

RESOLUTION NO. 88 - 57

ADOPTION OF COURTHOUSE CONTINUING
MAINTENANCE POLICY

WHEREAS, in connection with the restoration of the Mariposa County Courthouse, the Procedural Guide, Historic Preservation Component of the California Park and Recreational Facilities Act of 1984 requires formation of a continuing maintenance policy;

NOW, THEREFORE, BE IT RESOLVED by the Mariposa County Board of Supervisors, a political subdivision of the State of California, that the Board approves and adopts the Courthouse Continuing Maintenance Policy attached hereto as Exhibit A.

PASSED AND ADOPTED by the Mariposa County Board of Supervisors this 16th day of February, 1988, by the following vote:

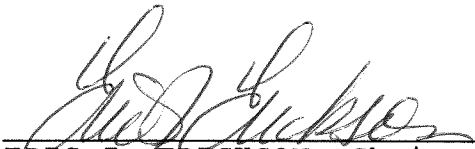
AYES: BAGGETT, DALTON, ERICKSON, RADANOVICH, TABER

NOES: None

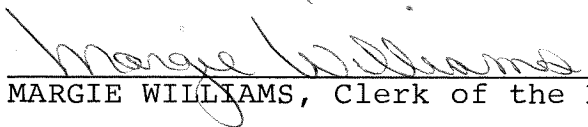
ABSENT: None

ABSTAINED: None

ATTEST:

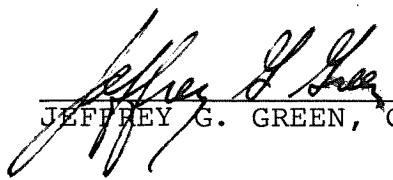


ERIC J. ERICKSON, Chairman
Mariposa County Board of Supervisors



MARGIE WILLIAMS, Clerk of the Board

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



JEFFREY G. GREEN, County Counsel

COURTHOUSE CONTINUING MAINTENANCE POLICY

The Courthouse was the first county owned structure to be built. The county then and over the years since has accepted the responsibility of its maintenance and also of later facilities as they were built. This becomes evident when one reads the chronology of the Court of Sessions and Board of Supervisors Minutes 1851-1987, pages 69-143, Mariposa County Courthouse Historic Structure Report, April 1987. There were years when nothing was done to the building. However, virtually no structural damage was found during this past renovation project that could be attributed to lack of maintenance. This does not mean that a firm future maintenance policy does not need to be developed. In the past, changes have been made for whatever reason without considering the aesthetic, historical integrity or practical impact on the building.

The building must be considered in its entirety. In the past, various county departments have made changes to their rooms without this in mind. Therefore, there is no consistency throughout the building such as floor coverings, wall coverings, color, etc. A review of the entire structure shall be made by competent persons, including the Mariposa County Historical Sites Commission, with the view to making it aesthetically correct. This review shall consider and be guided by the following policy and the Secretary of the Interior's "Standards for Historic Preservation Projects" which appears later.

The future general maintenance policy will be as follows:

All proposed changes to the existing structure and surrounding square will be submitted to the Mariposa County Historical Sites and Records Preservation Commission for its recommendation to the Board of Supervisors. The time to time replacement or repair of existing facilities would not be brought before the aforesaid commission as long as replacement or workmanship was in kind. As in the past, the daily maintenance of the building will be the responsibility of the maintenance personnel within the County that have been assigned to that task. This responsibility now lies ultimately within the Department of Public Works. Because of the age of the structure and its vulnerability to decay, a semi-annual physical inspection should be made by qualified County personnel. Inspection team will be made up of at least one representative from the following divisions of the Department of Public Works: Engineering, Building/Permits and Building Maintenance, and one representative from the Historical Sites and Records Preservation Commission. Their inspection will include, but not be limited to the following:

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Gutters and downspouts for debris, leaking and stability.

Drainage, especially on north and west sides so that slate foundations and area under building remain dry.

Termite presence or damage.

Condition of exterior paint on wood and plaster on bricks.

Encroachment of planting onto structure or air space next to structure. This would include trees or bushes that have grown in height to overshadow the building's appearance.

Roof of main building and additions, especially the flat roof on 1949 addition to Clerk's office.

Mechanical units, especially those in attic for wear of belts, bushings, etc.

Condition of interior paint and cleanliness of surfaces, especially doors.

Moisture penetration to inner core, especially seal between 1861 vault and exterior of north wall; chimney and cupola.

Clock works and faces. Are hands firmly secured so that all faces show the same time?

Electrical fixtures working properly. Switches and plugs for covers, breakage, operational.

Dates when building sprinkler system was checked by the alarm system service contractor. These dates shall be listed on inspection sheet. Also, dates on inspection tags attached to existing fire extinguishers.

Windows are a character-defining feature of the building. Glazing for repair and paint. Glass replacement will be the hand poured wavy type.

Plumbing working properly and not leaking, especially between floor and ceiling and under building.

Adhering to a preventive maintenance program will become more cost effective as time passes and more costly repairs, due to a high damage susceptibility structure, will not be required.

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A special Courthouse fund was set up a few years in the past by the Board of Supervisors. This fund generates about \$20,000 per year from certain fines money and public donations. In establishing this fund, the Supervisors were designating an ongoing financial source of funding to be used in future restoration projects. The continuance of this fund must be upheld by the Supervisors should the source of revenue be lost in the future.

Upon completion of the semi-annual inspection (March and September of each year), a priority list will be made for correction. Items not corrected because of lack of funds will be considered in the following budget making process.

This semi-annual report will be filed with the Board of Supervisors.

SP/h