & CEILING
 BATH - STORAGE - 2 ROOMS ADDED 1953 - COULD NOT
 CHECK (R-1933) GOOD CONDITION
 INTERIOR DESCRIPTION OBTAINED 7-21-54 PER
 FACTOR DECREASED FROM $\#3.00 \text{ NR3.70} \#2.95$

UNIT	AREA	FACTOR	EST COST	% GOOD	DEP COST
(1) LODGE	1980	2.85	5642	70%	3950
(2) GARAGE	192	1.10	211	70%	148
(3) GARAGE	220	1.40	308	70%	216
(4) CABIN	169	2.95	498	75%	374
			18280	65%	11882
			9140	TOTAL	6738
				73.7%	

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