



Midpeninsula Regional  
Open Space District

R-22-40  
Meeting 22-10  
March 23, 2022

**AGENDA ITEM 4**

**AGENDA ITEM**

Award of Contract for the Hawthorns Historic Complex Structural Assessment

**GENERAL MANAGER'S RECOMMENDATIONS** *den*

1. Authorize the General Manager to enter contract with Wiss, Janney, Elstner Associates, Inc., of Emeryville, California, for a base amount of \$88,060.
2. Authorize a 15% contingency of \$13,209 to be expended only if necessary to cover unforeseen conditions, for a total contract amount not-to-exceed \$101,269.

**SUMMARY**

The Midpeninsula Regional Open Space District (District) requires a qualified consulting team to provide structural assessment services for the Hawthorns Historic Complex Structural Assessment Project (Project) located within the Hawthorns Area of Windy Hill Open Space Preserve (Hawthorns Area). A Request for Proposals (RFP) was issued on January 31, 2022, and two proposals were received. After careful evaluation, the General Manager recommends awarding a contract to Wiss, Janney and Elstner Associates, Inc., (WJE) for a base amount of \$88,060, and authorizing a 15% contingency in the amount of \$13,209. The scope of work includes identifying regulatory requirements (including historic resource requirements and exemptions) for structure stabilization; analyzing opportunities and constraints for rehabilitation, stabilization, or repair; and providing options with high-level cost estimates. The Project findings will inform the exploration of possible new partnership to rehabilitate areas of the historic complex. Separately, the District is embarking on a multiyear process to develop the Hawthorns Area Plan, which will be a Comprehensive Use and Management Plan to guide resource and land management activities and the introduction of ecologically sensitive public access on the Hawthorns property. This Structural Assessment Project is a concurrent but separate project from the Area Plan.

**BACKGROUND**

The 79-acre Hawthorns Area is located southeast of the Alpine Road / Portola Road intersection in the Town of Portola Valley (Town). This property was gifted to the District in 2011 and is currently closed to the public in accordance with the Preliminary Use and Management Plan (R-06-53). Under a separate project, the District recently initiated a comprehensive planning process to prepare a Hawthorns Area Plan that will guide resource and land management activities and the introduction of ecologically sensitive public access for the larger property. Please refer to the [project website](#) for more information on this separate effort.

The Hawthorns Area was once the site of a year-round family residence, summer retreat, and small-scale agricultural operation. In 2013, the District retained Knapp Architects to prepare a [Historic Resource Study](#) for the Hawthorns Area, which concluded that the property is eligible for listing on the National Register of Historic Places as a historic district because it retains landscape features and structures that reflect the social, agricultural, and architectural history of San Francisco Peninsula estate property in the late 19<sup>th</sup> century. Resources determined eligible for the National Register of Historic Places are automatically eligible for the California Register of Historical Resources. Furthermore, the Historic Element of the Town's General Plan identifies two historic resources at the property: (1) the 'Allen-Woods House and grounds', and (2) 'Vegetation at Allen-Woods House'

The Hawthorns Area is subject to a conservation easement granted in 2005 by the Woods Family Trust to the Peninsula Open Space Trust (POST). The conservation easement allows low-intensity recreational uses and related development that aligns with low-intensity improvements typically offered on other District Preserves, such as unpaved trails, split rail fences, parking areas, and directional signage. The conservation easement also allows the removal, repair or replacement of existing buildings or improvements. Other forms of development and uses are generally restricted by the conservation easement.

### ***Historic District Components***

Numerous buildings, structures, and features contribute to the property's physical character. These components are centralized in the eastern portion of the property near Los Trancos Creek (informally called the Hawthorns Historic Complex), and depicted in Attachment 1, List of Structures Included in the Proposed Assessment, Photos and Descriptions. Four (4) primary buildings that contribute to the historic district include the following:

- Hawthorns House
- Lower Barn
- Garage
- Cottage

The Historic Complex also contains several ancillary outbuildings that are difficult to both date and understand how they were used historically, based on the available documentation. These structures (listed below) contribute, but are of secondary importance, to the historic district.

- Upper Barn
- Coachman's Quarters
- Shetland Shed
- Raccoon Sheds
- Dog Sheds
- Horse Sheds
- Carriage Shed
- Silo
- Pump House

Landscape features that contribute to the historic district include the following:

- The natural topography and the manner in which built features have been added to the site with a minimal amount of topographic modifications
- Olive grove
- Internal system of dirt, one-lane roads
- Field stone edging, low retaining walls, and a terraced area with a brick oven located north of the Hawthorns House



The spatial organization of the (1) olive grove and (2) the cluster of the three main residential buildings (the Hawthorns House, Cottage, and Garage), and (3) the agricultural area with the Lower Barn and open field in the southern portion of the property also contribute to the historic district.

A newer residence and asphalt driveway constructed in the mid-1950s and currently used as a District residence, while located within the Hawthorns Area, do not contribute to the historic district.

The main goal of the Hawthorns Historic Complex Structural Assessment Project is to provide reliable technical information on the structural integrity, extent of repairs, costs, and other key factors to inform feasible and cost-effective use and management options for the structures that align with the District's mission and the requirements of the underlying conservation easement. The outcomes of this work will be folded into the larger Hawthorns Area Plan as appropriate.

## DISCUSSION

### Conditions Assessment

In 2013, Knapp Architects completed the *Hawthorns Historic Structures Assessment – Historic Resources Study* and *Structures Conditions Assessment* to identify high-level opportunities and constraints for rehabilitation, development, and re-use of the site. Knapp Architects was engaged by the District again in 2021 to determine which ancillary structures retain sufficient integrity and contribute to the historic district (Attachment 2. Memorandum – Historic Consultation, *Knapp Architects, December 2021*).

The purpose of this Project is to build upon Knapp Architects' prior studies and conduct a structural assessment of the Hawthorns Historic Complex buildings that evaluates the structural integrity of each building in its present-day condition. A list of structures to be assessed is provided in Attachment 1. Based on field observations and coordination with Knapp Architects, several ancillary structures were deemed severely dilapidated or completely collapsed; these structures are omitted from the proposed structural assessment.<sup>1</sup>

This Project differs from previous historic assessment work already completed by Knapp Architects in that the proposed structural assessment would evaluate *structural* integrity and level of repairs necessary to retain the structure. Recommendations for stabilization, rehabilitation and/or reuse would reflect the professional observations by structural engineers and historic architects who are experienced in assessing historic structures.

The contract scope of work includes the preparation of an assessment memorandum that identifies short-term and long-term recommendations with high-level cost estimates that meet the following proposed project criteria:

- Ensures public and worker safety within the historic complex area
- Avoids future collapse and deterioration

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<sup>1</sup> Ancillary structures omitted from this structural assessment include the Shetland Shed, Dog Sheds, Carriage Shed, Pump House, and Coachman's Quarters. These structures are severely deteriorated or collapsed; in their current state, the remaining elements of these structures are a scattered array of materials with no sense of their original architectural configuration or use.

- Minimizes future maintenance requirements
- Evaluates the feasibility and cost-effectiveness for potential active use (interior use) and/or passive use (exterior use/interpretation element)

Under the proposed contract, the *Hawthorn Main House* would be carefully assessed to evaluate three potential options: (1) habitable re-use; (2) mothballing/stabilization (no habitation); and (3) removal with salvaging of suitable materials and identify the repairs/labor necessary for each with order of magnitude cost estimates.

The contract deliverables are separated by two tasks:

*Task 1:* Review historical and existing information and site reconnaissance to prepare and submit a memorandum of the research findings and site visit. The memorandum shall outline regulatory requirements (including pertinent historic code requirements and exemptions); summarize existing site conditions, including the present condition of each structure; and identify constraints that may impact demolition work, construction, or the on-going use of each structure.

*Task 2.* Prepare a final assessment report that documents the characteristics of the buildings. The assessment report shall identify the applicable permitting agencies and their requirements (including additional details regarding applicable historic exemptions and code requirements), and options to either rehabilitate (for re-use/habitation), stabilize or repair (mothballing/no re-use), or remove (with salvaging of suitable materials) for each structure with associated cost estimates. The assessment shall also include an opportunities analysis based on the findings that identifies potential grant sources and partnership considerations.

#### Consultant Selection

An RFP was issued on January 31, 2022 on the District's website and on BidSync/Periscope. Consulting firms on the structural engineering on-call list, managed by the District's Engineering and Construction Department, were also directly notified of the posting. A pre-proposal meeting and site tour was held on February 8, 2022, with five firms attending. Staff received two (2) proposals on February 22, 2022.

<b>Consultant</b>	<b>Location</b>	<b>Proposal Price</b>
Wiss, Janney, Elstner Associates, Inc. (WJE)	Emeryville, CA	<b>\$88,060.00</b>
ZFA Structural Engineers	Santa Rosa, CA	<b>\$113,270.58</b>

Based on a thorough evaluation conducted by District staff, WJE was deemed the most qualified to conduct the structural assessment project. WJE has prior experience with evaluating similar historical structures, and demonstrated a deep knowledge of the Project's background, setting, deliverables and goals, and submitted a high-quality proposal to perform the scope of work at a fair and reasonable price. WJE has extensive experience evaluating historic resources and demonstrates thorough knowledge of State standards and the *Secretary of Interior's Standards for the Treatment of Historic Properties*. The team's collective historic project experience includes conducting the structural assessment and design for rehabilitating the District's Deer Hollow White Barn, seismic stabilization of the Alcatraz Guardhouse in San Francisco, and

detailed structural evaluation of the White Wolf Lodge in Yosemite National Park. Two key members in the WJE team are registered architects with outstanding expertise in historic preservation and historic structure reports. For these reasons, the General Manager recommends entering into an agreement with WJE to complete the Project. The General Manager also recommends a contingency of 15% to the base contract should the need arise to conduct further studies for one or more of the buildings within the complex.

## **FISCAL IMPACT**

The Hawthorns Historic Complex Structural Assessment is a new project for Fiscal Year 2022-23 (FY23), however, the project accelerated and will start in the current fiscal year. There are savings available in the General Fund Operating budget to cover the cost of the recommendation through the end of the current fiscal year. Funding for future years budgets to complete the work will be requested as part of the annual Budget and Action Plan process.

The recommended action is not funded by Measure AA.

## **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act. No additional notice is required.

## **CEQA COMPLIANCE**

Award of contract is not subject to the California Environmental Quality Act. The assessment, feasibility and conceptual designs for the structures will identify and evaluate possible future actions, which the District has not yet approved, within the meaning of CEQA Section 15262. The assessment and conceptual designs will inform future actions that will be subject to CEQA, and subsequent environmental review will be conducted at that time. Retention of professional consultants will not result in a direct physical change to the environment [CEQA Guidelines Section 15060(c)(2)] and does not constitute Board approval of the proposed project or related proposed project elements.

## **NEXT STEPS**

Following Board approval, the General Manager will direct staff to enter into a contract with WJE for structural assessment services for the Hawthorns Historic Complex. The contract scope is anticipated to be completed by end of 2022. The results of the assessment and final recommended options would then be presented first to the Planning and Natural Resource Committee for their feedback and then forwarded to the full Board of Directors for a decision.

## **ATTACHMENTS**

1. List of Structures Included in the Proposed Assessment, Photos and Descriptions
2. Memorandum – Historic Consultation, *Knapp Architects, December 2021*

Responsible Department Head:

Jason Lin, Engineering and Construction Department Manager

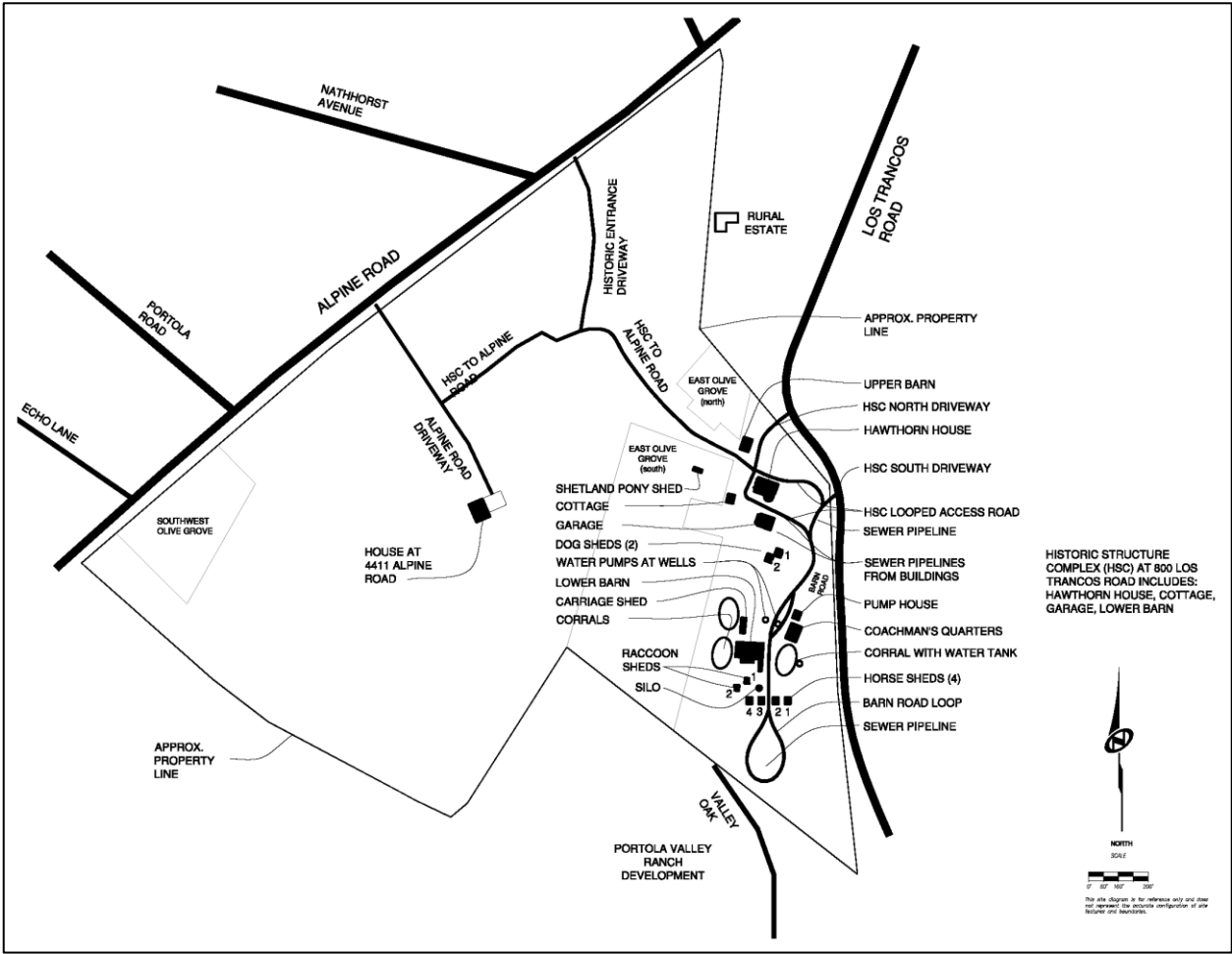
Prepared by:

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

List of Hawthorns Structures

Main Structures (See Attachment A for more information)	
M-1	Hawthorn House – <i>assess for re-use</i>
M-2	Garage
M-3	Cottage
M-4	Lower Barn
Ancillary Structures	
A-1	Upper Barn
A-2	Coachman’s Quarters
A-3	Silo
A-4	Raccoon Sheds (2)
A-5	Horse Sheds (4)

Map 1: Hawthorns Area Structures Map



## Description of Main Structures

### *1. Hawthorn House*

Description: 9000 s.f. two-story wood-framed structure with attic and basement, built adjacent to and inside existing unreinforced stone and concrete grot retaining walls.





## 2. *Garage*

Description: One-story Craftsman wood-framed structure with an attic set on unreinforced concrete foundations constructed on a gently sloped grade, which falls from west down to the east. Rectangular plan with two additions: a lean-to on the east side, and an exterior stair and deck on west side.



## 3. *Cottage*

Description: 1300 s.f. vernacular one-story wood-framed structure with attic and crawl space; rectangular building plan with exterior stair at main east entry.



#### ***4. Lower Barn***

Description: 4,400 s.f. one-story wood-framed vernacular structure with high interior space and interior concrete slab-on-grade.



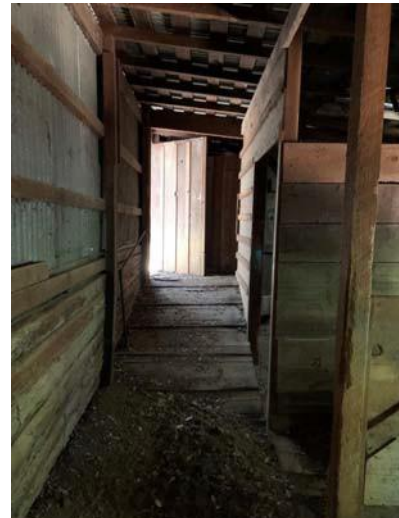


## Description of Ancillary Structures

### *1. Upper Barn*

Description: Rectangular plan with inset porch, stalls and shed; corrugated steel roof; vertical board & batten wall & door finish; hopper shutters at window openings; horizontal board siding at stalls; wood frame on grade (roof 1x6 sheathing on 2x4 purlins, 4x4 posts); dirt floors.

Location: North end of the site on HSC North Driveway in close proximity to Hawthorn House; east of north end of olive grove.





## ***2. Coachman's Quarters***

Description: Rectangular plan; corrugated steel roof; board & batten wall finish; wood frame on grade (roof exposed, 6x6 posts & 2x6 wall); wood tongue-and-groove.

Location: East side of Barn Road, south of the Pump House, across from Lower Barn along sloping bank of north-south creek to the east





### 3. *Silo*

Description: Storage cylindrical about 30 feet high and 15 feet in diameter. Circular in plan, clad in vertical concrete panels with metal rods wrapped horizontally at intervals along the height; ladder enclosed by a cylindrical metal attachment on the exterior; roof is sheet metal with a conical raised cap for ventilation.

Location: East of the Raccoon Sheds





#### ***4. Raccoon Sheds (2)***

Description: Rectangular plan; corrugated steel roof; Shed 1 – board & batten short wall finish and horizontal boards long side; wood frame on grade (roof 1x8 skip sheathing, 4x4 posts, 2x4 plates); dirt floors; Shed 2 – board & batten south wall finish; wood frame on grade (roof 1x4 skip sheathing on 2x4 rafters, 4x4 posts); dirt floors

Location: South of the Lower Barn; visible within field west of Barn Road





### 5. *Horse Sheds (4)*

Description: Series of four shelters north of a large field and loop road. Square plan, open three sides; corrugated steel roof; horizontal board siding at inside face of rear wall framing; wood framing (roof 2x4 rafters, 4x6 posts); rough concrete floors; central wooden trough

Location: End of Barn Road where it loops within a field south of the Lower Barn and Coachman's Quarters





## Memorandum

Date 10 December 2021

Project Hawthorns Area of Windy Hill Open Space Preserve  
Portola Valley, California

To Alex Casbara, Planner III  
Midpeninsula Regional Open Space District (District)  
330 Distel Circle, Los Altos, CA 94022

From Ruchira Nageswaran

Topic Historical Consultations - Olive Groves and Hawthorn Trees; Secondary  
Ancillary Structures

Via Email

### Purpose of this Memorandum

In 2021, the District began a multi-year project to explore the feasibility of introducing ecologically sensitive public access to the Hawthorns Area of Windy Hill Open Space Preserve (Hawthorns Area) in the Town of Portola Valley, California. The purpose of this Memorandum is to evaluate the current condition of the olive groves, hawthorn trees, and secondary ancillary structures on the property to inform the District's planning process regarding future public access. Specifically, this Memorandum addresses the following:

- Delineate boundaries for portions of the olive grove considered to be historic;
- Identify treatment options for subsequent generations of fugitive/volunteer olive trees;
- Identify and locate the hawthorns shrubs/trees that contribute to the property's historic significance;
- Assess the conditions of ancillary structures to determine if they retain integrity to contribute to the historic district.

Refer to the attached site plan and aerials for the layout of the site and structures; historical areas of olive groves and hawthorn trees; and other trees along the original driveway.

### Historical Status

The *Hawthorns Structures Conditions Assessment – Historic Resource Study* compiled by Knapp Architects in December 2013 found that the approximately 79-acre Hawthorns Area appears eligible to the National Register of Historic Places as a historic district under Criterion A (broad patterns of history) at the local level. The property was developed by the Allen family from 1886 and was bought by the Woods family in 1912 and retained until District acquisition in 2011. The property is significant as a “gentleman’s farm” as part of the early development of the Peninsula in the late 19th and early 20th century. Its period of significance runs from its

original development by the Allen family in 1886 to 1953, when the property was subdivided by Frances Newhall Woods with a portion given to Fred Woods to construct a residence in the early 1950s, which was a mixture of both Ranch and Monterey Revival styles, different from those of the Historic Complex.

The property consists of two sectors which are divided by a north-south ridgeline: the Los Trancos Road Precinct with the historic complex of buildings on the east side of the ridge, and the Alpine Road Precinct with the later 1950s residence on the west side of the ridge.

### **Olive Groves**

The Los Trancos Road Precinct contains an extensive olive grove between the property's northern and southern boundaries on the eastern side of the ridgeline. The internal road that runs over the ridge between the Historic Complex and the original Historic Entrance Driveway from Alpine Road divides the Los Trancos Road Precinct olive grove into two sections; the section north of the road is smaller and covers approximately three-quarters of an acre; the section south of the road covers approximately eight and a half acres. The trees are planted in rows spaced about 20 feet apart.

According to a December 25, 1886 San Mateo County Times-Gazette article cited in the 2013 HRS, up to 1000 olive trees may have been planted. The 2013 HRS notes this matches a rough count of trees on a 1953 aerial viewed in Google Earth within the Los Trancos Road Precinct olive grove. As noted in the 2013 HRS and in their current state, these olive trees have not been pruned or tended for many years with sucker branches growing from the base of the trees, moss on trunks and limbs, and the encroachment of trees and brush within the edges of the grove (2013 HRS, p. 63-64).

The Alpine Road Precinct contains a smaller olive grove in the southwestern corner of the property that was planted at an early date. This grove is visible in a 1943 aerial photograph referenced in the 2013 HRS. The olive trees were planted in rows spaced about 20 feet apart within an area of approximately two and a half acres but the grove has not been maintained. As indicated in the 2013 HRS, the area is overgrown with oaks and brush to the extent that the rows of olive trees are no longer apparent within the expanse of wooded area along the western edge of the property (2013 HRS, p. 71).

The olive grove within the Los Trancos Road Precinct retains integrity as a character-defining feature of the historic district with distinct rows visible despite the trees being overgrown. The condition and integrity of the olive grove at the southwest corner of the property in the Alpine Road Precinct has deteriorated so that it no longer contributes to the significance of the property and is no longer a character-defining feature (2013 HRS, p. 75-76).

### **Management Considerations**

In order to manage the olive groves, the removal of fugitive and volunteer trees within and outside the Los Trancos Road Precinct and the Alpine Road Precinct groves would be acceptable. For general management and to minimize fire risk, the following is recommended for mature olive trees within each of the groves.



Removal of mature olive trees may occur at the eastern grove (Los Trancos Precinct) retaining an outline of original trees composed of multiple rows (three trees in depth) to maintain the historical appearance of the grove on both sides of the internal road and along the western edge of the Historic Complex. Beyond the visual continuity of retained rows, the trees to the interior of the grove could be removed or thinned as they become less visible from the road and the Historic Complex.

Since the southwestern grove (Alpine Road Precinct) no longer retains integrity and does not contribute to the significance of the property, the removal of mature olive trees would be acceptable within this grove.

District staff noted that, even with pruning, the existing groves would be difficult to return to a productive orchard. However, if a partner were found to manage an orchard at either the Los Trancos Road Precinct or Alpine Road Precinct groves, new trees could be planted within the footprint of the old groves.

### **Hawthorn Trees and Shrubs**

The Hawthorns property was named for the small ornamental tree, of the *Crataegus* genus, that Judge Allen planted along Alpine Road and at the original entry at the Historic Entrance Driveway soon after he acquired the property. The planting, originally maintained as a tall, pruned hedge (about 12-15' high), was known to have pink and white blossoms in the springtime. The hedge was removed when Alpine Road was widened in 1952 (2013 HRS, p. 71). Google Earth historical aerials shows the dark line of the hedge along Alpine Road in 1948, which disappears in the 1953 aerial.

While the full hedge along Alpine Road is no longer extant, there are individual examples of hawthorns that have naturalized or self-seeded along Alpine Road at the southwestern edge of the property; and scattered in the adjacent field and along the Historic Complex Driveway. Since the original hedge is no longer extant, the fugitive and volunteer hawthorns plants would not contribute to the historical significance. As such, the hawthorns trees may be managed by the District as needed, including removal, without impacting the property's historic significance.

### **Historic Entrance Driveway Trees**

Google Earth historical aerials from 1948 and 1953 show trees planted evenly along each side of the Historic Entrance Driveway from Alpine Road to the ridgeline. The 2013 HRS noted the roadbed is no longer extant and formalized vegetation along its edges are not readily apparent (2013 HRS, p. 76). The thickening of trees is evidenced on the 1991 and 2020 aerials. With heavy vegetation, it was not possible to walk within the driveway during the site visit on 10/15/2021. District staff noted that the driveway's location was likely the natural drainage for the surrounding hills and may have experienced sustained flooding or erosion. Over time, with lack of management, the driveway became a wooded area. At Alpine Road, where brush has been cleared, the gate at the original entry is flanked by oak trees. In addition, one row of oak trees extends from Alpine Road to the now overgrown area that was the driveway. This pattern of oak trees may continue into the wooded area but is no longer readily discernible.

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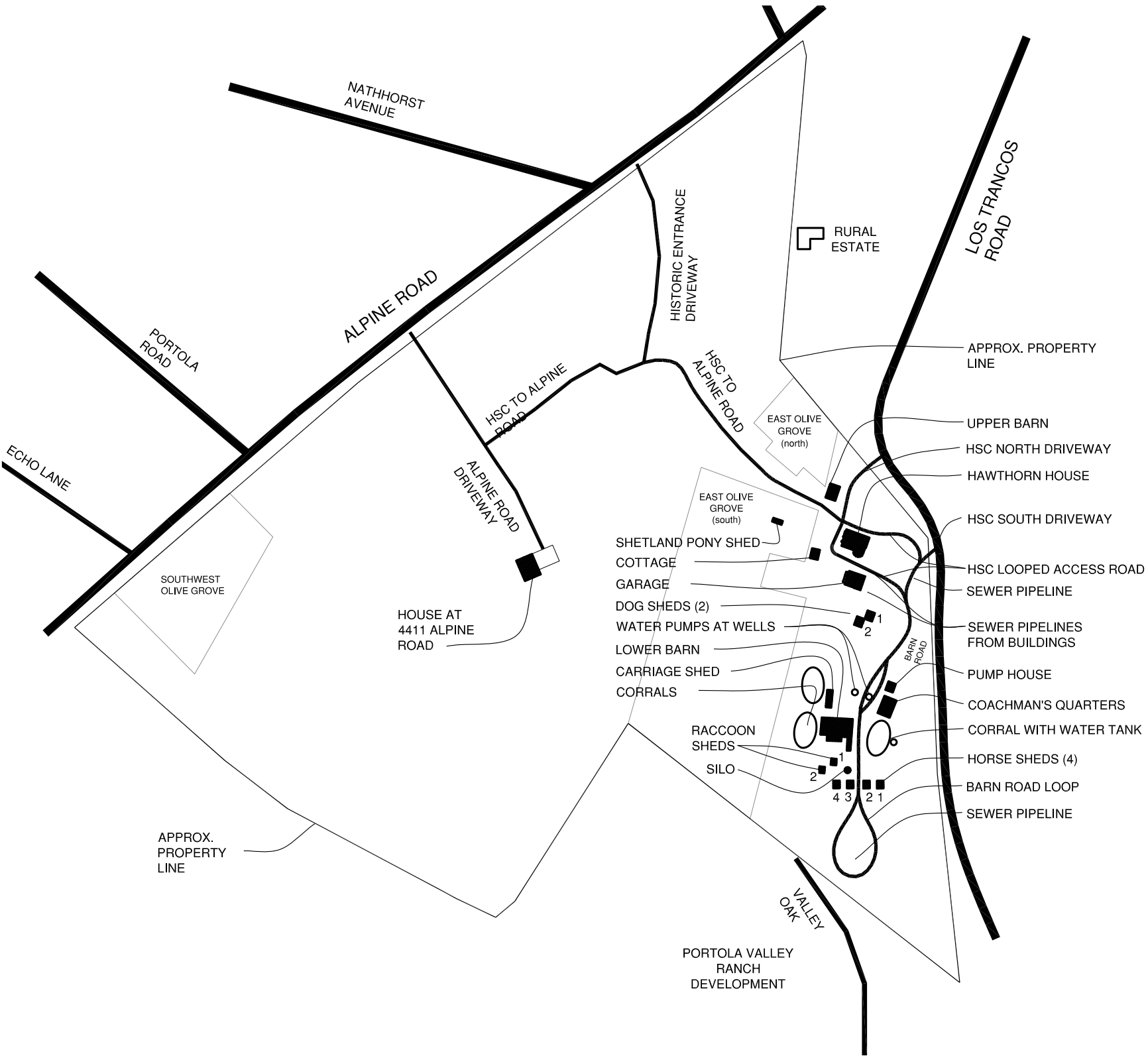
Hawthorns Area of Windy Hill Open Space Preserve  
Olive Groves, Hawthorn Trees, Ancillary Structures  
Historical Consultations

In terms of management, it is recommended to retain any aligned oak trees that recall the original driveway route and contribute to the overall historical character of the property.



Trees at Historic Entrance Driveway – Above, the view looking northwest at the original entry at the gate flanked by oak trees and line of trees extending along one side (left). Below, the view looking southeast from the original entry with a line of trees to the right along one side extending to the woods where the driveway existed.



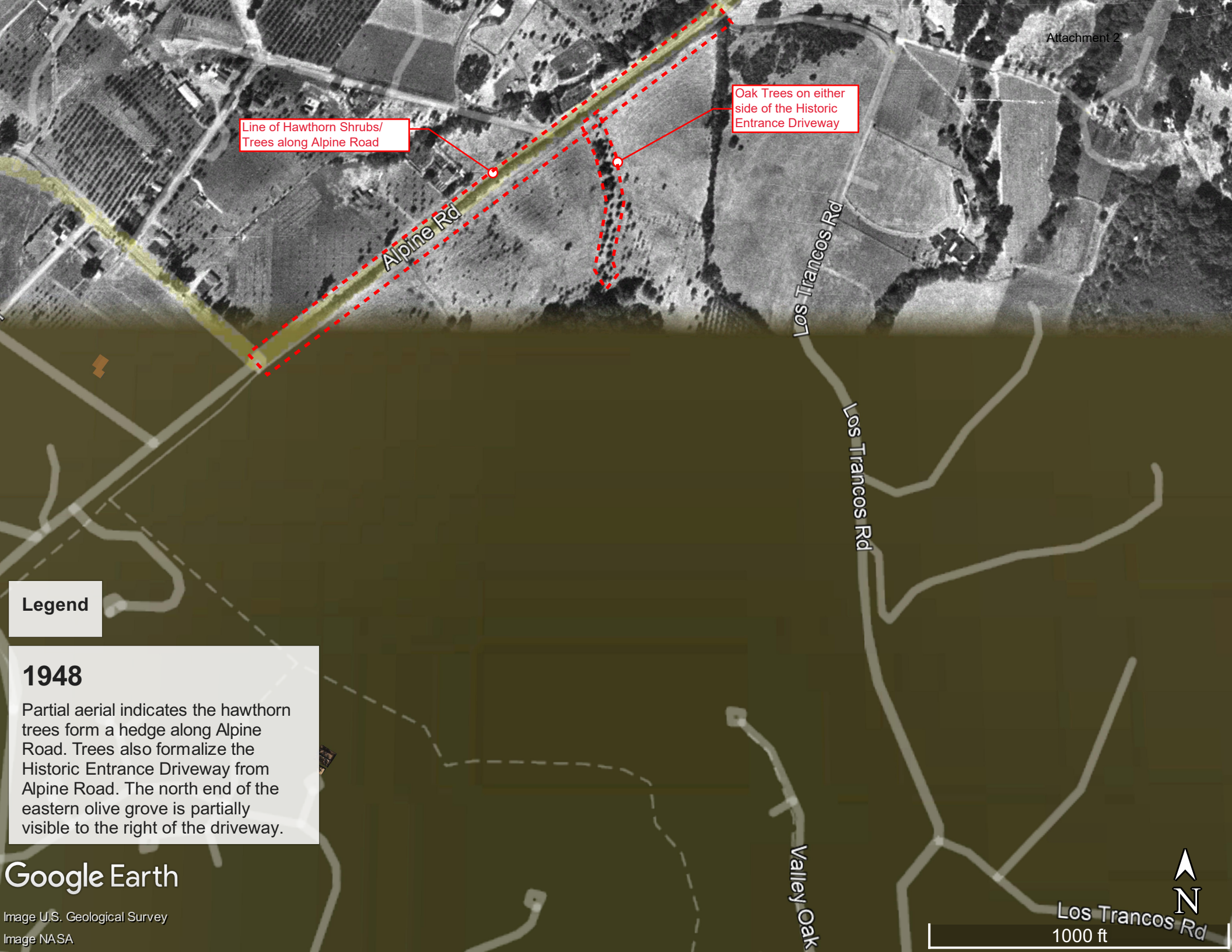


HISTORIC STRUCTURE  
COMPLEX (HSC) AT 800 LOS  
TRANCOS ROAD INCLUDES:  
HAWTHORN HOUSE, COTTAGE,  
GARAGE, LOWER BARN



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





Line of Hawthorn Shrubs/  
Trees along Alpine Road

Oak Trees on either  
side of the Historic  
Entrance Driveway

Legend

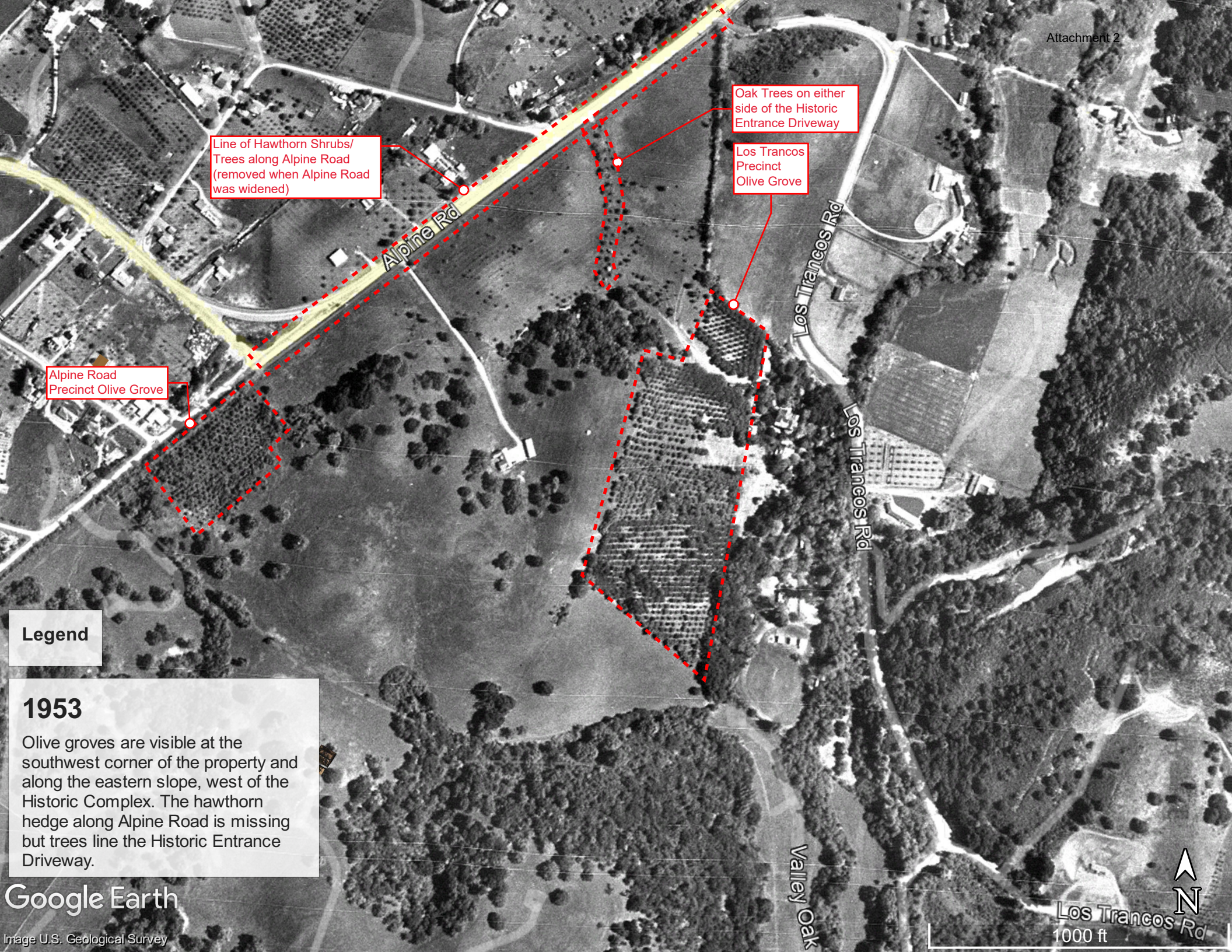
1948

Partial aerial indicates the hawthorn trees form a hedge along Alpine Road. Trees also formalize the Historic Entrance Driveway from Alpine Road. The north end of the eastern olive grove is partially visible to the right of the driveway.

Google Earth







Line of Hawthorn Shrubs/  
Trees along Alpine Road  
(removed when Alpine Road  
was widened)

Oak Trees on either  
side of the Historic  
Entrance Driveway

Los Trancos  
Precinct  
Olive Grove

Alpine Road  
Precinct Olive Grove

## Legend

### 1953

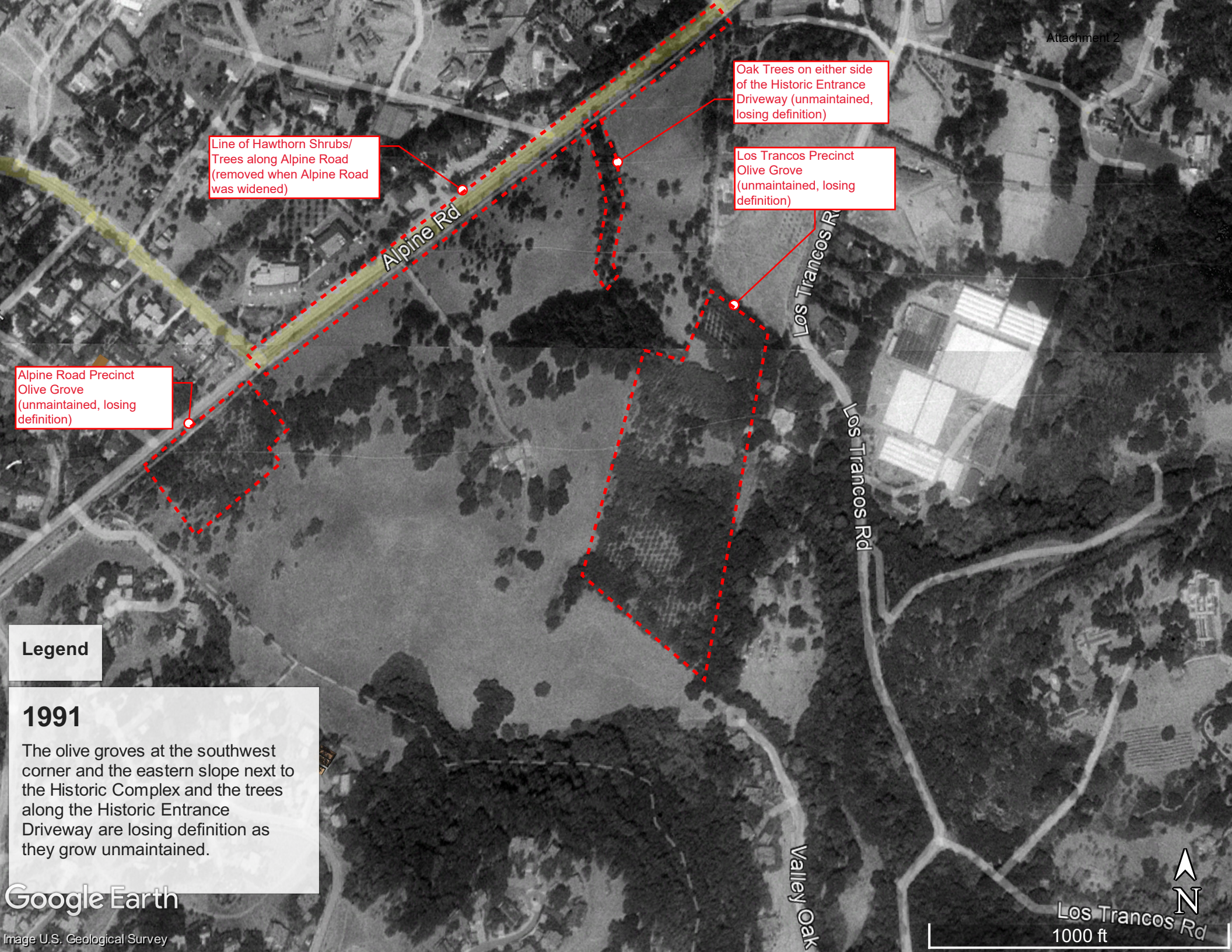
Olive groves are visible at the southwest corner of the property and along the eastern slope, west of the Historic Complex. The hawthorn hedge along Alpine Road is missing but trees line the Historic Entrance Driveway.

Google Earth



Los Trancos Rd  
1000 ft





Line of Hawthorn Shrubs/  
Trees along Alpine Road  
(removed when Alpine Road  
was widened)

Oak Trees on either side  
of the Historic Entrance  
Driveway (unmaintained,  
losing definition)

Los Trancos Precinct  
Olive Grove  
(unmaintained, losing  
definition)

Alpine Road Precinct  
Olive Grove  
(unmaintained, losing  
definition)

**Legend**

**1991**

The olive groves at the southwest corner and the eastern slope next to the Historic Complex and the trees along the Historic Entrance Driveway are losing definition as they grow unmaintained.



Line of Hawthorn Shrubs/  
Trees along Alpine Road  
(removed when Alpine Road  
was widened)

Oak Trees on either side of  
the Historic Entrance  
Driveway (unmaintained,  
overgrown)

Los Trancos Precinct  
Olive Grove  
(unmaintained, overgrown,  
losing definition)

Alpine Road Precinct  
Olive Grove  
(unmaintained, overgrown,  
definition lost)

**Legend**

**2021**

The olive groves at the southwest corner and the eastern slope next to the Historic Complex have matured unmaintained. Similarly, the trees along the Historic Entrance Driveway are overgrown although they still define the original route.



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Olive Groves, Hawthorn Trees, Ancillary Structures  
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### **Ancillary Structures**

The primary structures of the Hawthorns Historic District are the Hawthorn House, Garage, Lower Barn, and Cottage. The secondary structures are the Upper Barn, Shetland Shed, Dog Sheds, Carriage Shed, Pump House, Coachman's Quarters, Raccoon Sheds, Horse Sheds, and Silo. The construction dates and specific histories of the outbuildings are undocumented. The following pages summarize the outbuilding description, location, overall architectural condition, and include a statement of individual integrity based on level of intactness and condition.

#### *Condition*

The ancillary buildings are in various states of disrepair from dilapidated finishes to total collapse. Since the site has been vacant for many years, architectural conditions ratings assume a base level of deterioration due to their long abandoned state not comparable to ratings for buildings in active use. Base level deterioration includes the poor condition of roofing materials, loose and peeling paint exposed wood exhibiting dry rot, loose and dilapidated siding, and poor drainage at the base of the building due to overgrowth and poor grading. Physical conditions ratings are described in general as follows:

- Excellent – Intact without deterioration
  - Good – Intact with minor repairable deterioration
  - Fair – Deteriorated with portions that require replacement
  - Poor – Severely deteriorated or missing requiring replacement and reconstruction
- Structural assessment of the outbuildings has not been performed but would be necessary to understand the stability of the intact ancillary buildings for safety and reuse.

#### *Integrity*

When a property is significant under criteria of the California Register, the property's integrity is assessed to verify that it retains the physical characteristics which convey its historic significance. The seven aspects of integrity include location, design, setting, materials, workmanship, feeling, and association. The National Register Bulletin "How to Apply the National Register Criteria for Evaluation" provides guidance on integrity for historic districts:

"For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance." (p. 46)

The 2013 HRS notes the following in regard to the outbuildings:

"There are a number of other ancillary outbuildings on the site that are both difficult to date and to understand how they were used historically. These components of the site should be considered contributing, but of secondary importance to the historic district." (p. 107)

"While the Hawthorns property has been changed and been altered over time, and while some of the contributing resources are in poor condition, overall the historic district retains a great deal of integrity and a strong sense of time and place. It conveys its significance as

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a representative example of a “gentleman’s farm” or estate property as developed in the late 19th and early 20th century. While many of the outbuildings on the site are in poor condition, some even in serious state of decay, they may provide additional information about the development and use of the property.” (p. 108)

The Hawthorns Historic District is significant under Criterion A (broad patterns of history) at the local level as a “gentleman’s farm” developed from 1886 to 1953. Of the various ancillary buildings, the Upper Barn, Raccoon Sheds, Silo, and Horse Sheds, range in condition from good to poor, but are essentially intact and retain integrity. The Shetland Sheds, Dog Sheds, Carriage Shed, Pump House, and Coachman’s Quarters are in poor condition and collapsed. In their current state, the remaining portions are a scattered array of construction materials with no sense of their original architectural configuration or use. As such, these particular ancillary buildings no longer retain integrity to contribute to the property’s historic significance.

Even if these secondary structures with no remaining integrity were removed, the Historic District would retain the seven aspects of integrity to maintain character to convey its significance through the primary structures, augmented by the remaining secondary contributing structures. If these secondary structures are removed, their location should be documented on a map; their physical footprint outlined at the site; and a sign added at the site with available information, if any, (such as historical information and photographs of their state before collapse) to facilitate historical interpretation as elements of the overall property.

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Hawthorns Area of Windy Hill Open Space Preserve  
Olive Groves, Hawthorn Trees, Ancillary Structures  
Historical Consultations

<b><i>Upper Barn</i></b>	
Description	Rectangular plan with inset porch, stalls and shed; corrugated steel roof; vertical board & batten wall & door finish; hopper shutters at window openings; horizontal board siding at stalls; wood frame on grade (roof 1x6 sheathing on 2x4 purlins, 4x4 posts); dirt floors
Location	North end of the site on HSC North Driveway in close proximity to Hawthorn House; east of north end of olive grove; visible from Historic Complex
Condition	Intact; Fair condition
Integrity	Retains integrity





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<b><i>Shetland Shed</i></b>	Appears to be shade device and may relate to Upper Barn with stalls
Description	Rectangular plan, open on three sides; corrugated steel roof; rear south wall with vertical board & batten finish; wood frame on grade (roof 4x4s sistered to 2x4s, 1x4 posts, 2x6 wall); dirt floors
Location	West of the Cottage; visible on drive from HSC to Alpine Road in between north and south olive groves across from Upper Barn
Condition	Collapsed; Poor condition
Integrity	Does not retain integrity





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<b><i>Dog Sheds (2)</i></b>	Appears to be shelter enclosure
Description	Rectangular plan; corrugated steel roof; Shed 1 - 1x6 horizontal board finish; wood frame on grade (roof 4x4, 1x8 skip sheathing, 4x6 posts, 2x6 wall); dirt floors; Shed 2 – 1x6 vertical board finish; wood frame on grade (roof 2x4, 8x8 posts); dirt floors
Location	Southeast of Garage; somewhat visible within field west of Barn Road
Condition	Collapsed; Poor condition
Integrity	Does not retain integrity





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<b><i>Carriage Shed</i></b>	Appears to have an open shelter at the south and enclosed space at north with stalls
Description	Rectangular plan; corrugated steel roof; 1x12 vertical board finish; vertical board doors with strap hinges; wood frame on grade (roof 1x6 skip sheathing on 2x6 rafters, 1x4 posts & sills); 1x12 floors
Location	North of the Lower Barn; visible from Barn Road
Condition	Collapsed substantially at the north; Poor condition
Integrity	Does not retain integrity





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<b><i>Pump House</i></b>	Adjacent to creek with a concrete pad at the interior
Description	Rectangular plan; corrugated steel roof; 1x12 vertical board finish; vertical board doors with strap hinges; wood frame on grade (roof 1x6 skip sheathing on 2x6 rafters, 1x4 posts & sills); 1x12 floors
Location	East side of Barn Road, north of Coachman's Quarters, across from Lower Barn along sloping bank of north-south creek to the east
Condition	Collapsed; Poor condition
Integrity	Does not retain integrity





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<b><i>Coachman's Quarters</i></b>	Appears to have small living quarters at the north end, central covered space, and grooming/tack room structure at the south
Description	Rectangular plan; corrugated steel roof; board & batten wall finish; wood frame on grade (roof exposed, 6x6 posts & 2x6 wall); wood tongue-and-groove
Location	East side of Barn Road, south of the Pump House, across from Lower Barn along sloping bank of north-south creek to the east
Condition	Collapsed substantially; Poor condition
Integrity	Does not retain integrity





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<b><i>Raccoon Sheds (2)</i></b>	Appears to be shelter enclosure
Description	Rectangular plan; corrugated steel roof; Shed 1 – board & batten short wall finish and horizontal boards long side; wood frame on grade (roof 1x8 skip sheathing, 4x4 posts, 2x4 plates); dirt floors; Shed 2 – board & batten south wall finish; wood frame on grade (roof 1x4 skip sheathing on 2x4 rafters, 4x4 posts); dirt floors
Location	South of the Lower Barn; visible within field west of Barn Road
Condition	Intact; Fair to poor condition
Integrity	Retain integrity





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<b><i>Horse Sheds (4)</i></b>	Appears to be a series of shelters north of a large field and loop road
Description	Square plan, open three sides; corrugated steel roof; horizontal board siding at inside face of rear wall framing; wood framing (roof 2x4 rafters, 4x6 posts); rough concrete floors; central wooden trough
Location	Two sheds flank the end of Barn Road where it loops within a field south of the Lower Barn and Coachman's Quarters
Condition	Shed 1 & 2 Intact, Fair condition, 3 & 4 Partially collapsed, Poor condition
Integrity	Retains integrity





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<b>Silo</b>	Storage cylindrical about 30 feet high and 15 feet in diameter,
Description	Circular in plan, clad in vertical concrete panels with metal rods wrapped horizontally at intervals along the height; ladder enclosed by a cylindrical metal attachment on the exterior; roof is sheet metal with a conical raised cap for ventilation
Location	East of the Raccoon Sheds
Condition	Intact; Good to fair condition
Integrity	Retains integrity

