



HISTORIC PRESERVATION REVIEW COMMISSION



TERRY BREJLA, CHAIR
LISA DEHART, VICE CHAIR

**HISTORIC PRESERVATION REVIEW COMMISSION
COMMISSION AND COMMITTEES ROOM, 3RD FLOOR
48 YANEY AVENUE, SONORA
November 4, 2024
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. Reports from Commissioners and staff
- C. Minutes of the meeting of October 7, 2024

PUBLIC HEARING:

No Public Hearing Items.

NEW BUSINESS:

1. Historic Conditional Use Permit BP-24-451 to allow a 138 square feet new storage addition to the existing storage building for Jamestown Railtown Motel. The project site is a 18,231± square foot parcel zoned C-1:D:H:HDP:MX (General Commercial: Design Review: Historic Combining: Historic Design Preservation: Mobilehome Exclusion Combining) district under Title 17 of the Tuolumne County Ordinance Code (TCOC).

The project site is located at 10301 Willow Street, approximately 90 feet southeast of the intersection of Main Street and Willow Street in the community of Jamestown. Within a portion of Section 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 5. Assessor's Parcel Number (APN): 003-112-014.

OLD BUSINESS:

1. GSA Staff will provide a written and oral report on Capitol and Maintenance projects of historical interest and answer questions from Commission and the public. These updates will include progress on the Historic Courthouse Elevator, Groveland Community Hall, Pinecrest Community Hall, and the Tuolumne Flagpole repair.
2. Review and finalize letter to the Board of Supervisors about the Yaney Courthouse Project.

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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RAILTOWN MOTEL

DATE: October 28, 2024

**SURFACE/MINERAL
RIGHTS OWNER:** Jamestown Railtown Motel LLC

PROJECT AND LOCATION

PROJECT DESCRIPTION: Historic Conditional Use Permit BP-24-451 to allow a 138 square feet new storage addition to the existing storage building for Jamestown Railtown Motel. The project site is a 18,231± square foot parcel zoned C-1:D:H:HDP:MX (General Commercial: Design Review: Historic Combining: Historic Design Preservation: Mobilehome Exclusion Combining) district under Title 17 of the Tuolumne County Ordinance Code (TCOC).

LOCATION: The project site is located at 10301 Willow Street, approximately 90 feet southeast of the intersection of Main Street and Willow Street in the community of Jamestown. Within a portion of Section 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 5. Assessor's Parcel Number (APN): 003-112-014.

GENERAL PLAN: The project site is designated Mixed Use (MU) by the Tuolumne County General Plan land use diagrams. The proposed project may be found to be consistent with the General Plan.

ENVIRONMENTAL EVALUATION

After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the *State CEQA Guidelines*. The project consists of the construction of an addition of 138 square feet to an accessory storage structure for extra enclosed storage. None of the exceptions to the use of a categorical exemption found in Section 15300.2 of the *State CEQA Guidelines* apply to this project.

RECOMMENDATION

1. Community Development Department Staff recommends approval of Historic Conditional Use Permit pursuant to Section 17.100.050 (F) of the Tuolumne County Ordinance Code based upon the following findings 1A through 1F:
 - A. The proposed use is in accordance with the Tuolumne County Ordinance Code
 - B. The proposed use is consistent with the General Plan.
 - C. The proposed use can be accommodated within the current capacity of existing municipal facilities.
 - D. The size and terrain of the parcel can accommodate the proposed use without negative effects to the environment.
 - E. The proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use or be injurious to property and improvements in the neighborhood.

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- F. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the *State CEQA Guidelines*.

GENERAL INFORMATION

Site Description

1. The project site is located at 10301 Willow Street, approximately 90 feet southeast of the intersection of Main Street and Willow Street in the community of Jamestown. The parcel is currently developed with the Jamestown Railtown Motel. The new storage area will be facing the interior parking lot for the motel. The elevation on site is 1,420 feet above sea level. Slopes range from 0-1% on site. The attached agenda map (attachment #1) identifies the zoning and General Plan designations of surrounding parcels in relation to the project site.

Project Description

2. Historic Conditional Use Permit BP-24-451 is to allow a 138 square feet new storage addition to the existing storage building for Jamestown Railtown Motel. The project site is a 18,231± square foot parcel. The new addition will match the current construction materials on the existing storage building. The structure will have wood framework, plywood siding, and composite shingles. The building plans identify that the structure is anywhere from 6 feet 8 inches to 15 feet 10 inches high and covers approximately 138 square feet. The existing color scheme of the motel will continue with the new structure. The shingles are brown in color, the siding is light beige, and the trim is a dark brown. Pictures of the structure can be found in attachment #6.

General Plan

3. The project site contains the Mixed Use (MU) General Plan land use designation. The purpose of the MU designation is to provide for a mixture of residential, commercial, and recreational facilities in an urban setting. This designation is applied within urban areas where a mixture of these uses is desirable near transportation corridors, downtowns, defined community centers, major commercial centers, schools, and community services. The existing motel, Jamestown Railtown Motel LLC, is a compatible use in the MU General Plan land use designation. The County has started the process of a County initiated Zone Change on many parcels throughout the County to be compatible with the current General Plan. The project parcel is part of that process, and the end zoning will be Mixed Use (M-U) after those zone changes are completed. Within the M-U zoning motels are a permitted use.

Jamestown Community Plan

4. The project site is within the area that is subject to the Jamestown Community Plan found in Volume III of the 2018 Tuolumne County General Plan. The proposed project is consistent with the following Goals, Policies, and Implementation Programs of the Jamestown Community Plan.

Policy JT-A.3

Require new development within the Design Review Combining District and encourage new development within the Historic Design Preservation Combining District to be compatible with the Jamestown Design Guidelines in order to preserve the historic character of Jamestown.

Implementation Program JT-A.d

Continue to maintain a design guide for new development and alterations of existing buildings or structures that reflects the historic charm of Jamestown.

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The project BP-24-451 is being reviewed for consistency with the Jamestown Design Guidelines. The additional storage space is an accessory structure to the primary use of the motel. A full description of the structure and how it complies with the applicable design guidelines can be found in the Jamestown Design Guidelines section of this report.

Ordinance Code

5. The project site is currently zoned C-1:D:H:HDP:MX (General Commercial: Design Control Combining: Historic Combining: Historic Design Preservation Combining: Mobilehome Exclusion Combining) under Title 17 of the TCOC. Historic Conditional Use Permit BP-24-451 is to review the addition for compliance with Section 17.20.030 of the Tuolumne County Ordinance Code (TCOC).
6. Table 1 below has been linked to all respective Title 17 chapters of the TCOC to identify their purpose and provide relevant information:

Table 1:

Zoning	TCOC Section	Link
C-1	17.14	https://www.tuolumnecounty.ca.gov/DocumentCenter/View/424/Chapter-1714--Commercial-and-Mixed-Use-Zoning-Districts?bidId=
D		Design Review is no longer within the Tuolumne County Ordinance Code. Staff uses the design guidelines for reference.
H & HDP & MX	17.20	https://www.tuolumnecounty.ca.gov/DocumentCenter/View/428/Chapter-1720--Combining-Districts?bidId=

C-1 = General Commercial
H = Historic Combining

D = Design Review
HDP = Historic Design Preservation

MX = Mobilehome Exclusion

7. A motel is a permitted use in the C-1 zoning district. A storage structure would be considered an accessory to a permitted use. Furthermore, this permit is for the extension of an existing storage structure. Therefore, the proposed use is a permitted use within the C-1 zoning district.
8. Section 17.20.030 of the Tuolumne County Ordinance Code (TCOC) states that no structure, building, object, or site in a historic design preservation (HDP) combining district may be constructed or altered in exterior appearance without first obtaining a use permit, unless specifically exempted. The proposed project does not qualify for an exemption from the need to obtain a historic Conditional Use Permit, because the proposed project involves a change to the appearance of the exterior of the structure. Therefore, the applicant has applied for a Historic Conditional Use Permit.
9. Pursuant to Section 17.20.030 of the TCOC, the decision-making body (HPRC) shall consider the priority of the resource according to Tables 14.06(B) and 14.06(C) of this Code, and the following shall be considered:
 - A. The siting of the cultural resource upon the property as compared to the siting of other cultural resources in the immediate neighborhood.
 - B. All new construction and modifications to cultural resources shall be proportional and harmonious with the historic character of the area; shall make appropriate and fitting use of materials; shall have colors in good taste and never harsh or garish, but in harmony with themselves and their environment.

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- C. Landscaping shall be required on the parcel in keeping with the character or design of neighboring buildings, and existing mature trees and shrubs shall be preserved whenever possible and practicable.
 - D. The size, location and arrangements of onsite parking and paved areas and their lighting.
 - E. Ingress, egress and internal traffic circulation.
 - F. Original appearance of the cultural resource.
 - G. All of the above factors shall be related to the setting or established character of the surroundings.
 - H. Rehabilitations, alterations, additions, or other modifications to the exterior of resources within the HDP district should comply with the Secretary of the Interior's Standards. A project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings shall be considered exempt from review under the California Environmental Quality Act pursuant to Section 15331, Class 31, of the State CEQA Guidelines.
 - I. When reviewing use permits pursuant to Section 17.20.030, the Historic Preservation Review Commission shall consider the effects of proposed alterations to cultural resources, proposed in response to local, state and federal disability access regulations and guidelines, on the significance of cultural resources.
10. Per staff's determination, Historic Conditional Use Permit BP-24-451 would fall under Priority #4 of Table 14.06(A) for the (construction, alteration or rehabilitation) of the exterior appearance of a historic resource. Determination was derived from the *Historic Resources Inventory Jamestown, Tuolumne County* page 58, Figure 23 states the parcel is too modern or altered to be recorded.

Jamestown Design Guidelines

11. The Jamestown Design Guidelines can be found at this link:
- <https://www.tuolumnecounty.ca.gov/DocumentCenter/View/2335/Jamestown-Design-Guidelines?bidId=>
12. The project site contains the (:D) Combining zoning district and is therefore subject to the Jamestown Design Guidelines, even though a specific design review permit is not required. The project has been reviewed for consistency with the Jamestown Design Guidelines and staff has determined that the development is consistent with the design guidelines. Specifically, the following design criteria from the Jamestown Design Guidelines have been incorporated into the modified building:
- The buildings in Jamestown have gabled, hip, or flat roofs. The roof will follow the existing roof line.
 - The building height is consistent and will match the existing storage building that it will attach to.
 - The color of the storage structure is consistent with the color palettes already established by the existing structure and adjacent buildings. The projects palette matches the existing color scheme of the motel.
 - The projects construction materials will be using the same existing materials of wood shingles, siding and trim.

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Cultural Resources

13. The Tuolumne County Database of Cultural Resources has been reviewed to determine the presence of known cultural resources on the project site. The Database revealed that no cultural resource is known to exist on the project site. The existing structure was evaluated and not included in the *Historical Resources Inventory, Jamestown; Tuolumne County California* in December 2008. Therefore, a cultural resource study was not required for this project pursuant to Section 14.10.070 of the Tuolumne County Ordinance Code. Historic Conditional Use Permit BP-24-451 will include a condition to address the possibility of subsurface cultural resources being discovered during any future development of the site as required by Section 14.10.150 of the Ordinance Code.

Adjoiner Comments

14. Property owners within 300 feet of the project site were notified of the project via mail on October 22, 2024. A total of 79 property owners were notified. The CDD did not receive any public feedback from the adjoining properties as of the date of this report.

Public Agency Review

15. The subject application was circulated to various State and County agencies. The agencies and departments listed below provided responses and/or conditions that would apply to the project.

Building and Safety Division

The Building and Safety Division of CDD reviewed BP-24-451 and provided conditions of approval that have been incorporated into the project.

Jamestown Sanitary District

Jamestown Sanitary District provided an approval of the 138 square foot addition.

Historic Conditional Use Permit Findings

16. Community Development Department Staff recommends approval of Historic Conditional Use Permit pursuant to Section 17.100.050 (F) of the Tuolumne County Ordinance Code based upon the following findings 1A through 1F:
 - A. The proposed use is in accordance with the Tuolumne County Ordinance Code.
 - B. The proposed use is consistent with the General Plan.
 - C. The proposed use can be accommodated within the current capacity of existing municipal facilities.
 - D. The size and terrain of the parcel can accommodate the proposed use without negative effects to the environment.
 - E. The proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use or be injurious to property and improvements in the neighborhood.

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- F. No further environmental review is required for the project under the California Environmental Quality Act (CEQA) pursuant to Sections 15303 of the *State CEQA Guidelines*.

PREPARED BY: Jennifer Preston, Planner I

Property Owner: Jamestown Railtown Motel LLC

Applicant Information:

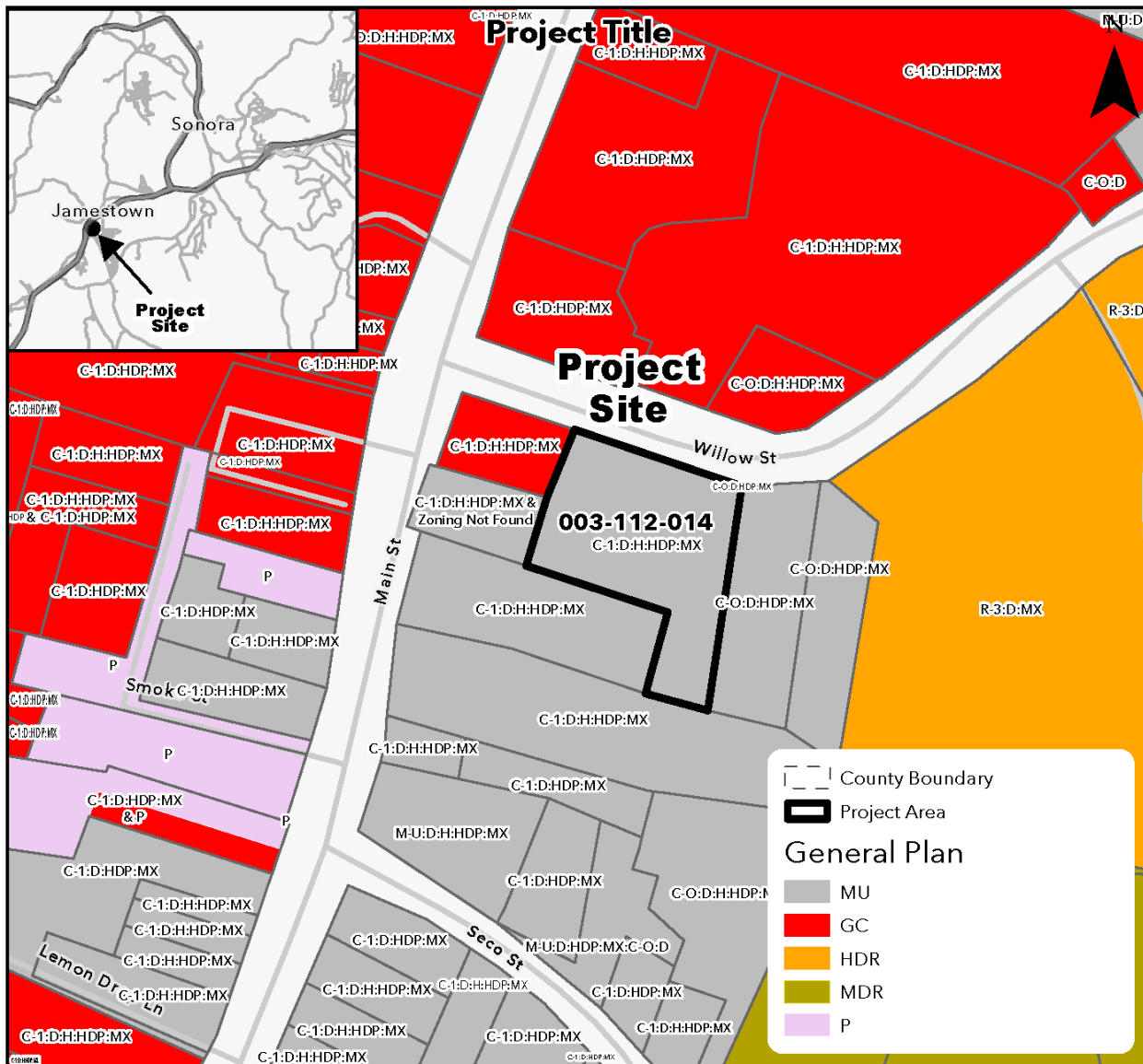
Rob Westerhoff, Project Architect
4516 El Camino Casale
Murphys, CA 95247
209-768-6085

List of Attachments:

Attachment #1: Agenda Map
Attachment #2: Site Plan
Attachment #3: Floor Plan
Attachment #4: South Side Elevation
Attachment #5: Front East and Rear West Elevation
Attachment #6: Photos of structure
Attachment #7: Conditions of Approval for BP-24-451

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Attachment 1: Agenda Map



Project: CUPH BP 24-451

Owner/Applicant: Jamestown Railtown Motel LLC

APN: 003-112-014

Acres: 0.4 ± acres

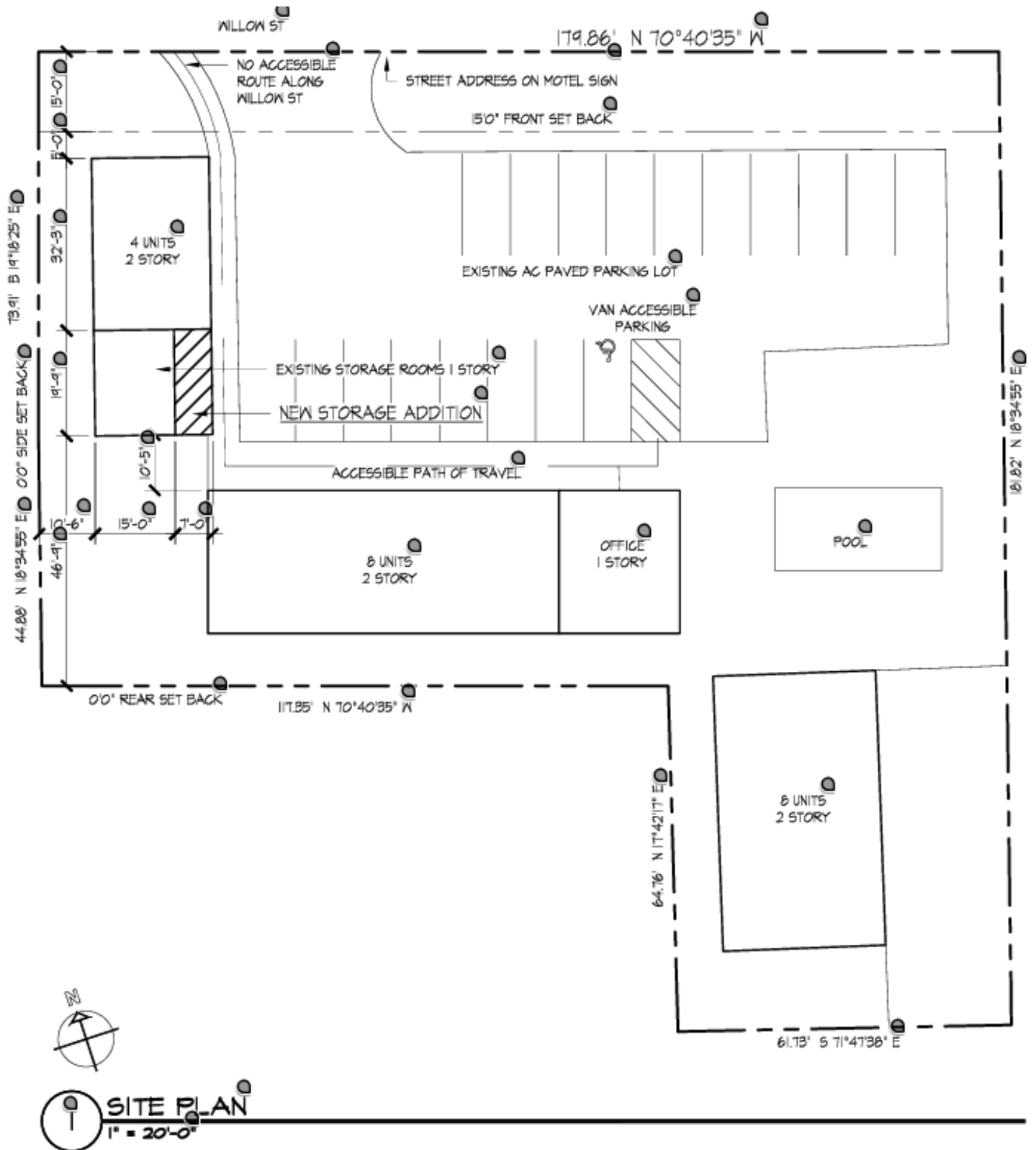
Current Zoning: C-1:D:H:HDP:MX

Current General Plan Designation: MU

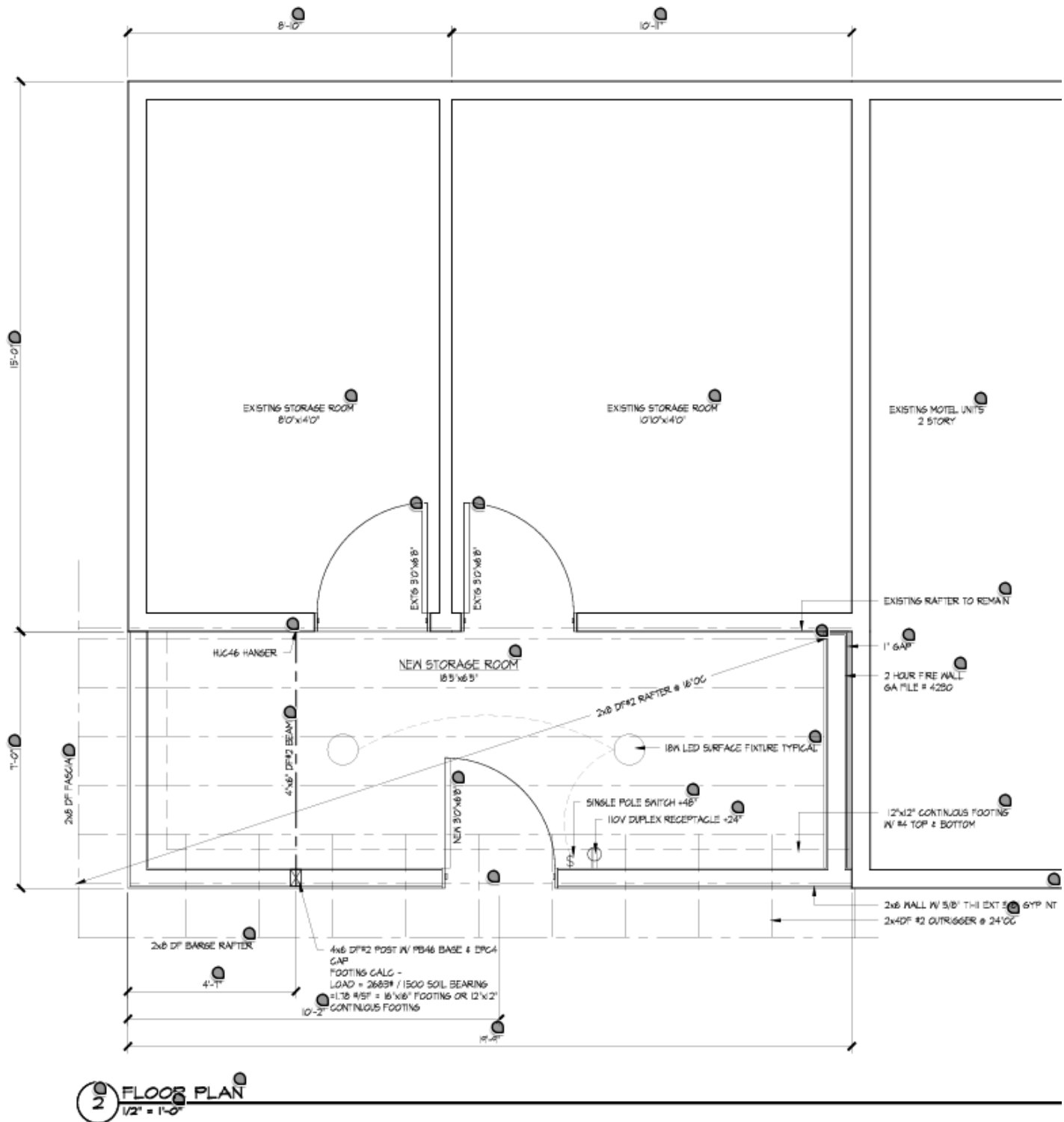
Project Description: Historic Conditional Use Permit to allow a 7x19-foot 9 inch new storage addition to the existing storage building for Jamestown Railtown Motel.

0 75 150 300 Feet

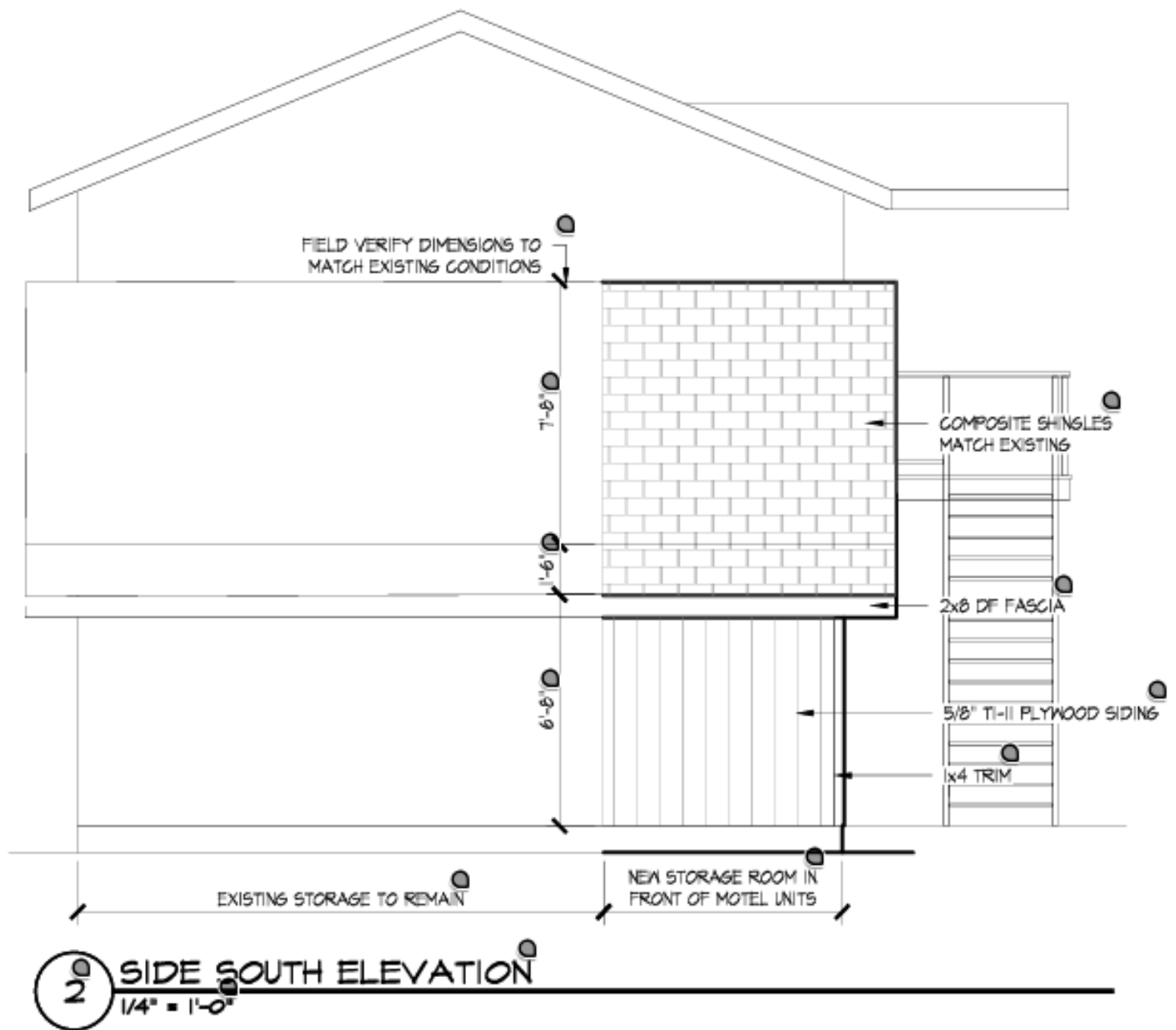
Attachment 2: Site Plan



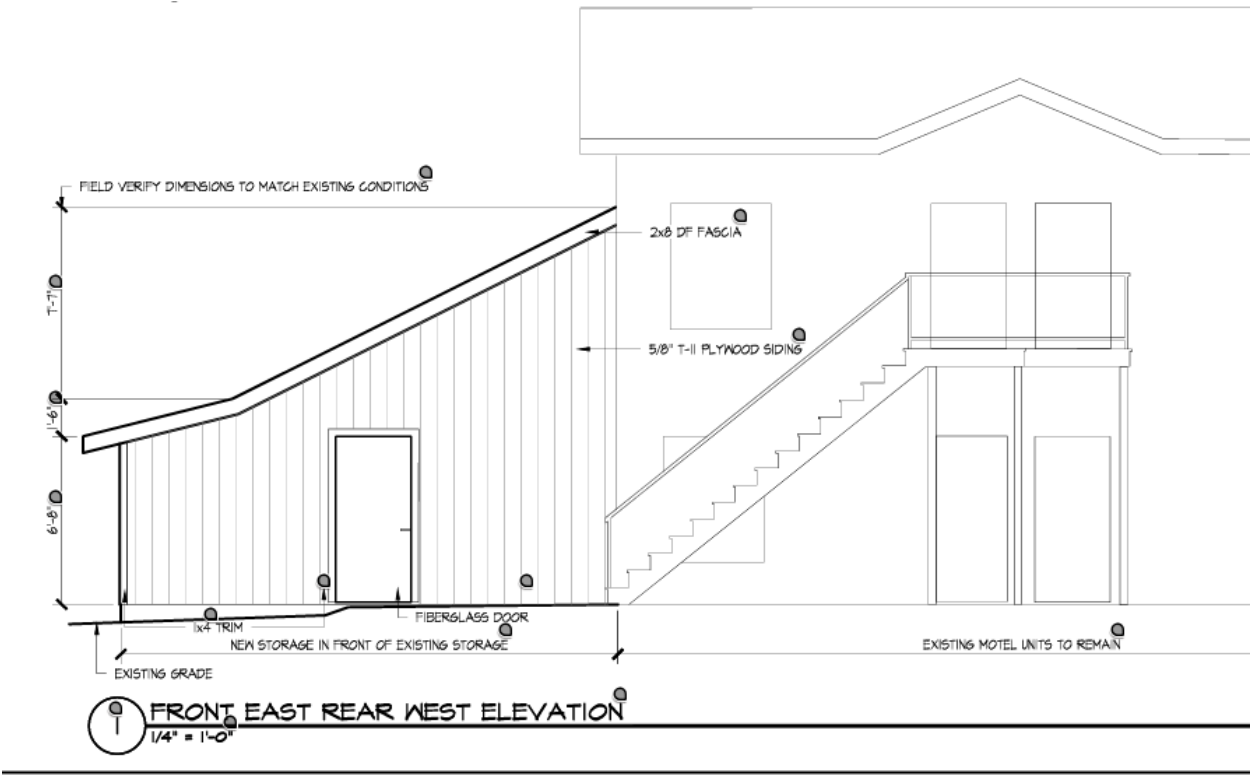
Attachment 3: Floor Plan



Attachment 4: South Side Elevation



Attachment 5: Front East and Rear West Elevation



Attachment 6: Photos of Structure



Attachment 7: Conditions of Approval

CONDITIONS OF APPROVAL Jamestown Railtown Motel LLC HISTORIC CONDITIONAL USE PERMIT BP-24-451

General Conditions:

1. LU As a condition of the grant of approval of this Permit, and as a continuing condition of approval of the Permit, developer/permittee/applicant/property owner/subdivider, and the successor in interest shall defend, indemnify, save and hold harmless the County of Tuolumne, its elected and appointed officials, officers, agents, employees and volunteers from any and all claims, actions, proceedings, or liability of any nature whatsoever (including attorney's fees and costs awards) arising out of, or in connection with the County's review or approval of the application or project on which this condition is imposed, or arising out of or in connection with the acts or omissions of the above described person, and his/her/its agents, employees, or contractors, during any work performed in connection with the application or project. With respect to review or approval, this obligation shall also extend to any effort to attack, set aside, void, or annul the approval of the project including any contention the project approval is defective because a county ordinance, resolution, policy, standard, or plan is not in compliance with local, state or federal law. With respect to acts or omissions of the above described person and his/her/its agents, employees, or contractors, the obligation hereunder shall apply regardless of whether the County prepared, supplied, or approved plans, specifications or both. If the defense right is exercised, the County Counsel shall have the absolute right to approve any and all counsel employed to defend the County. To the extent the County uses any of its resources to respond to such claim, action or proceeding, or to assist the defense, the above described person will reimburse County upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at its regular rate for non-County agencies, or any other direct or indirect cost associated with responding to, or assisting in defense of, the claim, action, or proceedings. For any breach of this obligation the County may, without notice, rescind its approval of the application or project to which this covenant/condition is attached. (TCOC Section 17.98.160)

Conditions to be met prior to the issuance of a Building Permit:

2. LU/BD Building Permits are required for all Non-Exempt structures being constructed on this project site pursuant to Section 105 of the California Building Code. (CBC, Section 105)
3. BD Hours of construction on the project site shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. Construction shall be prohibited on Sunday and County holidays. Exceptions to these hours may be authorized by the Community Resources Director. (TCOC, Sections 12.20.380 and 17.98.110)
4. LU The noise levels generated by the project shall be restricted to the following exterior noise limits as measured at the property line.

Zoning Classification of Receiving Property	Noise Level (dB) of Sound Source	
	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
MU, R-3, R-2, R-1, RE-1, RE-2, RE-3, RE-5, RE-10, C-O, C-1, C-S, BP	50 L _{eq} . (1 hour) ¹	45 L _{eq} . (1 hour) ¹

¹L_{eq}. 1 hour refers to the average noise level measured over a one hour period.
(TCOC, Section 17.98.110)

5. LU All construction on the site shall adhere to the site plan and exterior elevational drawings approved by Tuolumne County. Any significant deviation from the plans shall require approval of supplemental plans submitted by the property owner. (TCOC, Section 17.98.110)

6. LU If a cultural resource is discovered during the activities authorized by this Permit, the person in possession of the parcel for which the permit was issued and all persons conducting any activity authorized by this permit shall comply with the following provisions:
 - A. The person discovering the cultural resource shall notify the Community Development Department by telephone within 4 hours of the discovery or the next working day if the department is closed.

 - B. When the cultural resource is located outside the area of disturbance, the Community Development Department shall be allowed to photodocument and record the resource and construction activities may continue during this process. On parcels of two or more gross acres, the area of disturbance includes building pads, septic areas, driveways or utility lines, grading and vegetation removal, plus 300 feet. On parcels of less than 2 gross acres, the area of disturbance equals the boundaries of the parcel.

 - C. When the cultural resource is located within the area of disturbance, all activities that may impact the resource shall cease immediately upon discovery of the resource. All activity that does not affect the cultural resource as determined by the Community Development Department may continue. A qualified professional, as defined in Section 17.04.1910 of the Tuolumne County Ordinance Code, such as an archaeologist or an historian, shall be allowed to conduct an evaluative survey to evaluate the significance of the cultural resource.

 - D. When the cultural resource is determined to not be significant, the qualified professional or Community Development Department shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the Community Development Department.

- E. When a resource is determined to be significant, the resource shall be avoided with said resource having boundaries established around its perimeter by a qualified professional archaeologist or historian or a cultural resource management plan shall be prepared by a qualified professional to establish measures formulated and implemented in accordance with Sections 21083.2 and 21084.1 of the California Environmental Quality Act (CEQA) to address the effects of construction on the resource. The qualified professional shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the Community Development Department. All further activity authorized by this permit shall comply with the cultural resources management plan.

A cultural resource is any building, structure, object, site, district, or other item of cultural, social, religious, economic, political, scientific, agricultural, educational, military, engineering or architectural significance to the citizens of Tuolumne County, the State of California, or the nation which is 50 years of age or older or has been listed on the National Register of Historic Places, the California Register of Cultural Resources, or the Tuolumne County Register of Cultural Resources. (TCOC, Section 14.10.150)

A Notice of Action shall be recorded for Conditions 1 through 6 to notify all owners of this parcel of the conditions of this entitlement and these responsibilities. Any violations observed by the Community Development Department during regular site inspections or in response to complaints shall be referred to the agency having jurisdiction over the condition for resolution or referred to the Code Compliance Officer for enforcement. (PRC, Section 21081.6; TCOC, Section 17.98.110)

COMMUNITY DEVELOPMENT DEPARTMENT: CONTACT PERSON: Jennifer Preston

LU = Planning Division	SUR = Surveying Division	EH = Environmental Health Division
ED = Engineering Development	FPD = Fire Prevention Division	SD = Sheriff's Department
BD = Building & Safety Division	APCD = Air Pollution Control District	AG = Agricultural Commissioner

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4 November 2024

Board of Supervisors
County of Tuolumne
yada yada

The Historic Preservation Review Commission is disappointed that the historic courthouse reuse plan was approved without comments from the public or the commission. This noble landmark, built in 1898, derives its identity and significance as a National Register building from its architectural distinction (inside and outside) and role in the administration of justice in Tuolumne County, one of California's original 27 counties.

Ord. Code Sec. 2.38.090 (J) requires the county to consult with the HPRC before it plans to make changes to county-owned buildings in excess of 50 years old:

J. Advisory Agency for Projects on County-Owned Property Involving Cultural Resources. The Commission shall act as an advisory agency to review projects with the potential to impact cultural resources on Tuolumne County-owned property and shall encourage construction or modifications of Tuolumne County-owned properties, which contain or are adjacent to cultural resources, to be accomplished in a manner that is consistent with the Secretary of the Interior's Standards as defined in Section 14.04.390 of this Code.

This provision has been in the code for over 30 years and the HPRC has provided valuable input on such projects. The HPRC is the only county commission or committee that requires members to have expertise in a wide variety of areas dealing with historic preservation and to participate in continuing education sessions. For some time the HPRC has included four members with a combined 125 years' experience in the field of historic preservation and archeology. Our Commission provides the kind of expertise that the county often lacks regarding historic preservation issues related to these local landmarks. We've had an excellent working relationship with the Facilities Managers, who have followed the ordinance code and consulted the HPRC on buildings and grounds issues.

To recap, the HPRC's first formal contact with the county's alternative reuse plan for the courthouse was one and a half years ago, when an administrative analyst asked the Commission where we wanted the elevator to go. After discussion, we agreed that an elevator would be necessary for continued use of the building, and although we preferred the southwest, rather than

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the southeast, location, we agreed with the architect's recommendation in the end, based on the restraints imposed by the site. We are hopeful that the lack of a soils survey before the call for bids will not complicate elevator installation.

We were asked about the elevator two years after the Board voted in April 2021 for the reuse plans now set aside. Not only was the HPRC not informed or approached for comment in 2021, but also there was inadequate outreach to the public as to what people see as agreeable reuses for the landmark that is on the National Register of Historic Places and a point of considerable pride. At a minimum, the county should want to go forward with a project favored by a consensus of all stakeholders in the name of inclusion and transparency.

Except for the elevator, the HPRC has yet to be consulted regarding the reuse project. What we have received are updates on how the elevator project is progressing.

Even though the historic courthouse reuse plan is on hold, the plans and direction from the board are of record. The HPRC is quite concerned that drastically altering the courtroom, jury room, and judge's chambers on the third floor is not the best use of that space. A significant design feature of the building, especially on the second and third floors, is the 16' ceilings, which were typical of the day and lend a feeling of spaciousness not found in most modern buildings. This feature would be lost among new walls to create office and conference rooms.

For the record, the Commission favors relocating the Assessor-Recorder and Treasurer-Tax Collector's offices to the first and second floors of the courthouse and even the eastern part of the third floor, if necessary, thereby eliminating the need for the cutting existing open space into cubicles with 16' tall walls or dropped ceilings. Those two departments operate much as they did in 1899, even with the addition of computers, situated in an open floor plan with few private offices. They could continue to function with efficiency in the historic courthouse. With a price tag of \$11 million (2024) for the plans that have been set aside, reducing expenses and time would seem to be a path the county could explore.

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The Commission is on record regarding the historic courthouse plans because we believe that certain significant, valuable, and contributing characteristics of the courthouse would be so severely impacted that it would become an office building only, devoid of its most significant part, the court suite. The court suite (courtroom, jury room, judge's chambers) is the crown jewel of the historic Tuolumne County Courthouse. Moving the Board suite of offices and chambers into that space would leave the Board with less space, not only for the Board but for the public who attends your meetings. The plans for Supervisors' offices seem quite uncomfortably small. As well, the modern IT and audiovisual enhancements are much better suited to the current, recently remodeled Board chambers and would be totally out of place in such a historic space.

The HPRC opposes the changes proposed to date, though set aside for the moment, and would have said so if Ordinance Code Sec. 2.38.090 (J) had been followed. Left in its present configuration and spruced up, the historic Superior Court suite of rooms would be stunning places for public meetings, ceremonies, and the like, even if its use as an overflow courtroom for the superior court, a proposal that was discussed with the state, is apparently not possible based on cost.

In summary, the HPRC is opposed to the direction the county pursued with our historic courthouse because its integrity, uniqueness, and significance would be considerably diminished. As well, we suggest that the Assessor-Recorder and Treasurer-Tax Collector's offices are a much better fit for the type of space available in the old building. The Commission believes that our suggestion would save time and money by minimizing wall construction and demolition. At a minimum the "museum" shown on the plans would not be needed because nothing significant would have to be disturbed. The Commission believes the "museum" that was proposed would be inadequate mitigation under CEQA for the unfortunate major changes now on pause.

The commission expects updates, as Capital Projects Director Maureen Frank said she would do. She has been true to her word, but updates do not constitute consultation. Our thoughts and the public's views need to be tapped and respected. We all want a courthouse we can be proud of, not just an office building that once was a courthouse.

cc: T. Riggs, M. Frank, M. Roberson