



Midpeninsula Regional
Open Space District

R-22-23
Meeting 22-06
February 23, 2022

AGENDA ITEM 7

AGENDA ITEM

Disposition of the Smith House and Smith Barn

GENERAL MANAGER'S RECOMMENDATION *den*

Approve the demolition of the Smith House and Barn at a cost of approximately \$250,000 and the associated Comprehensive Use and Management Plan Amendment that reflects this decision due to the deteriorated condition of the buildings and other factors as detailed in the staff report.

SUMMARY

In November 1989, the Midpeninsula Regional Open Space District (District) purchased the former Smith Property as an addition to Russian Ridge Open Space Preserve. The purchase included the Smith House and Smith Barn. The Smith House, which has been vacant since January 2021, is in marginal condition and requires significant improvements and investments to make habitable again. The poor condition of the house is due to the extended tenancy of one family since 1993, the exposure to extreme weather conditions given its location on top of a ridge, and the fact that during the last year of tenancy, the tenant refused access to the District to fix maintenance issues. The private driveway/road leading to the Smith House also requires significant improvements. The nearby Smith Barn is also in a dilapidated state. For these reasons, the General Manager recommends removal of the Smith House and Smith Barn. If approved, demolition work would begin next fiscal year with funds added to the proposed Fiscal Year 2022-23 (FY23) Budget.

BACKGROUND

On November 1, 1989 (R-89-155), the District approved the purchase of the 48.66-acre former Smith Property as a ridgetop parcel addition to Russian Ridge Open Space Preserve. This property is located at 105 Rapley Ranch Road adjacent to Mount Melville. With the purchase came a 5-bedroom house (Smith House) located at the summit and a defunct wooden barn (Smith Barn) located on the northern end of the property. See Attachment 1 for site maps.

The knoll where the Smith House is located offers panoramic views of the Bay Area in all directions, including the Pacific Ocean, San Francisco and Oakland, and the South Bay. Given its prominent setting, the house is also highly visible from other locations in the preserve and beyond, including from preserve trails. Public trail access via a segment of the Ridge Trail extends below the house and next to the barn; the public trail uses the lower/northern end of the driveway before it veers separately to the south. There is no public access to the house site, and no developed access to the summit of Mount Melville.

Smith House

The Smith House is a 5-bedroom, 2,700 square foot house located at 105 Rapley Ranch Road. The residence was constructed in 1977 and does not meet the 50-year threshold for historic significance. The Smith House was continuously leased for 27 years to a member of the public until December 31, 2020. The house requires an abundance of deferred maintenance repairs to prepare the residence for new tenants, including repairs/replacement of the roof, siding, windows, doors, floors, and painting. The estimated repair cost is approximately \$400,000.

Smith Barn

The Smith Barn is a 1,300 square foot wood barn that is used by the District for interim storage of old agricultural equipment that the District has inherited as part of land purchases. If approved for demolition, the farm implements will be relocated to other District storage buildings. In January 2022, LSA Associates, Inc., conducted a cultural resource assessment of the barn (Attachment 2) and concluded that the structure is approximately 30 years old due to its contemporary design and conventional building materials. Based on these facts, the structure does not qualify as an historical resource for the purposes of CEQA. The barn is in a dilapidated condition and would require approximately \$150,000 to \$200,000 of improvements and stabilization repairs to meet current codes and retain for ongoing use.

DISCUSSION

As part of the District's on-going effort to effectively manage site improvement that are inherited as part of open space land purchases, such as buildings, barns, and utility structures, staff have evaluated disposition options and costs for the Smith House and Smith Barn based on their current condition. Board Policy 4.09, *Factors to Consider for Structures Disposition*, provides a series of decision-making factors to consider for the disposition of structures. An evaluation of each factor relative to the Smith structures is included below followed by a description of the disposition options.

Factors to Consider for Structures:	Evaluation / Conclusion
A. Board-Adopted District Policies	Per <i>Basic Policy</i> , rental residences may be allowed when it does not utilize significant areas of natural land, does not unduly impact natural or aesthetic resources, does not unreasonably restrict public access, and provides benefits or income to the District. The cost-benefit analysis and other factors indicate demolition is a viable option.
B. Compatibility with Open Space Character of the Site	Poor: house structure sits in a prominent viewshed and is visible from surrounding open space lands and trails.
C. Historic and Educational Value	None: structures are not historic and do not provide interpretive or educational value.
D. Partnership Opportunities / Cooperation	None
E. Potential Financial Cost, Including Liability and Management	See details below
F. Proposed and Potential Uses	House, if repaired, can continue to be used as a tenant residence; barn, if repaired, can continue to be used for storage.

Factors to Consider for Structures:	Evaluation / Conclusion
G. Public Sentiment and Input	None: no public input has been received and staff is not aware of any strong public attachment.
H. Regional Important or Value	None
I. Strategic Fit	Minimal: nine (9) District-owned residences that are in good condition already exist within three miles of the site; may provide general District employee housing to aid in future employee recruitment and retention.
J. Tradeoffs and Impacts on District Resources	Cost benefit analysis and tradeoffs is discussed further below in the report.
K. Visitor Experience	Prominent location on a ridgetop detracts from the visitor experience; presence also impedes opportunity to consider opening summit to public access.
L. Condition of the Structure	Currently uninhabitable given deteriorated condition. The barn is also in poor condition, with signs of major exterior wear.

Disposition Options

Option 1: Retain and Repair the Smith House and Barn (\$806,000 total cost)

To make the Smith House habitable for rental, staff estimates the total cost at approximately \$400,000 to repair the roof and siding, replace flooring and windows, remodel the kitchen, new interior and exterior paint, and other improvements. The barn is estimated to require approximately \$200,000 in repairs and stabilization work to retain for ongoing use. Costs for the house and barn exclude staff resources to manage the repairs. The driveway (0.7 miles) leading from the barn to the house received \$25,000 in deferred maintenance repairs in January 2017; staff estimates an additional \$206,000 is needed for a full repair to provide year-round residential access. Driveway repair costs would go up if San Mateo County permits require additional unanticipated upgrades (e.g., widening, pull-outs). Based on financial records of the last ten years, the recorded rental income since 2012 from the Smith House was \$333,238.

Option 2: Remove the Smith House

Demolition of the Smith House would include the removal of all structures; removal or abandonment of the septic system; and minor grading work and use of native seed to stabilize the area. Staff estimates the cost of removing the Smith House and Smith Barn to be \$250,000 based on recently completed similar projects.

Cost-Benefit Analysis for Each Option

The following table compares the net cost for each option. If major capital repairs are made to the house, then the anticipated ongoing maintenance cost will be lower than the previous history of \$165,203 over 10 years at more than \$16,500/year. Due to the larger size of the Smith house, the anticipated routine upkeep is \$6,000/year (\$5,000/year for a typical District residence), or \$150,000 over 25 years, plus another \$55,000 for one-time major capital repairs, for a total of \$205,000 expected over 25 years. Structure maintenance includes plumbing repairs, HVAC service, sewer/septic system maintenance, chimney sweeping, rodent control, and well and water system testing. Appliances will also need to be replaced. Painting, and window and roof repairs

are expected to occur more frequently due to the known exposed location of the residence. This does not include administrative staff time to manage or the marginal cost to insure the property.

If the structure is retained, it would not be needed as a serviced-based employee residence for emergency call outs given eight other nearby service-based employee residences. Therefore, per Board Policy 4.11, it would be offered to a general employee. The estimated rental revenue is based on \$2,801 per month at a 25% discount off the \$3,734 market rate and assumes a 5% vacancy rate. All figures are expressed in 2023 dollars for comparison purposes. While ongoing residential/driveway maintenance would increase over time, the rental income would also increase over time.

Cost Items	Retain and Restore Residence and Driveway	Remove Residence¹ (General Manager Recommendation)	Retain and Restore Barn	Remove Barn¹ (General Manager Recommendation)
Structure Demolition and Grading		(\$150,000)		(\$100,000)
Structure Repair	(\$400,000)		(\$200,000)	
Driveway Repair	(\$206,000) ⁵			
25 Years of Residence Maintenance	(\$205,000)			
25 Years of Driveway Maintenance	(\$50,000) ²	(\$20,000) ³		
Rental revenue for 25 years (at 25% market discount) ⁴	\$798,285			
Total 25 Year Cost or Revenue	(\$62,715)	(\$170,000)	(\$200,000)	(\$100,000)

1. All costs are in 2023 dollars
2. Estimated cost to maintain all season road to serve the residence.
3. Estimated cost to maintain as a seasonal patrol access road and trail.
4. 2021/2022 full market rate is \$3,734/month. Per Board policy 4.11 *Housing Policy*, general employee housing may be subject to rental discounts of up to 25% off market rate. This discount is based on the value of recruitment and retention of employees in the Bay Area housing market.
5. The cost of the driveway repair is an estimate for construction and county grading permit requirements.

Natural Resources and Public Access Considerations

Removing the non-historic, deteriorated structures and returning the site to its natural state would enhance habitat by eliminating potential wildlife entrapment hazards and restoring a developed area to natural habitat. The summit offers spectacular 360-degree views of the Bay Area and is a part of the prominent greenbelt of Russian Ridge Open Space Preserve. The driveway provides a readymade trail connection to consider opening in the future for public access as an extension of the Bay Area Ridge Trail to Mount Melville. Visitors prize access to scenic hill tops as destinations for a hike or bike ride as demonstrated by the popularity of nearby Borel Hill and Windy Hill. The proposed action to remove the house and barn is consistent with the District's

mission to restore the natural environment and provide opportunities for ecologically sensitive public enjoyment and education.

Housing Program Considerations

Removal of the Smith House would not impact District housing along Skyline Boulevard. Currently, 50% of all District housing is located on Skyline Boulevard from Highway 9 to Highway 92 – a total of 17 units. Of these units, eight house District staff that provide services, and two house staff that do not provide services. Moreover, nine housing units are located within three miles of the Smith House.

Recommendation: Demolition of the Smith House and Smith Barn

The General Manager recommends the removal of the Smith House and Smith Barn, as they are not historically significant, are located on a highly prominent and visible ridge that detract from the surrounding open space and natural environment and the visitor experience of the preserve, are in poor condition, and require significant investments to repair and maintain. Also, given the presence of nine other District housing structures in the area, there already exists sufficient onsite District presence (eyes and ears to monitor lands during off hours/presence to service on-call needs) within the Skyline area. If approved, the footprints of the removed structures would be returned to a more natural state using native seed.

COMPREHENSIVE USE AND MANAGEMENT PLAN AMENDMENT

A Preliminary Use and Management Plan (PUMP) was approved by the Board when the property was first purchased (R-90-06). The PUMP established that the Smith property would be withheld from dedication and public use, with the recommendation that the homesite be marketed as a long-term or life interest for both the home and barn. The PUMP took effect at the close of escrow and remained effective until a subsequent Comprehensive Use and Management (U&M) Plan was approved on June 6, 1991 (R-91-69). The Comprehensive U&M Plan specified continued use of the residence and barn as a long-term lease. If the Board approves the removal of the Smith House and Barn, the following amendment to the Comprehensive U&M Plan is required (deletions are shown in strikethrough, additions are shown in underline).

Structures: ~~Staff will continue to seek a long term lease arrangement for the former Smith house. Conditions for screening the house with native vegetation from view of the adjacent preserve areas and adjacent neighbors will be included in the lease.~~ Contract for demolition of the Smith residence and barn; revegetate site using native seed.

FISCAL IMPACT

If approved, the proposed demolition work would take place in FY23 with funding included in the upcoming budget. The table below shows a comparison of costs for Driveway and Structure Repair and Structure Demolition and Grading:

Structure Disposition 35010	FY23 Projected	FY24 Projected	Estimated Future Years	TOTAL
Driveway and Structures Repair	\$406,000	\$400,000	\$0	\$806,000
House and Barn Demolition and Grading	\$250,000	\$0	\$0	\$250,000

The recommended action is not funded by Measure AA.

BOARD AND COMMITTEE REVIEW

There was no prior Board or committee review of this item.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The proposed Smith demolition project is consistent with the Initial Study / Mitigated Negative Declaration (IS/MND) for the Open Space Maintenance and Restoration Program (Program) (SCH #2021080129) and in compliance with the California Environmental Quality Act (CEQA).

The residence was constructed in 1977 and does not meet the 50-year age threshold for historic significance. LSA Associates, Inc., conducted a cultural resources constraints assessment of the barn and concluded the structure appears approximately 30 years old due to its contemporary design and conventional building materials. Based on these facts, neither structure qualifies as a historical resource for the purposes of CEQA.

The District developed the *Open Space Maintenance and Restoration Program* to provide an integrated approach for maintenance and low-impact facility improvements that applies a consistent set of impact avoidance methods and best management practices (BMPs). The Program includes a category of *Restoration and Enhancement* projects to improve or create habitat for plant and animal species and to restore ecosystem function within District Preserves. The Program identifies structural demolitions in sensitive areas as a form of habitat enhancement under the *Restoration and Enhancement* Program category.

The Project site is located within habitat for the federally threatened California red-legged frog. The District has also documented observations of federally endangered San Francisco Garter Snake near the barn. Removal of the structures at 105 Rapley Ranch Road would enhance habitat by eliminating potential wildlife entrapment hazards and restoring a developed area to natural habitat. Other project activities, including seeding the building site with native plants and conducting invasive pest management activities, would also contribute to habitat restoration and enhancement.

The District determines that the demolition of the structures is consistent with the activities and determinations established in the Program IS/MND for the *Open Space Maintenance and Restoration Program* and would not result in new or more severe significant environmental impacts, nor would the Project require additional mitigation measures.

NEXT STEPS

If the Board approves the demolition of the Smith House and Smith Barn, staff will complete the Demolition Permit through the County of San Mateo and prepare to solicit bids to complete the demolition and removal work in FY23.

Attachments:

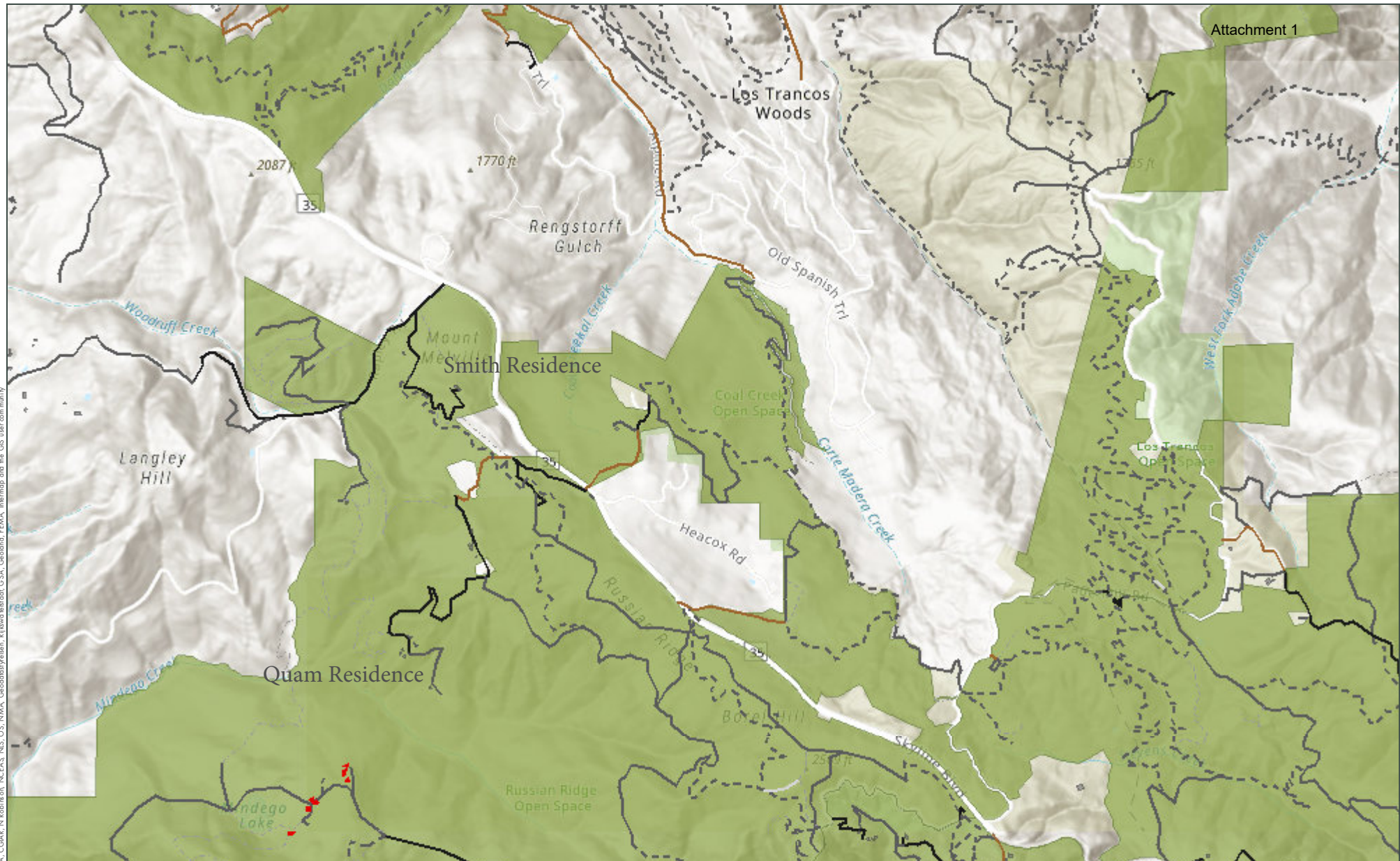
1. Smith Property Site Map and Site Photos
2. Smith Barn Constraints Assessment, (LSA Associates, Inc., 2022)

Responsible Department Head:

Jason Lin, Engineering and Construction Manager

Prepared by / Contact person / Graphics prepared by:

Ivana Yeung, Capital Projects Manager II, Engineering and Construction



Skyline Boulevard Residences

- | | | |
|------------------------|--------------------------------|-------------------------------|
| Building | Paved Road | Abandoned / Unmaintained Road |
| Present | Unpaved All-Season Road | Preserve Boundary (fill) |
| Demolished | Unpaved Seasonal Road | |
| Trail (classes) | Trail | |
| Other | Abandoned / Unmaintained Trail | |

Midpeninsula Regional
Open Space District
(MROSD)
2/9/2022



Data Source(s): Esri, Airbus DS, USGS, NGA, NASA, CCGAR, N Robinson, NCEAS, NIS, OS, NMA, Geodatasystemen, Rikawa waatoni, GSA, Geoland, FEMA, Intermap and the GIS user community



Smith Property Structures

Gate	Landmark	Trail (classes)
● Present	▲ Peak	— Unpaved All-Season Road
Stile	Building	- - - Trail
● Present	■ Present	- · - · - Abandoned / Unmaintained Road

Midpeninsula Regional
Open Space District
(MROSD)
2/15/2022



Data Source(s): Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Smith House Exterior, South Elevation.



Smith House, North Elevation.



Smith House Exterior, West Elevation.



Smith House Interior.



Smith House Interior.



Smith Barn Exterior, East Elevation.



Smith Barn Exterior, West Elevation.



Smith Barn, Interior.



January 7, 2022

Ivana Yeung, AICP
Capital Project Manager II
Midpeninsula Regional Open Space District
330 Distel Circle
Los Altos, CA 94022

Subject: Built Environment Resource Constraints Assessment for the Smith Barn, 105 Rapley Ranch Road, Russian Ridge Open Space Preserve, La Honda, unincorporated San Mateo County, California (LSA #: MOS2101; Task 03)

Dear Ms. Yeung:

LSA Associates, Inc. (LSA), conducted a cultural resources constraints assessment of a barn structure (Smith Barn) at 105 Rapley Ranch Road (APN 078-210-100) in the Russian Ridge Open Space Preserve north of the unincorporated San Mateo County community of La Honda (study area) (Figure 1 and 2). This constraints assessment provides background information the design, construction history, and status of the Smith Barn under national, state, and local historical resource listings and inventories for the purposes of the California Environmental Quality Act (CEQA).

The constraints assessment consisted of background research, including a records search, a map and literature review, and a field review by an LSA architectural historian who meets the Secretary of the Interior's *Professional Qualification* Standards in History and Architectural History (36 CFR Part 61). Please note that this constraints assessment does not include any eligibility evaluations (i.e., eligibility for inclusion in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or a local inventory or register of historical resources). Archaeological and paleontological resources were not included in this constraints assessment.

Michael Hibma, M.A., AICP, prepared this Constraints Assessment. Mr. Hibma is an architectural historian in the Point Richmond, California, office of LSA and has over 14 years of experience in cultural resources management. Mr. Hibma holds an M.A. in History from California State University, Sacramento; meets the Secretary of the Interior's *Professional Qualifications Standards* as an architectural historian and historian (48 CFR 44716); and is certified by the American Institute of Certified Planners (AICP #32009).

The methods and results of these tasks are presented below.

BACKGROUND RESEARCH

Records Search

At the request of LSA, staff at the Northwest Information Center (NWIC) in Rohnert Park conducted a records search (File No. 21-0899) on January 7, 2022, of the study area and a 250-foot radius to identify built environment cultural resources. The NWIC, an affiliate of the State of California Office of Historic Preservation, is the official State repository of cultural resource records and reports for San Mateo County.

As part of the records search, LSA also reviewed the following state inventories for cultural resources in and adjacent to the study area:

- *California Inventory of Historic Resources*¹;
- *Five Views: An Ethnic Historic Site Survey for California*²;
- *California Points of Historical Interest*³;
- *California Historical Landmarks*⁴; and
- *Built Environment Resources Directory*.⁵

Results. The NWIC records search identified no previously evaluated resources within the study area and a 250-foot radius.

Literature and Map Review

LSA reviewed the following maps, publications, and websites for historical information about the study area and its vicinity:

- *Mindego Hill, Calif.*, 7.5-minute topographic quadrangle;⁶
- *A People's Guide to the San Francisco Bay Area*;⁷

¹ California Department of Parks and Recreation, 1976.

² California Office of Historic Preservation, 1988. Electronic document, https://www.nps.gov/parkhistory/online_books/5views/5views.htm, accessed various

³ California Office of Historic Preservation, 1992.

⁴ San Mateo County. California Office of Historic Preservation, 2021a. Electronic document, <https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=41>, accessed various.

⁵ San Mateo County. California Office of Historic Preservation, 2021b. This directory includes NRHP, CRHR listings, California Historical Landmarks, and California Points of Historical Interest. Electronic document, https://ohp.parks.ca.gov/?page_id=30338&fbclid=IwAR0IiwakKOTWEKbwaJaRY6N64TdqxXB64bN4kJTcLB_9ONG5Md9t2f88gLS, accessed various.

⁶ U.S. Geological Survey, 1955, 1961, 1968, 1973, 1980, 1991, and 1997. Electronic document, <https://livingatlas.arcgis.com/topoexplorer/index.html>, accessed various.

⁷ Brahinsky, Rachel and Alexander Tarr. 2020. *A People's Guide to the San Francisco Bay Area*. Univ. of California Press, Berkeley

- *An Architectural Guidebook to San Francisco and the Bay Area*;⁸
- *Architecture of the San Francisco Bay Area: A History & Guide*;⁹
- *San Francisco Architecture: The Illustrated Guide to Over 1,000 of the Best Buildings, Parks, and Public Artworks in the Bay Area*;¹⁰ and
- *San Francisco Architecture: An Illustrated Guide to the Outstanding Buildings, Public Artworks, and Parks in the Bay Area of California*.¹¹

Results. Historic-period topographic quadrangle maps indicate that the study area and vicinity was located in a relatively undeveloped rural area. The study area is depicted containing a large, rectangular-shaped building or structure with a small addition at the southwestern corner. This presumably represents an earlier and original configuration of the Smith Barn. This configuration remains intact and depicted on topographic maps through 1980 (USGS 1955, 1961, 1968, 1973, 1980). By 1991, the barn as depicted in 1955 and through 1980 is replaced with a smaller, square shape that appears to depict the extant Smith Barn building.

A review of local and regional architectural guidebooks did not identify any notable architectural or built environment resources within or adjacent to the study area.

FIELD SURVEY

LSA Architectural Historian Michael Hibma reviewed the exterior of the two buildings in the study area on December 22, 2021. The purpose of the review was to characterize the building's design, style, and identify prior structural alterations. The field survey was documented in field notes and photographs taken with an Olympus Stylus *Tough* TG-4, 16-megapixel digital camera, see attached for several images taken during the field survey.

Results

Smith Barn. Based on its form and design, the Smith Barn building was built circa 1990 as a small, agricultural outbuilding containing four separate commercial spaces organized around a central courtyard. The single-story commercial building is covered with medium-pitched shed roof, sheathed in asphalt roofing, and slopes to the west. The walls are clad in unpainted plywood sheeting. The symmetrical, main façade has modern aluminum-framed sliders. The primary entrance is in the center of the west-facing façade and consists of a five-panel wooden door that appears salvaged from an older building. The interior of the building has a concrete floor that appears relatively recent. The walls and roof framing appears relatively new and incorporates modern

⁸ Cerny, Susan Dinkelspiel. 2007. *An Architectural Guidebook to San Francisco and the Bay Area*. Gibbs-Smith, Publisher, Layton Utah

⁹ Schwarzer, Mitchell. 2007. *Architecture of the San Francisco Bay Area: A History & Guide*. William Stout Publishers, San Francisco, California

¹⁰ Woodbridge, Sally B., John M. Woodbridge and Chuck Byrne. 1992. *San Francisco Architecture: The Illustrated Guide to Over 1,000 of the Best Buildings, Parks, and Public Artworks in the Bay Area*. Chronicle Books, San Francisco, California

¹¹ Woodbridge, Sally B. and et al. 2005. *San Francisco Architecture: An Illustrated Guide to the Outstanding Buildings, Public Artworks, and Parks in the Bay Area of California*. Ten Speed Press, Toronto, Canada

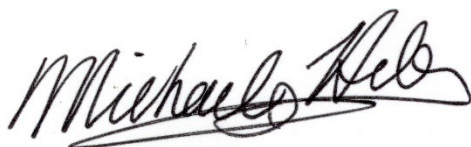
materials and building techniques. The barn is used as storage space, primarily of vintage agricultural equipment. The extant Smith Barn appears as a detached, standalone single-story wing of a larger transverse crib-style barn, a common barn typology in California that may have resembled the earlier barn depicted on USGS topographic quadrangle maps. The field survey shows the extant Smith Barn is of wholly new construction and not a rehabilitated structural remnant of the earlier and older Smith Barn destroyed by 1990.

CONCLUSION

The constraints assessment identified one built-environment cultural resource in the study area: the Smith Barn at 105 Rapley Ranch Road. It has not been previously evaluated for eligibility for inclusion in a national, state or local register of historical resources. Background research and a field review indicates this building is a common secondary building type in agricultural or rural areas in San Mateo County and statewide. This building is contemporary in design and constructed using conventional materials and information about its design and construction methods are widely available. This building appears approximately 30 years old and would appear to be of insufficient age to warrant evaluation for inclusion in the California Register of Historical Resources. Based on these facts, LSA concludes that this building does not appear to qualify as a historical resource for the purposes of CEQA due to a lack of sufficient age, contemporary design, and use of commonly available materials.¹² Further study of this building with respect to status as a historical resource for the purposes of CEQA is not recommended.

Sincerely,

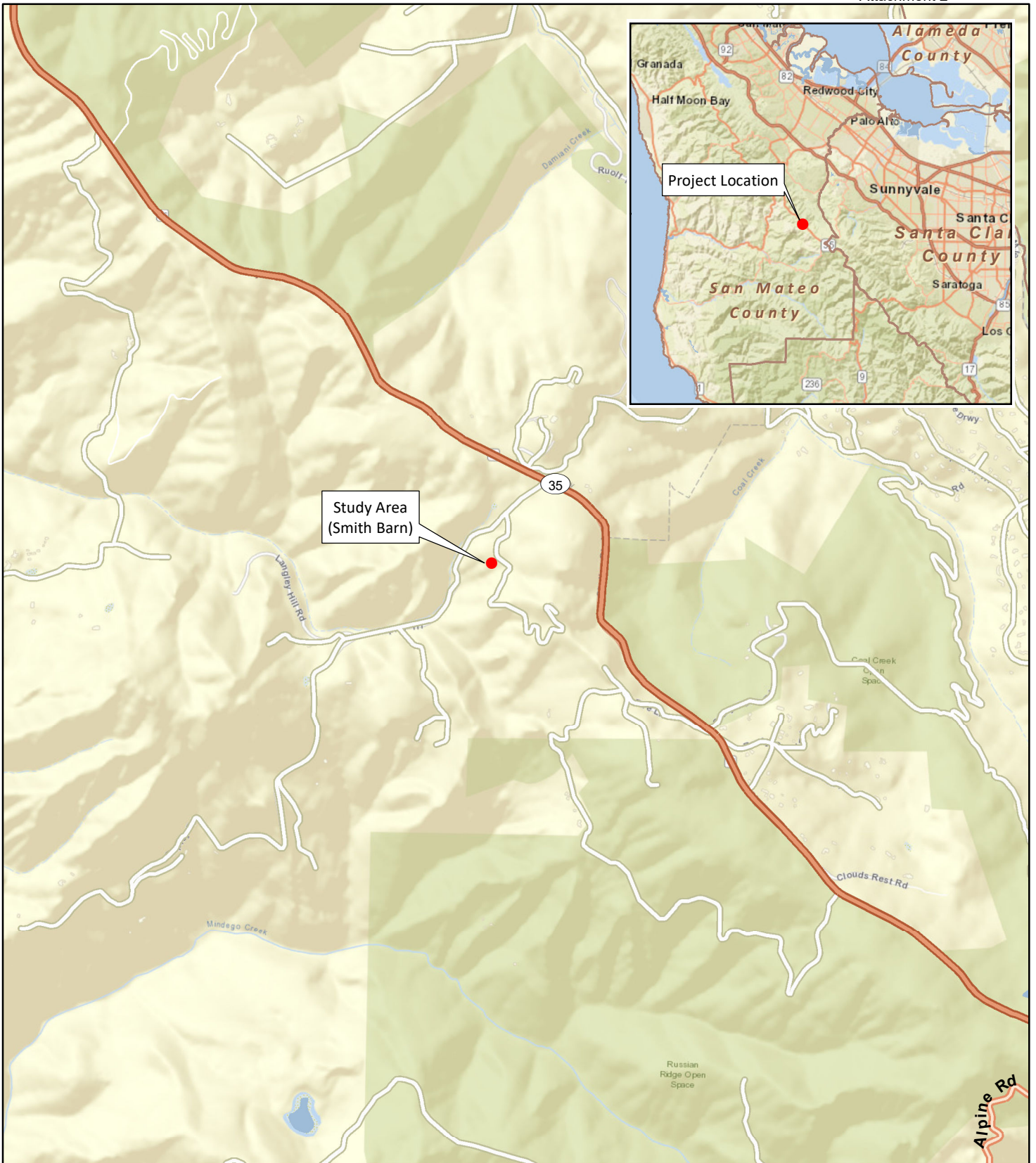
LSA Associates, Inc.



Michael Hibma, M.A., AICP
Associate/Architectural Historian

Attachments: Figure 1: Study Location & Regional Vicinity
Figure 2: Study Area
Site Conditions – 12/22/2021

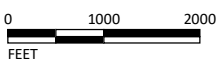
¹² The California Register of Historical Resources does not stipulate a 50 year (or any specific # year or age) threshold for evaluating historical significance. According to the California State Office of Historic Preservation (OHP), the 50-year rule “originally comes from 36 Code of Federal Regulations 60.4 which pertains to the National Register,” OHP guidance goes on to state, “the California Register criteria (CCR Section 4852) state that in order for a resource to achieve significance within the past 50-years, *sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource* [emphasis added].” As this project does not involve federal funding or permitting, evaluation using the NRHP 50-year threshold is not applicable. OHP guidance: <https://ohp.parks.ca.gov/pages/1071/files/CEQA-Understanding-50year-Threshold-VI.pdf>.



LSA

LEGEND

FIGURE 1



SOURCE: ESRI World Street Map (2020).

I:\MOS2101\GIS\Maps\Cultural\Figure 1_Study Location and Regional Vicinity.mxd (12/8/2021)

*Smith Barn Built Environment Resource Constraints Assessment
 Russian Ridge Open Space Preserve, San Mateo County, California*
 Study Location & Regional Vicinity

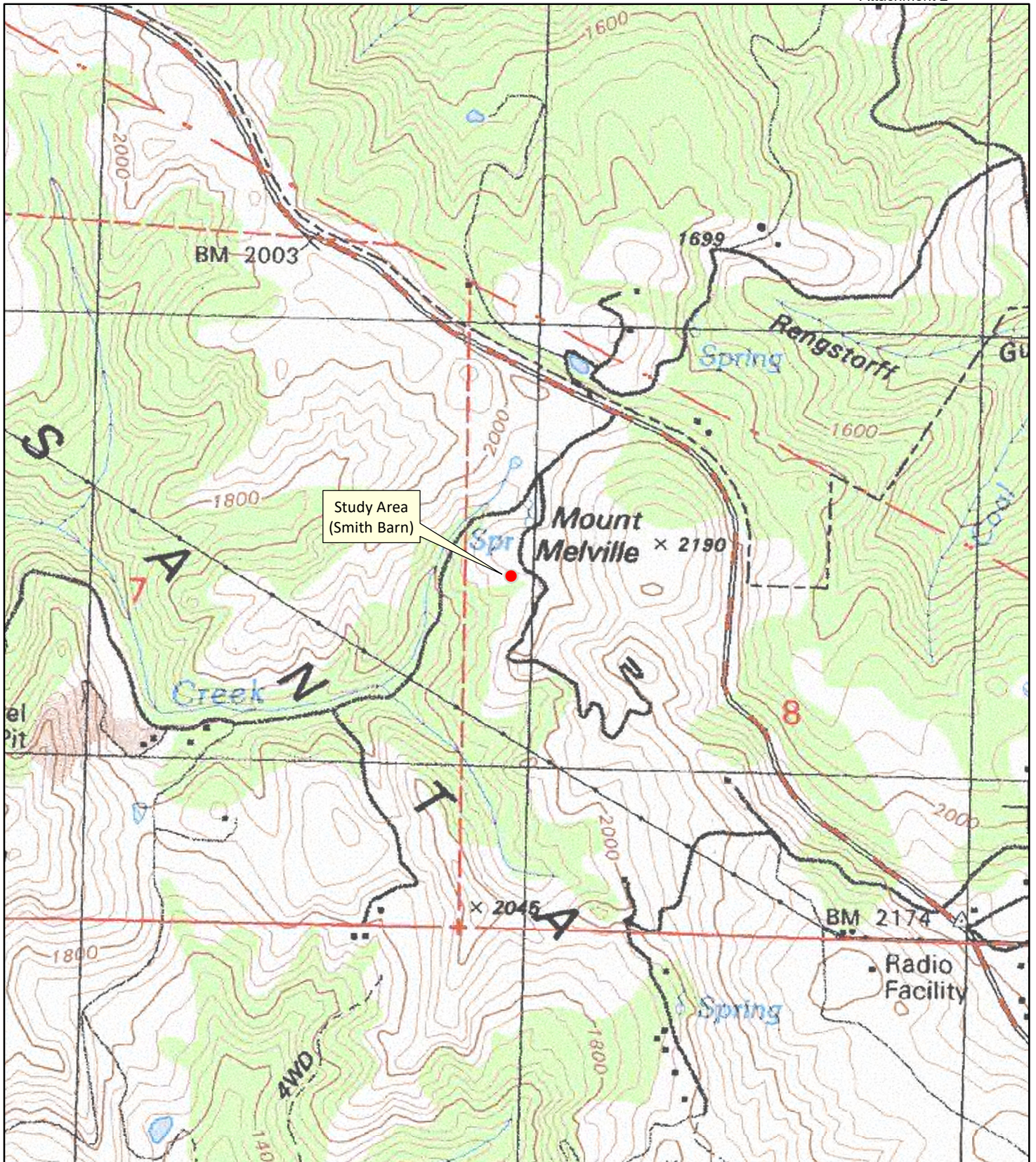
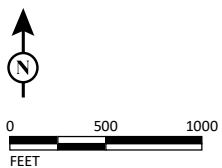


FIGURE 2

LSA



Smith Barn Built Environment Resource Constraints Assessment
 Russian Ridge Open Space Preserve, San Mateo County, California
 Study Area



Site Conditions – 12/22/2021

LSA photographs



Smith Barn – east and north façades, view to the southwest. LSA photograph, 12/22/2021.



Smith Barn – south and east façades, view to the northwest. LSA photograph, 12/22/2021.



Smith Barn – south and west façades, view to the northeast. LSA photograph, 12/22/2021.



Smith Barn – north and west façades, view to the southeast. LSA photograph, 12/22/2021.



Smith Barn – west façade, primary entrance. LSA photograph, 12/22/2021.



Smith Barn – representative fenestration type, size, and style. LSA photograph, 12/22/2021.



Smith Barn – interior. Southeast corner view northwest. LSA photograph, 12/22/2021.



Smith Barn – interior. Northwest corner view southeast. LSA photograph, 12/22/2021.



Smith Barn – interior. View south through interior space. LSA photograph, 12/22/2021.



Smith Barn – interior wall, east façade. LSA photograph, 12/22/2021.