



HISTORIC PRESERVATION REVIEW COMMISSION



TERRY BREJLA, CHAIR
LISA DEHART, VICE CHAIR

HISTORIC PRESERVATION REVIEW COMMISSION BOARD OF SUPERVISORS CHAMBERS, 4TH FLOOR 2 SOUTH GREEN STREET

November 6, 2023

4:00 p.m.

You also may submit written comments by U.S. Mail to 2 South Green Street, Sonora, CA 95370 or email (cdd@tuolumnecounty.ca.gov) for retention as part of the administrative record. Comments will not be read during the meeting.

PUBLIC FORUM: 15 minutes

The public may speak on any item not on the printed agenda. No action may be taken by the Commission.

COMMISSION BUSINESS:

- A. Minutes of the meeting of May 9, 2023.
- B. Minutes of the meeting of August 7, 2023
- C. Reports from Staff and Commissioners
- D. Reducing the membership of the Historic Preservation Review Commission from nine (9) to seven (7).

PUBLIC HEARINGS:

- 1. Presentation on the Jamestown and Main Street Revitalization Project and consideration of selecting the tree variety planted on Main Street and providing direction on the gateway sign.

OLD BUSINESS

- 1. Status Update on the Washington Courthouse Building Project.
- 2. Status Update on the Yaney Elevator Project.
- 3. Status Update on the Yaney Courthouse Building Remodel.

COMMITTEE REPORTS:

- 1. **Demolition Review Committee** – Committee report; take action as necessary.
- 2. **Grant Committee** – Committee report; take action as necessary
- 3. **“Preserve America” Committee** – Committee report; take action as necessary.

ADJOURNMENT

The Minutes, Staff Reports, and other documents for the items referenced in this Agenda are available for review at the Tuolumne County Community Development Department, 48 Yaney, Sonora, California, and online at <https://www.tuolumnecounty.ca.gov/140/Historic-Preservation-Review-Commission>. Any other materials related to the items referenced in this Agenda that are provided by the County to the HPRC Commissioners prior to the meeting are available for review at the Tuolumne County Community Development Department, 48 Yaney, Sonora, California, and will be available at the meeting. Any materials provided to the Commissioners during the meeting by the County will be available for review at the meeting, and materials provided by the public will be available for review at the Community Development Department the day following the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (209) 533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility.

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COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

November 6, 2023

48 Yaley Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

TO: Tuolumne County Historic Preservation Review Commission

From: Quincy Yaley, AICP
Community Development Department Director

RE: Reducing the membership of the Historic Preservation Review Commission from nine (9) to seven (7).

Background

The Historic Preservation Review Commission is comprised of nine (9) members appointed by the Board of Supervisors, each serving a four-year term. Each member of the HPRC is required to have a demonstrated interest, competence, experience, knowledge, or expertise in cultural resource management.

On February 7th, 2023, the Board of Supervisors approved the Governing Bodies Handbook 2023. With the approval of this new handbook, the new rules have superseded all existing County Committee/Commission bylaws. As per the Governing Bodies Handbook 2023, a quorum is defined as, "...the full voting membership (even if seats are vacant) divided in half, plus one." This has presented a significant challenge for staff to attain quorums for the Historic Preservation Review Commission in 2023.

The Commission currently has three (3) vacancies and throughout most of 2023, the number of occupied HPRC seats was 7. In May of 2023, two (2) Commissioners were removed from the Historic Preservation Review Commission due to three (3) missed consecutive regular meetings. On October 24, 2023, B.Z. Smith submitted her resignation from the HPRC.

The predicament is further exacerbated by the challenges associated with Commission recruitments, as the Community Development Department has received no applications since the vacancies were flown in May of 2023. Having three (3) members of the 9-member Commission has adversely affected the HPRCs ability to achieve a quorum (minimum 5 members present) to hold meetings for necessary business. Due to this, multiple items have had to be pushed to later dates until a quorum can be achieved.

Recommendation

It is recommended that the Historic Preservation Review Commission recommend to the Board of Supervisors to reduce the membership of the Commission from nine (9) to seven (7).



Department of Public Works

Kim MacFarlane, P.E.
Director

48 W. Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
209.533.5601
www.tuolumnecounty.ca.gov

ADMINISTRATION

Assistant to the
Department Head
Emma Hawks
209.694.2718

AIRPORTS

Airport Manager
Drew Njirich
209.533.5685

BUSINESS

Business Manager
Janelle Kostlivy
209.533.5972

ENGINEERING

Assistant Director
Blossom Scott-Heim, P.E.
209.533.5904

FLEET SERVICES

Fleet Services Manager
Mike Young
209.536.1622

GEOGRAPHIC INFORMATION SYSTEMS

GIS Coordinator
Madeline Amlin
209.533.6592

ROAD OPERATIONS

Superintendent of
Roads and Fleet
Mike Cagnetti
209.533.5609

SOLID WASTE

209.533.5588

SURVEYING

County Surveyor
Warren Smith, L.S.
209.533.5626

TO: Historic Preservation Review Commission

FROM: Juan Maya, Engineer I
Blossom Scott-Heim, P.E., Supervising Engineer

DATE: October 2, 2023

RE: Jamestown Gateway and Main Street Revitalization Project No. 1756

REQUESTED ACTION

Selection of a tree variety planted on Main Street and provide direction on the gateway sign for the Jamestown Gateway and Main Street Revitalization Project.

BACKGROUND INFORMATION

The Jamestown Gateway and Main Street Revitalization Project was presented to the Historic Preservation Review Commission (HPRC) on August 7, 2023. The Commission approved the project but requested that the Main Street tree and gateway sign be presented to them on a follow-up HPRC meeting.

New trees will provide much needed shade and will be planted such that the roots will not damage the new sidewalks. The consultant Landscape Architect recommended varieties of trees that are appropriate for street planting; this list was cross referenced with the Jamestown Community Plan and we are proposing to use one of the following:

1. Red Maple 'Autumn Glory'- *Acer Rubrum*
2. Chinese Pistache- *Pistacia Chinensis*
3. Cottonless Cottonwood- *Populus Fremontii*
4. Chinese Elm- *Ulmus Parvifolia*

The "triangle" at south Main Street and Highway 49 will be landscaped with drought tolerant plants and a gateway sign will be installed, all of which must meet the Caltrans Encroachment Permits Manual requirements, Exhibit A. Gateway signs must be placed as far as practical from the traveled way or edge of roadway, while still remaining visible. The proposed location for all gateway monuments must be reviewed by Caltrans for safety and environmental considerations prior to approval.

RECOMMENDATION

It is recommended that your Commission select the tree variety planted on Main Street and provide direction on the gateway sign.

Exhibit A

Proposed gateway monuments must:

- Incorporate the name, logo, graphic, or officially adopted seal or slogan of the city, county, or incorporated town.
- Be a freestanding structure or sign.
- Not be integrated with, or placed upon a required engineered transportation feature.
- Not make use of or simulate colors or combinations of colors usually reserved for official traffic control devices described in the California Manual on Uniform Traffic Control Devices.
- Not create a distraction to transportation system users. For example, it should be large enough to interpret at highway speed, but not be so large that it demands attention from the motorist.
- Not include illumination (such as blinking or intermittent lights) that impairs the vision of, or distracts transportation system users. Other lighting may be permitted. Lighting may be allowed on existing structures only when approved by Headquarters Division of Maintenance-Structure Maintenance and Investigations.
- Be located where required maintenance can be safely performed as specified in the encroachment permit, the maintenance agreement, and in conformance with Caltrans' procedures.
- Be appropriate to its proposed setting.
- Be a proper size and in scale with its surroundings. The maximum size shall fit within 353 cubic feet. The width shall not exceed 20 feet and the height shall not exceed 18 feet above existing grade
- Be composed of materials that are durable for the projected lifespan.
- Be fully funded for design, installation, maintenance, restoration, and removal by the public agency for its projected lifespan.
- Conform to provisions of the California Outdoor Advertising Act .
- Not imitate, obscure, or interfere with traffic control devices.
- Not interfere with airspace above the roadway.
- Not be placed within State highway right-of-way upon trees, rocks or other natural features.
- Not adversely affect existing structures, drainage patterns or stormwater runoff quality, landscaping or natural vegetation.
- Not include reflective or glaring surface finishes.
- Not include moving elements (kinetic art) or simulate movement.
- Not restrict sight distance.
- Not display symbols or icons such as flags, logos, or commercial symbols.
- Not display text that makes special interest, private, religious, or political statements, or includes business names, trade names, jingles, or slogans.

- Be designed to minimize ongoing maintenance needs. Caltrans-approved protective graffiti coatings may be required if appropriate.
- Not display telephone numbers, street addresses, or internet addresses.
- Not require the removal of trees or other vegetation for visibility, or harm trees during construction. Pruning of tree branches or roots, and removal of shrubs should be avoided, and will be allowed only with written approval of the district landscape architect.
- Not negatively impact existing highway features, including existing signs, irrigation systems, necessary drainage patterns, and facilities.
- Not protrude or span over travel lanes or roadbed.



1. RED MAPLE

-Mature Size: 50'
-Growth rate: Fast
24" per year

2. CHINESE PISTACHE

-Mature Size: 25'
-Growth Rate: Medium
13-24" per year

3. COTTONLESS COTTONWOOD

-Mature Size: 80'
-Growth rate: Fast
36" per year

4. CHINESE ELM

-Mature Size: 50'
-Growth rate: Fast
24" per year

**PROPOSED STREET TREES
JAMESTOWN TREE LIST**

Jamestown, CA

NTS

August 17th, 2023



L1.0





HISTORIC PRESERVATION REVIEW COMMISSION

TERRY BREJLA, CHAIR
LISA DEHART, VICE-CHAIR



2 South Green Street
Sonora, CA 95370
209 533-5633

COMMISSIONERS

Jeannette Simons
Sharon Marovich
Kurt Bryant
Aaron Rasmussen
B.Z. Smith
Krystal Hodson
Chuck LaKamp

HISTORIC PRESERVATION REVIEW COMMISSION MEETING MINUTES MONDAY, MAY 9, 2023

- PRESENT:** Vice-Chair Lisa DeHart, and Commissioners Sharon Marovich, Aaron Rasmussen, Kurt Bryant, and Jeannette Simons
- ABSENT:** Chair, Terry Brejla, Commissioners B.Z. Smith, Krystal Hodson and Chuck LaKamp
- STAFF:** Quincy Yaley, Community Development Department Director, Dave Ruby, Planning Manager, Eric Erhardt, Assistant CAO, Taryn Vanderpan, Administrative Technician

CALL TO ORDER/WELCOME:

Vice-Chair Dehart called the meeting of May 9, 2023, to order at 4:00 p.m.

PUBLIC FORUM: 15 minutes

Vice-Chair DeHart opened the 15-minute public comment period, during which anyone wishing to could come forward and address the Commission on any item not on the Agenda.

A member of the public addressed the Commission regarding expectations on meeting attendance.

Vice-Chair DeHart asked if there was anyone else who wished to speak. Seeing no one, she closed the public comment period.

COMMISSION BUSINESS:

A. Reports from Staff and Commissioners

Dave Ruby, Planning Manager, introduced Tamera Blankenship as the new Housing Coordinator for the Community Development Department. He informed the Commission that the removal of Commissioners Hodson and LaKamp would be going before the Board of Supervisors on May 16, 2023.

Commissioner Marovich notified the Commission that May is National Preservation month. She revealed that on Tuesday, May 2, 2023, the Board of Supervisors voted to have May be National Preservation month.

PUBLIC HEARING:

Presentation on future use of the Historic Yaney Street Court House and Elevator.

Eric Erhardt, Tuolumne County Assistant CAO, informed the Commission that on April 10th and 14th, staff provided tours of the Historic Court House. He gave an updated PowerPoint presentation

addressing the concerns raised at the previous HPRC meeting. He noted that staff is working with the Historical Architect to reduce impacts to the Courthouse.

Commissioner Marovich indicated that any additions should be different, to clearly identify the historic footprint, but not be incompatible with the historic design.

Commissioner Bryant expressed appreciation, stating the proposed renderings subtly articulated the differences between the additions and the original Courthouse.

Mr. Erhardt reviewed the project's path ahead, explaining that if the project was approved by the Board, staff would move forward with construction documents for the elevator and issue an RFP for architectural documents for the interior remodel.

Vice-Chair DeHart expressed concern with the project being piecemealed, noting the allocated 2.5 million dollars would not be sufficient to complete the totality of the project.

Mr. Erhardt indicated that the County would not enter a contract for remodel construction without the total funds necessary for the work.

Vice-Chair DeHart suggested consulting with the State Historic Office, which would better assist the County to determine if Federal funding sources were available for the proposed project.

Commissioner Simons thanked Mr. Erhardt for the insightful tour of the Historic Court House. She raised concerns that the information provided by staff is not sufficient for the Commission to give guidance to the Board of Supervisors.

Commissioner Marovich shared in Commissioner Simons concerns. She expressed frustration that the proposed project has not been reviewed under CEQA. She indicated staff does not know what the full project will entail, or the projected final cost.

Mr. Erhardt responded that staff needs to identify the use, request an RFP to attain remodel plans, which when completed staff could determine the full cost and identify funding sources. He noted that the project would be reviewed under CEQA following the Board direction.

Quincy Yaley, Community Development Department Director, reported that there needs to be a final project description before the project can be reviewed under CEQA. She explained that the project is currently a proposal, which is receiving comments to go before the Board to determine if the project will move forward.

A discussion ensued on the best use of the Historic Courthouse and how that could affect the project review under CEQA.

Vice-Chair Brejla opened the public comment period and asked if there was anyone who wished to speak on the proposed project.

A member of the public expressed frustration of the upheaval of the Board Chambers, where the Board just spent close to \$400,000 to upgrade the audio-visual equipment. She had reservations on whether the Historic Courthouse could withstand those types of upgrades without a significant and costly remodel. She stated that the space study has not been completed to justify that this is the correct use of the Historic Courthouse.

Commissioner Marovich recommended an outside location for the proposed elevator and suggested that the southwest location be explored further. She stated that she is not prepared to comment on the future use of the Historic Yaney Street Courthouse. She indicated that the reuse of the Historic Courthouse has not been adequately studied for impacts to the building and the

associated cost to any proposed remodel. She reported that she consulted with two career Historic Preservation Architects that stated the need to have a Historic Structure Report (HSR) completed. She stated that this is the first step in the reuse of any Nationally Registered Historic Preservation rehabilitation project. She explained that this report will dissect a historic building, and discuss the details needed to determine the uses the building can be supported without losing its historicity. She suggested staff look at the Treasurer, Tax-Collector and Assessor-Recorder's offices being moved in the Courthouse instead, as those offices function in a largely open format, which would minimize demolition of the character-defining areas and would restore a historic use to the Courthouse.

Commissioner Simons agreed with Commissioner Marovich, adding the reports presented at today's meeting are a first draft and are not sufficient for the Board of Supervisors to warrant a decision on whether they move forward with a 2.5-million-dollar concept that has not been thoroughly planned.

Mr. Erhardt assured the Commission that this is one of many presentations staff will put together for the Commission. He reiterated that staff cannot enter a contract to attain the documents requested by the Commission until the Board approves the use of the space.

It was moved by Commissioner Marovich and seconded by Commissioner Simons to recommend support of an exterior elevator at the best possible location, that the design meets the Secretary's Interior Standards, and no construction begin until the totality of the project with interior remodel is finalized; recommend the relocation of the Administration offices to the courthouse with the least impact to the historic fabric of the Historic Courthouse; recommend staff take the information provided in the Historic Building Analysis and convert that into a Historic Structures Report in order for the staff, Board of Supervisors and the HPRC have the information needed to ensure the best decision for the Historic building; and recommend the HPRC and public continued to be solicited for comments throughout the process.

Chair Brejla: Absent
Vice-Chair DeHart: Aye
Commissioner Smith: Absent
Commissioner Rasmussen: Aye
Commissioner Bryant: Aye
Commissioner Marovich: Aye
Commission Simons: Aye
Commissioner Hodson: Absent
Commissioner LaKamp: Absent

Vice-Chair DeHart called for the vote. 6; Ayes, 0; Noes, 0; Abstain

Motion carried: 5 – 0 – 0 with Chair Brejla and Commissioners Smith, Hodson, and LaKamp being absent.

ADJOURNMENT:

Vice-Chair Dehart adjourned the meeting.

Respectfully,

Quincy Yaley, AICP
Community Development Department Director

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2 South Green Street
Sonora, CA 95370
209 533-5633

COMMISSIONERS

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HISTORIC PRESERVATION REVIEW COMMISSION MEETING MINUTES MONDAY, August 7, 2023

PRESENT: Chair Terry Brejla, and Commissioners Sharon Marovich, Aaron Rasmussen, Kurt Bryant, B.Z. Smith, and Jeannette Simons

ABSENT: Vice-Chair Lisa Dehart

STAFF: Quincy Yaley, Community Development Department Director, Eric Erhardt, Assistant CAO, Taryn Vanderpan, Administrative Technician

CALL TO ORDER/WELCOME:

Chair Brejla called the meeting of August 7, 2023, to order at 4:00 p.m.

PUBLIC FORUM: 15 minutes

Chair Brejla opened the 15-minute public comment period, during which anyone wishing to could come forward and address the Commission on any item not on the Agenda.

Duke York, reported on the historic marker located on Tuolumne Road North that was removed in 2016. He noted that he has been working with the Native American Monitors to find the plaque and have it restored.

Chair Brejla asked if there was anyone else who wished to speak. Seeing no one, she closed the public comment period.

COMMISSION BUSINESS:

A. Minutes of the meeting of April 3, 2023

It was moved and seconded to approve the minutes of April 3, 2023, as presented.

Chair Brejla called for the vote:

Chair Brejla: Aye
Vice-Chair Dehart: Absent
BZ Smith: Aye
Commissioner Simons: Aye
Commissioner Marovich: Aye
Commissioner Rasmussen: Aye
Commissioner Bryant: Aye

Motion carried 6 – 0 – 0 With Vice-Chair Dehart being absent.

B. Minutes of the meeting of May 9, 2023

Chair Brejla requested a paragraph on the second page of the minutes be re-worded.

Ms. Yaley indicated that staff could re-write the paragraph and bring it back to the Commission at the next meeting.

C. Reports from Staff and Commissioners

Chair Brejla asked if the public was still required to make an appointment for the A.N. Francisco Building.

Quincy Yaley, Community Development Director, responded that the A.N Francisco building is open to the public, 8:00 AM to 3:00 PM, Monday through Thursday.

Commissioner Marovich asked for an update on the Historic Structures Report for the Historic Court House that the Board of Supervisors voted on.

Eric Erhardt, Assistant CAO, reported that the county put out a Request for Proposals (RFP) for an architect for the Yaney Street Historic Courthouse. He noted that the Historic Structures Report has not been completed as they are currently in contract negotiations. He indicated that staff would bring an update to the Commission on the structural report along with an update on the Elevator construction documents.

Commissioner Marovich asked for an action item to be added to the Agenda for the next HPRC meeting that would address the proposed use of the Historic Courthouse.

Commissioner Marovich reminded the Commission and staff about the required annual HPRC training.

PUBLIC HEARING:

1. Presentation on and comments on proposed remodel of the Washington Street Courthouse.

Mr. Erhardt gave a PowerPoint Presentation on the proposed remodel of 60 N. Washington Street. He reported that the proposed project would focus on the interior of the building, removing some of the walls that were erected in the 1993-94 remodel and putting new ones in place to accommodate the Public Defender's staff. He explained that the Public Defender's office currently leases a building located at 99 N. Washington Street with an annual rent cost of approximately \$49,000 per year. He noted that the proposed project would create 11 individual offices, a conference room, two secure client meeting rooms, maintain the break room, two public restrooms and two private bathrooms while leaving a large open work area. He noted that this project does not propose any exterior changes to the building outside of routine maintenance. He reviewed the final steps with the Commission, explaining that once staff receives the final specs, the Board of Supervisors will be asked to approve the plans for the proposed project. He noted that this will allow staff to submit the plans for permits and put the project out for bid.

Commissioner Simons asked if the proposed use would increase the building's occupancy.

Brian, the project's architectural Consultant (Lionakis), responded that although there is an increase in office space, there would be a decrease in occupancy levels.

Commissioner Marovich asked if a funding source had been secured for the proposed project.

Mr. Erhardt responded that the County has reserved \$800,000 in the General Fund for the proposed construction.

Chair Brejla asked if the exposed brick wall in the interior of the Washington Street Courthouse will be covered.

Mr. Erhardt responded that that the exposed brick would be left in place.

Commissioner Smith expressed support for the proposed changes, noting that the proposal is a good use of space while also being cost effective. She explained that the interior historical integrity of the Courthouse has changed significantly over the years and urged staff to ensure the work preserves the remaining existing historical integrity.

Commissioner Bryant asked for the font used for the "Public Defender" sign to be like the current font on the Courthouse.

Chair Brejla opened the public comment period and asked if there was anyone who wished to speak in favor of the project.

Mr. York spoke in favor of the project and asked if the proposed use of the building would require a metal detector.

Mr. Erhardt replied that a metal detector would not be required.

Chair Brejla asked if there was anyone else who wished to speak in favor of the project. Seeing no one, she asked if there was anyone who wished to speak in opposition to the project. Seeing no one, she asked if there was anyone who wished to speak neutrally on the project. Seeing no one, she closed the public comment and referred the item back to the Commission.

Commissioner Marovich raised concerns with being provided plans for county projects with limited time to review prior to being asked to provide feedback. She suggested having a walkthrough with the Commission to assure that the work being proposed respects the historic building.

A discussion amongst the Commission ensued regarding the timeline on the proposed project.

Commissioner Rasmussen asked if the proposed \$90,000 was just for the bid process.

Mr. Erhardt replied that it was for the bid process and construction documents.

The Commission and staff determined that a walkthrough with the Commission would be done prior to the item being brought back before the Commission.

2. Presentation on the Jamestown and Main Street Revitalization Project and consideration of selecting the tree variety planted on Main Street and providing direction on the gateway sign.

Blossom Scott-Heim, Supervising Engineer, gave a PowerPoint Presentation on the Jamestown and Main Street Revitalization Project.

Chair Brejla opened public comment and asked if there was anyone who wished to speak on the proposed project.

Two members of the public spoke on the proposed project. They discussed the maintenance of the trees and how the Jamestown Community works hard to ensure downtown Jamestown is properly maintained.

Chair Brejla asked if there was anyone else who wished to speak in favor of the project. Seeing no one, she asked if there was anyone who wished to speak in opposition. Seeing no one, she asked if there was anyone who wished to speak neutrally. Seeing no one, she closed the public comment period and referred the item back to the Commission.

A discussion ensued on the different types of trees the were presented as options for the proposed project. They raised concerns that most of the trees were not adequate for the proposed project as they either required full-time maintenance, damage to the sidewalks, or were not drought resistant. They requested that staff ask their landscape architect whether Chinese Pistache would be appropriate for the project.

The Commission requested that the project be sent back to staff to more adequately address different options for the tree selection and any required maintenance for each selection.

ADJOURNMENT:

Chair Brejla adjourned the meeting.

Respectfully,

Quincy Yaley, AICP
Community Development Department Director

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