

Historic Home in Bear Valley
All photographs by Mogavero Notestine Associates

2.2.09 HORNITOS

This is a small, history-laden community located 11 miles west of Bear Valley. There are many historic structures, including gold rush era brick and stone structures, small dilapidated homes (in need of immediate attention to prevent loss through collapse), a classic Craftsman Bungalow style home, a quaint gingerbread Victorian, the St. Catherine's Church and cemetery, a Mexican-style plaza, the remains of the original jail, the ruins of the Ghirardelli Store, and a historic school located just south of town. There are a few commercial uses that support the residential community.

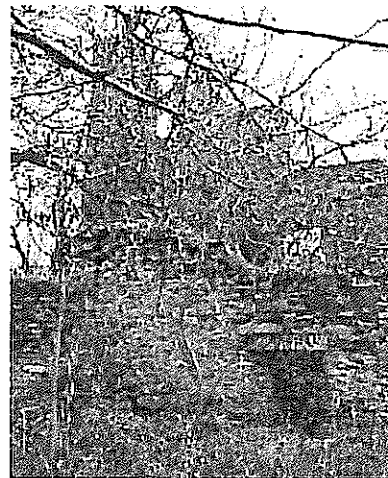
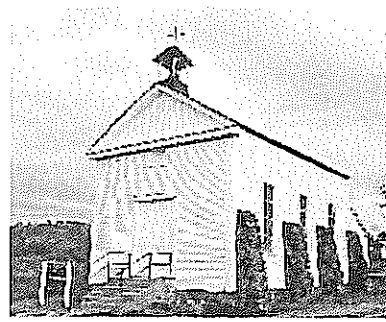
Hornitos can best be described as a small and quaint gold rush era historic community.

COMMUNITY DESIGN CONSIDERATIONS

- Compact development pattern
- Small scale commercial
- Historic structures and ruins
- Rolling terrain and grasslands

ENHANCEMENT OF COMMUNITY CHARACTER

- Undertake a historic inventory, prepare historic design standards and initiate a proactive historic preservation program
- Preserve ruins and stabilize substandard structures
- Develop a Hornitos Community Plan



Historic Hornitos
All photographs by Mogavero Notestine Associates

2.2.10 CATHEYS VALLEY

Catheys Valley is the home of Mariposa County's most exclusive rural residential subdivisions (five and ten acre parcels). These include Whispering Pines, Whispering Pines West, and Quail Ridge Estates. In addition to these subdivisions, Catheys Valley has a large number of very modest residential single-family homes and mobile homes, many in need of rehabilitation. At the corner of Highway 140 and Hornitos Road is the community's commercial center, which includes a convenience store/post office, a new commercial complex with retail and services in two buildings, and a new Union 76 gas station and convenience store. A community park and community center is located just east of the commercial core. A bar and market are located at 140 and School House Road. Just south of the community on Hornitos Road, several stately residential units have been constructed.

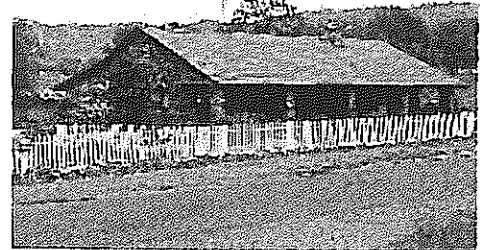
In general, Catheys Valley is characterized by individual homes on five to ten acre parcels, highway-oriented commercial along Highway 140, and a few businesses serving the local community.

COMMUNITY DESIGN CHARACTER

- A range of housing types from large parcel subdivisions with stately homes to older mobile homes
- Small scale, newer highway oriented commercial structures
- Oaks and native vegetation

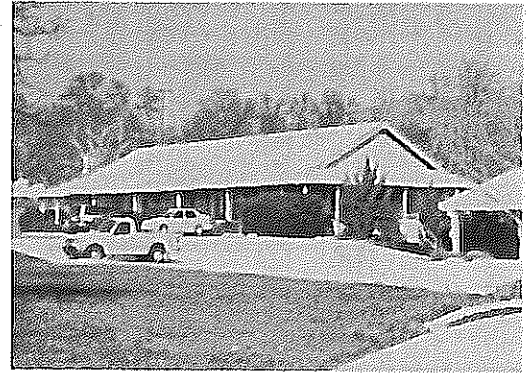
ENHANCEMENT OF COMMUNITY CHARACTER

- Undertake a revitalization program, possibly a targeted residential rehabilitation program
- Develop a Catheys Valley Community Plan and design standards



There is a Wide Variety of Residential Building Styles in Catheys Valley

Photographs by Mogavero Notestine Associates



*Commercial Uses in Catheys Valley
Photographs by Mogavero Notestine Associates*

2.2.11 MIDPINES

Midpines is located northeast of Mariposa on Highway 140 and is situated in a wooded setting. The community is predominately residential in character. Many residential units are in need of rehabilitation. The Midpines area is within commute distance of Mariposa, Merced, El Portal, and Yosemite Valley. Many residents work for the National Park Service and the Yosemite Concession Service.

Midpines can be characterized as a rural residential community with a few tourist oriented commercial uses.

COMMUNITY DESIGN CHARACTER

- Forested
- Modest rural subdivision
- Small scale commercial oriented to tourists

ENHANCED COMMUNITY CHARACTER

- Undertake a revitalization program, possibly a targeted residential rehabilitation program

2.2.12 EL PORTAL

Located at the central entrance to Yosemite National Park, El Portal is essentially a “company town.” The National Park Service owns most of the town site, although it is not within the National Park boundary. The older part of town was developed in an unsystematic manner without any parcelization, and many of the structures are privately owned without any control of the underlying land. As a result, this split in ownership can lead to disinvestment because, without title to the land or a long-term lease, it is very difficult, if not impossible, for building owners to obtain financing to purchase or rehabilitate their properties. There is an effort underway by the National Park Service to develop a long term lease program for homeowners, to enable them to obtain financing.

West of this older section is the sewer treatment facility for the Park, as well as Park maintenance facilities and offices. A Park Service housing development is located on the north side of Incline Road. The development includes single and multi-family housing units, a school, swimming pool, and athletic fields. The Park Service is considering the development of additional employee housing and support facilities as they attempt to move those functions out of the Park (described in the recently adopted Yosemite Valley Plan).

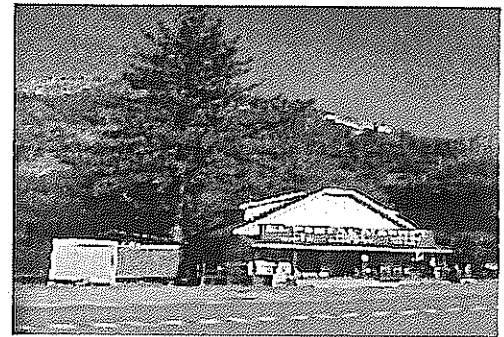
The newer part of El Portal is characterized by two story multifamily residential structures, the largest concentration of such structures in the County. The older area is very “bohemian” in character with small narrow roads, odd shaped building patterns and quaint homes nestled into the hillside.

COMMUNITY DESIGN CHARACTER

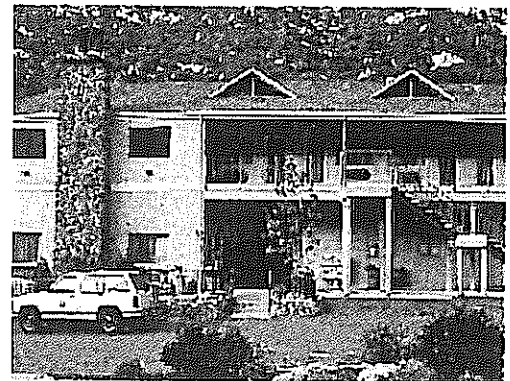
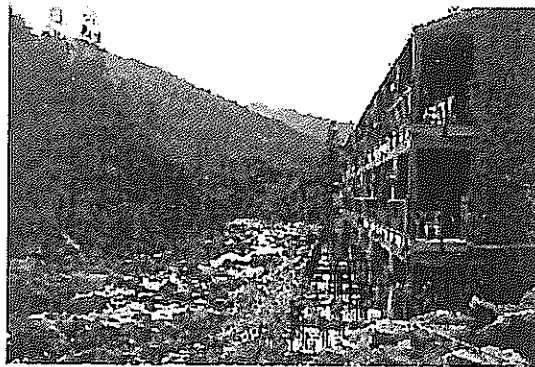
- Mountain canyon and river
- Terrain driven development pattern
- A range in building types from multi-family worker housing to quaint hillside homes and small scale commercial to large motels

COMMUNITY DESIGN CHARACTER

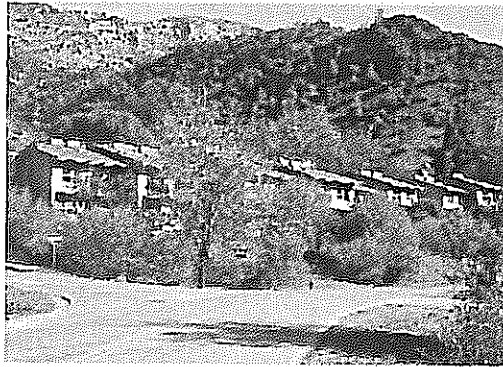
- Prepare design standards
- Develop an El Portal Town Plan
- Due to jurisdictional overlap, a need for cooperative planning between the National Park Service and the County to implement the Town Planning effort.



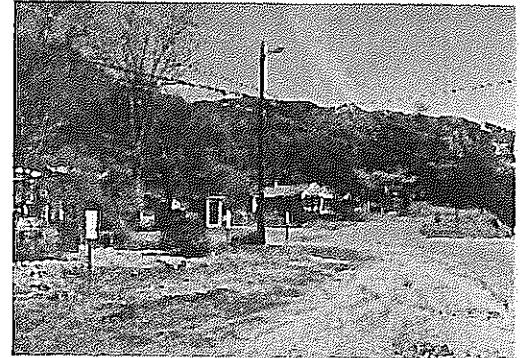
El Portal Market



The Yosemite View Lodge in El Portal



National Park Service Employee Housing



The Older Area of El Portal

Photographs by Mogavero Notestine Associates

2.2.13 COULTERVILLE

The community of Coulterville has many well-preserved historic structures. The historic downtown area services residents and tourists alike. The downtown area starts at the end of State Highway 13 at beginning of J-Route 132, and is perpendicular to State highway 49. It is approximately two blocks long and one parcel deep. The merchants have established a banner program and provide public trash receptacles. Commercial buildings have been preserved and rehabilitated in a manner that respects their historical significance. Signage is also sympathetic to the historical past. The Northern Mariposa County History Center is located at the intersection of Highways 49 and 132 in two historic buildings.

The residential areas back up to the commercial district to the north and south. These too, have a wealth of historic character and have been, for the most part, accurately preserved. There is a small community park located to the north of the commercial district and the remnants of a Chinese commercial district located to the southeast of the downtown commercial area.

Coulterville has the character of a compact historic gold rush era community.

COMMUNITY DESIGN CHARACTER

- Historic structures
- Tourism
- At a crossroads
- Community facilities
- Compact development pattern

ENHANCEMENT OF COMMUNITY CHARACTER

- Revisit and update the community design standards to make them clearer and less subjective
- Undertake a historic inventory, prepare historic design standards and initiate a proactive historic preservation program