



## Planning & Building Department Historic Resources Advisory Board

Mitch Postel  
Frederick Hansson

Elizabeth Bogel  
William Howland  
Robert Gelb

Robert Crow  
John Root  
Maureen O'Connor

Nancy Oliver

Greg Timm

### Notice of Public Hearing

**March 15 , 2023  
3:00 P.M.**

**San Mateo County History Museum  
2200 Broadway Avenue, Redwood City  
Ask receptionist for room location**

This meeting of the Historic Resources Advisory Board (HRAB) will be held in-person the San Mateo County History Museum, located at 2200 Broadway Avenue, Redwood City. Remote participation in this meeting will not be available. To observe or participate in the meeting, please attend in-person at 2200 Broadway Avenue , Redwood City. Please ask the receptionist for room location.

Written public comments may be emailed to the HRAB Liaison at [kkelley@smcgov.org](mailto:kkelley@smcgov.org) and should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda. The length of the emailed comment should be commensurate with the five minutes customarily allowed for verbal comments, which is approximately 250-300 words. If your emailed comment is received at least 24 hours prior to the meeting, it will be made publicly available on the Historic Resources Advisory Board (HRAB) website along with the agenda. To ensure your comment is received and read to the HRAB for the appropriate agenda item, please submit your email no less than 30 minutes prior to the meeting time. The County cannot guarantee that emails received less than 30 minutes before the meeting will be read during the meeting, but such emails will still be included in the administrative record of the meeting and will be provided to the HRAB after the meeting.

All available attachments can be found at: <https://www.smcgov.org/planning/historic-resources-advisory-board-hrab>

Individuals who require special assistance or a disability related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting, should contact Kanoa Kelley, HRAB Liaison, as early as possible but no later than 10:00 a.m. on the day before the meeting at (628) 222-3163 and/or [kkelley@smcgov.org](mailto:kkelley@smcgov.org). Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

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### AGENDA

1. **Roll Call**
2. **Review and Approve Minutes** of January 18, 2023 Meeting.
3. **Oral Communications** to allow the public to address the Historic Resource Advisory Board on any matter not on the agenda. If your subject is not on the agenda, the Board will recognize you at this time. *Speakers are customarily limited to three (3) minutes.*
4. **Old Business**
  - a. Carriage House Project Update
  - b. La Honda Creek cabin demolition EIR and HABS report update
  - c. Lathrop House renovations progress, plaster repair.
  - d. 2355 Carlos Avenue Moss Beach – Preview of New project at the site of the old post office. Nominated to be on the HRAB list of historic properties.
5. **New, Other Business**
  - a. 890 Upland Road , Emerald Lake Hills: A Minor Subdivision, Grading Permit, and General Plan Amendment for a 3-lot subdivision (12,010 sf, 19,024 sf., and 13,687 sf.) of a 45,000 sf parcel. The GP amendment would change the Land Use Designation from Low Density Res. to Medium-Low Density Res. which would allow the parcel's subdivision into 3 parcels. Initial Study/Negative Declaration required. Existing house built in 1920 (historical report included). Applicant proposes to demolish house and existing septic system, and connect 3 parcels to sewer (not currently located in a sewer district). Project Planner, Camille Leung [cleung@smcgov.org](mailto:cleung@smcgov.org)
  - b. San Gregorio Ranch restoration of Farm House from the 1850's – Mark Sanders  
  
Future topics to agendize? - All
6. **Next Meeting: May 17, 2023**
7. **Adjournment**

# Historic Resources Advisory Board Minutes

## Call to order

Facilitated by the Chair of the Board.

- Nancy Oliver Chair called to order the regular meeting of the Historic Resources Advisory Board held electronically via Zoom on January 18, 2023 at 3 p.m.

## Roll Call

Chair conducted a roll call. The following persons were present

- Nancy Oliver
- ~~Mitch Postel~~
- Frederic Hansson
- Robert Gelb
- William Howland
- Jerry Crow
- ~~Gregg Timm~~
- John Root
- ~~Maureen O'Conner~~
- ~~Betsy Bogel~~

## Approval of Minutes

- Approval of minutes from September 21, 2022
  - Minutes approved unanimously

## Old Business

a) Carriage House Project:

- John LaTorra provided updates on the Carriage House Project. Construction started 01/17/23.
- Project specifically designed to add collection of Brewster Carriages to the History Museum. Carriages donated by the Filoli estate to SMCHC. 2<sup>nd</sup> floor carriages, 1<sup>st</sup> floor Taube gallery, Kopf family gallery. 3<sup>rd</sup> floor event center.
- PG&E main transmission line relocation, trash enclosure relocation, and asbestos abatement. Construction of 3 story building June of 2023 completed September 2024.

b) Pigeon Point Lighthouse:

- -Thank you for checking in on Pigeon Point!

The lighthouse itself is weathering pretty well. It has been getting some light intrusion of wind-blown rain in the lantern room as well as around some of the windows. The Fog Signal Building, where the Fresnel lens is housed, has lost some roofing, allowing some leaks to form. At this point, none are near the lens. This will be repaired as soon as conditions are safe to access the roof. Finally, the surf has been pounding the rocks around the lighthouse but not affecting any of the structures or observation decks.

Meantime, the invitation-only bid process for the tower restoration project is underway. This week, we met with a half dozen prospective contractors for the site walk. They had the opportunity to view the damage and begin to formulate their proposals. We will see submissions in the next couple of months and hopefully have a contractor selected this summer.

Let me know if you need anything else.

Julie Barrow

- c) Lathrop House Renovations-
  - County will take care of repairs. Getting bids currently. Would like to complete repairs before carriage house is complete. Interior damage needs repair for safety. Repair to decks and termite damage/fumigation.
  - 750k grant from Fed.

## **New Business**

- a. **2355 Carlos Avenue Moss Beach** – Preview of New project at the site of the old post office. Nominated to be on the HRAB list of historic properties.
  - New construction of a mixed use building. 3 residential dwellings and one store front.
  - Part of historic properties list voted on by HRAB. Old Montara post office.
  - Due to rain the existing historic building was damaged by falling trees. Kanoa will provide update on the fate of the building.
  - Structure design is not compatible with the neighborhood. Boxy shape no articulation. Applicant needs to rework the design.
  - The project will come back to HRAB for a formal vote once the project moves forward.
- b. **Suggestions for new items:**
  - None
- c. Updates
  - Statues of Serra and Portola requested to be removed. State is still considering. One suggestion is to create a companion statue of figures significant to the Ohlone.
  - Frederick Hansen: Portola markers will be updated soon.

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