

Mariposa County Historic Sites and Records Preservation Commission

Special Meeting July 15, 2024

FINAL Minutes (Approved 8/12/24 as Amended)

A. Call to Order and Roll Call

Seeing a quorum, a special meeting of the Historic Sites and Records Preservation Commission (HSRPC) was called to order by Chairman Jacob Hawley at 10:33am

Commission members in attendance: Jacob Hawley, Kathleen Levitt, Clay River, Jazzmyn Gegere, Letha Goger, Richard Westfall

Excused: Jeanetta Phillips

Planning Staff: Steve Engfer, Kaitlyn Casner

Guest: Su Carney, Owner applicant. via phone.

B. Review and Recommend for Action

Planning staff provided an overview of the project and proposed changes.

Reconsideration of Changes to Historic Design Review Application No. 2021-091, specifically for window modifications located at 5023 Highway 140 (APN 013-184-006), Su Carney Owner, previously discussed at the June 10, 2024 meeting.

It was found that the work deviated from plan. Staff cited: August 2013 policy 13, #4, for noncontributing structure and noted Item 4c, in no case should divided interval lights (Muntons) be used.

The following were suggested alternatives:

- Install external grids that match the building.
- Replace windows without Muntons within a designated time frame.

Su Carney stated that she hired professionals to do the work and didn't catch the error and that the estimated cost to replace the windows would be eight thousand dollars. Then noted that she is willing to place wood grids. If not, she asked for 3 years to replace windows due to the cost.

She stated that several windows downtown are not conforming and apologized for the mistake.

1. Reconsideration of Changes to Historic Design Review Application No. 2021-091, specifically for window modifications located at 5023 Highway 140 {APN 013-184-006), Su

Carney, Owner, previously discussed on June 10, 2024.

Kathleen Levitt commented that existing non-conforming buildings were built/remodeled before this directive and hopes they will be changed in the future.

Letha Goger reiterated the importance of design guidelines and review.

The issue is that the applicant cannot get a final building permit until resolved.

Steve Engfer recommended forwarding this project to the Planning Commission for the considered proposal.

Kathleen Levitt stated the aesthetically pleasing use of gridding and reminded that the window trim should be painted per the approval letter.

Clay Walker asked if windows comply with fire codes, energy standards etc. Engfer stated that the windows comply with the building codes.

By a unanimous vote, with a motion made by Letha Goger, seconded by Kathleen Levitt, the HSPRC approved to recommend Planning Director work with applicant to replace windows that comply with previously approved plans consisting of white, vinyl windows without Muntons within 3 years. With a friendly amendment placed by Kathleen Levitt and accepted by Letha Goger that painting the trim white be done immediately.

Steve Engfer expressed appreciation for the vote to allow the applicant time to complete the work. He then stated, it shows that the commission is trying to work with the community while adhering to regulations and standards.

Jacob Hawley asked Engfer what the consequences if property was sold or work was not completed in 3 years. Steve stated the agreement signed by applicant will be followed up ensuring adherence.

Steve thanked Katie Casner for working with the applicant and researching the project, regulations and standards for this meeting.

C. Adjournment

There being no further business, the meeting of the HSRPC was adjourned by Chair Jacob Hawley

Minutes respectfully submitted by,

Richard Westfall, Secretary