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
May 6, 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

B. Draft Letter from HPRC to Board of Supervisors- Review and Action

C. Minutes of the meeting of February 5, 2024 and March 4, 2024

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.

PUBLIC HEARING: **No Public Hearing Items.**

NEW BUSINESS:

1. **Yaney Building Historic Building Analysis: Review and Comments**

2. **Washington Street Building Remodel Project: Status Update**

3. **Yaney Building Elevator Project: Status Update**

4. **Yaney Building Remodel Project: Status Update**

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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Draft

The Historic Preservation Review Commission is disappointed that the historic courthouse reuse plan has gotten so far along without comments from the public or the commission. 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.

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.

For some time the HPRC has included four members with a combined 100+ years experience in the field of historic preservation.

The HPRC's first contact with the county's alternative reuse plan for the courthouse was a year ago when an admistrative analyst asked the committee where we wanted the elevator to go. We agreed with the architect's recommendation.

That was two years after the board voted in April 2021 for the current plans. Not only was the HPRC not invited to comment then, but also there was no 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 community pride. At a minimum the county should want to go forward with a project favored by a consensus of residents in the name of inclusion and transparency.

Except for the elevator, the HPRC has yet to be consulted regarding the reuse project. What we currently receive is updates

on how the project is progressing.

Our commission provides the kind of advice that the county often lacks regarding historic preservation issues related to these landmarks. We've had an excellent relationship with Ed Hoag who has followed the ordinance code and consulted the HPRC on buildings and grounds issues.

Relative to the courthouse reuse plans the HPRC is quite concerned that drastically altering the courtroom, jury room and judge's chambers is not the best use of that space. Building 16' tall walls to make offices on the second and third floors is very concerning as is the wall demolition in the courtroom.

We favor relocating the Assessor-Recorder and Treasurer-Tax Collector's offices on the first and second floors of the courthouse and even the eastern part of the third floor, if necessary.

This strategy would free up 1½ floors of the Administration Building so that IT could be relocated to the third floor and save the over $400,000 a year for lease payments at its present location.

The committee makes these suggestions because certain significant, valuable and contributing characteristics of the courthouse would be so severely impacted that it becomes an office building only, devoid of its most significant part, the court suite.

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.

An important design feature of the building, especially on the second the third floors, are 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 offices and conference rooms.

The advantages of relocating the Assessor-Recorder and Treasurer-Tax Collector's office to the first and second floors of the courthouse would not necessitate cutting existing open space into cubicles with 16' tall walls or dropped ceilings. The two offices operate much as they did in 1898 in an open floor plan and a minimum of private offices. They could once again function with efficiency in the old courthouse. With an $11 million (2024) price tag for the current plans, reducing expenses and time would seem to be a path the county could explore.

The court suite (courtroom, jury room, judge's chambers) is really the crown jewel of the Tuolumne County Courthouse. The HPRC opposes the changes proposed to date and would have said so if Ordinance Code section 2.38.090 (J) was followed. Left in its present configuration and spruced up, these rooms would be stunning places for public meetings, ceremonies, weddings, awards program, mock court and exhibits. Another use is an overflow courtroom for the superior court, a proposal that has been discussed.

The HPRC is opposed to the direction the county is pursuing with our historic courthouse for the following reasons: its integrity, uniqueness and significance would be considerably diminished; the Assessor-Recorder and Treasurer-Tax Collector's offices are a much better fit for the type of space available in the old building and the commission believes 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 distrubed. The

commission belives the "museum" is being proposed as mitigation under CEQA for the unfortunate major changes now being pursued by the county.

The commission expects updates and the opportunity to comment as Mo said she would do. Our thoughts and the public's views need to be tapped. We all want a courthouse we can be proud of, not an office building that was once a courthouse.

Sincerely,

Terry Brejla, Chair

UNAPPROVED

MINUTES OF THE Historic Preservation Review Commission
FEBRUARY 5, 2024, 4:00 PM
Board of Supervisors Chambers County Administration Center 4th Floor
2 S. Green St. Sonora, CA 95370

PRESENT: Chair Terry Brejla, Commissioner Sharon Marovich, Kurt Bryant, Aaron Rasmussen

ABSENT: Commissioner Lisa DeHart, B.Z. Smith, Jeanette Simons, Krystalyn Hodson, Chuck LeKamp

STAFF: Quincy Yaley, Community Development Director; Jennifer Preston, Planner I; Maureen Frank, Capital Projects Director; Blossom Scott-Heim, Public Works Director; David Ruby, Public Works Engineer II

CALL TO ORDER/WELCOME:

Chair Brejla called the meeting of March 6, 2024, to order at 4:02 p.m. and led the Commission and audience members in the Pledge of Allegiance.

PUBLIC COMMENT: *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 printed Agenda. She indicated that there would be a three-minute time limit of public comment. Seeing no one, she closed the public comment period.*

COMMISSION BUSINESS:

1. Reports from Commissioners and staff

Quincy Yaley, Community Development Director states the C.I.G report is currently being worked on and the deadline is April 1st.

Commissioner Kurt Bryant states he recently attended the Sonora Historical Cemetery Walking Tour and there will be other walking tours scheduled in the future.

2.. Minutes of the meeting of November 6, 2023

MOTION: To approve the Meeting Minutes of November 6, 2023 meeting.

RESULT: **Approved**

MOVER: Terry Brejla, Chair;

SECONDER: Sharon Marovich, Commissioner;

AYES: Unanimous

ABSENT: Commissioner Lisa DeHart, B.Z. Smith, Jeanette Simons, Krystalyn Hodson, Chuck LeKamp

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.

PUBLIC HEARING: No Public Hearing Items.

STANDING AGENDA ITEMS

1. **Status Update on the Washington Courthouse Building Project.**

Commissioner Sharon Marovich commented on the involvement of the Historic Preservation Review Commission in county projects and asked for feedback on the commission regarding the décor for the lobby, exposed brick, and ceiling beams. The Historic Preservation Review Commission will assist in finalizing the décor, including artifacts that depict the history of the building.

Maureen Frank, Capital Projects Director, states she has reviewed the report and it does not have meaningful input from the Commission. She will assist with including the Commission for the lobby display details.

2. **Status Update on the Yaney Elevator Project.**

Ms. Frank states to the Commission about obtaining a permit for the project and then conduct a CEQA review. Also, a historical architect is scheduled via zoom for the March 4th Commission meeting and her advice as the architect prepares an analysis, the Commission can review the current draft plans and prepare questions.

The Commission discusses the mezzanine and Ms. Frank provided the status update.

The Commission discusses the timing of CEQA review and when the project will come back to the Historic Preservation Review Commission.

3. **Status Update on the Yaney Courthouse Building Remodel.**

The Commission discusses if a Display Committee is to be formed.

Commissioner Marovich states she would like the Historic Preservation Review Commission to issue a report and questions if a seismic report is needed for the remodel.

Ms. Frank responds that no seismic report is needed for the project. She offers to have someone from the Commission be on a Decoration Committee.

NEW AGENDA ITEMS:

1. **JOHNSON,** Historic Conditional Use Permit LUNR-23-11 to allow development of a Single-Family Dwelling (SFD), an Accessory Dwelling Unit (ADU), a shed and a fence on a 2.85± acre parcel zoned M-U:D:H:MX (Mixed Use: Design Review: Historic: Mobile home Exclusion Combining) district under Title 17 of the Tuolumne County Ordinance Code.

Jennifer Preston, Planner I, gives presentation via PowerPoint to the Commission.

The Commission had questions for the Staff and the Applicant.

Ms. Preston and the Applicant answer the Commissioners' questions.

Chair Brejla opened the public comment period. Seeing no one, she closed the public comment period and brought the discussion back to the Commission.

MOTION:	To approve **JOHNSON**, Historic Conditional Use Permit LUNR-23-11, based on the Findings A through G subject to Conditions 1 through 27.
RESULT:	**Approved**
MOVER:	Terry Brejla, Chair
SECONDER:	Sharon Marovich, Commissioner
AYES:	Unanimous
ABSENT:	Commissioner Lisa DeHart, B.Z. Smith, Jeanette Simons, Krystalyn Hodson, Chuck LeKamp

2. **JAMESTOWN GATEWAY and MAIN STREET REVIALIZATION PROJECT No. 1756**, Further dialogue, and guidance on design details for Main Street and Rocca Park elements of the Jamestown Gateway and Main Street Revitalization Project.

David Ruby, Public Works Engineer II, gives presentation to the Commission.

The Commission has questions for Mr. Ruby, and he answers and thanks the Commission for their input.

Chair Brejla opened the public comment period.

Members of the public addressed the Commission and Staff with questions.

Staff answered the questions from the public.

Chair Brejla closes the public comment period and brings the discussion back to the Commission.

MOTION:	To approve the Jamestown Gateway and Main Street Revitalization Project No. 1756.
RESULT:	**Approved**
MOVER:	Terry Brejla, Chair
SECONDER:	Sharon Marovich, Commissioner
AYES:	Unanimous
ABSENT:	Commissioner Lisa DeHart, B.Z. Smith, Jeanette Simons, Krystalyn Hodson, Chuck LeKamp

ADJOURNMENT

Chair Brejla adjourns the meeting at 6:17 p.m.

APPROVED:

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Quincy Yaley, AICP
Community Development Department
Director

QY: rg

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UNAPPROVED

MINUTES OF THE Historic Preservation Review Commission
March 4, 2024, 4:00 PM
Board of Supervisors Chambers County Administration Center 4th Floor 2 S. Green St. Sonora, CA 95370

PRESENT: Chair Terry Brejla, Commissioner Sharon Marovich, Jeannette Simons, Kurt Bryant, Aaron Rasmussen

ABSENT: Commissioner Lisa DeHart, B.Z. Smith, Krystalyn Hodson, Chuck LeKamp

STAFF: Quincy Yaley, Community Development Director; Maureen Frank, Capital Projects Director; Brandon Rachac and William Sandusky from Lionakis; Historical Architect was Aaron Jon Hyland

CALL TO ORDER/WELCOME:

Chair Brejla called the meeting of March 4, 2024, to order at 4:00 p.m. and led the Commission and audience members in the Pledge of Allegiance.

PUBLIC COMMENT:

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 printed Agenda. She indicated that there would be a three-minute time limit of public comment. Seeing no one, she closed the public comment period.

COMMISSION BUSINESS:

1. Reports from Commissioners and staff

Quincy Yaley, Community Development Director introduced herself and the staff present. She had no reports for the Commission at this time.

2.. Minutes of the meeting of February 5, 2024 (Not included)

Chair Brejla announced the Meeting Minutes for February 5, 2024 are not included in tonight's agenda.

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.

PUBLIC HEARING: No Public Hearing Items.

NEW AGENDA ITEMS:

1. Presentation regarding the preparation of the revised Historical Building Analysis for the Yaney Courthouse Building Remodel.

Brandon Rachac from Lionakis, gave a brief presentation to the Commission.

The Commission had questions for the Staff and Consultants.

The Consultants and Staff answered the Commissioners' questions.

The Commission discussed drafting a letter to list their concerns, of their input not being included in historic projects for the County.

Ms. Yaley gave direction on the procedures and requirements to draft the letter.

No motion was given, but a nod of heads from the Commission was sufficient for Commissioner Sharon Marovich to compose the letter.

ADJOURNMENT

Chair Brejla adjourned the meeting.

APPROVED:

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Quincy Yaley, AICP
Community Development Department
Director

QY: rg



Historic Yaney Avenue Courthouse
Historic Building Analysis

Tuolumne County, Sonora, CA

Prepared by:
Aaron Jon Hyland, FAIA
Architecture, Preservation and Place

April 19, 2024

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Introduction

The Tuolumne County Courthouse, built in 1898, was listed in the National Register in 1981. In 2007 the National Register listing was amended to increase the boundary to include Courthouse Square, located across the street downhill and to the east of the Courthouse. In November 2021 the Superior Court of California vacated the courthouse and transferred occupancy back to Tuolumne County with the intent to relocate the County Administrator's Office (CAO), Human Resources, the Board of Supervisors (BOS), and Board Chambers.

Study Summary

The purpose of this study is to evaluate the building's historic character defining elements and spaces and minimize the impact to these due to the reprogramming for use as administration functions. The property is listed on the National Register of Historic Places, and as such under the California Environmental Quality Act (CEQA) is a Qualified Historic Resource. All work shall comply with *The Secretary of the Interior's Standards for the Treatment of Historic Properties,* specifically *The Standards for Rehabilitation (The Standards)*.

The building retains most of the original materials, features and character with only a few alterations of significance having occurred. Namely, a mezzanine was inserted between the second and third floors in the late 1960's and a small entry addition was placed on the Southwest corner in the 1980's. The exterior seems to be all original without any significant alterations. The interior retains much of the original material, features and character in the main central stair and lobby spaces, and the third-floor courtroom. These primary and most of the secondary historic character defining elements will be retained and rehabilitated. The third-floor courtroom will be adapted to serve as the Board of Supervisors' (BOS) Chambers. The jury deliberation room, a tertiary space, will be opened up to the rear of the BOS Chambers in order to allow for additional public seating. The ceiling cove of the main historic space will be maintained with a large opening placed in the dividing wall. There have been alterations in most of the other spaces. These altered tertiary spaces will be reconfigured to serve the new office and support needs. Original fixtures, features and elements that exist in these tertiary spaces will be reused to the greatest extent possible.

A new exterior elevator addition is proposed in the southeast corner where access will be provided to each of the three main levels as well as the mezzanine by converting three existing window openings into doors for the elevators. Three other exterior windows will be covered up by the new elevator shaft. The existing fire ladder on the north side that provides a second means of egress from the third level will be maintained.

Code required upgrades will be provided for various building systems (structural, fire, egress, mechanical, plumbing, and electrical) utilizing the California State Historic Building Code (SHBC) to provide alternatives to the regular code requirements where needed. Universal access required under the Americans with Disabilities Act (ADA) will be provided, including: a new elevator, updated restrooms as well as maintaining accessible paths of travel. The details of this work, as they are further developed, will need to be evaluated to minimize impact to character defining spaces and features and confirmed for compliance with *The Standards*

The proposed new program is appropriate and compatible for the building. The re-use of the existing fire ladder, while it had a significant impact to the main front elevation of the building when originally built and would not be an appropriate approach today, is allowed to remain in continued use per the State Historic Building Code. The proposed new exterior elevator addition, if detailed as outlined later in this report, would not have a significant impact to the historic character of the building.

Project Background

The Tuolumne County Courthouse, built in 1898, is located at 45 West Yaney Avenue in the center of a square block in downtown Sonora bounded by North Norlin St, West Yaney Avenue, North Green Street and West Jackson Street.

In November 2021 the Superior Court of California vacated the courthouse (also referred to as the Yaney Avenue Historic Courthouse), moving to the new Tuolumne County Law and Justice Center Campus. Occupancy of the property has been transferred back to Tuolumne County with the intent to relocate the staff from the 4th Floor of the Tuolumne County Administration Building (Board of Supervisors, County Administrator's Office and County Counsel) to the Yaney Avenue Historic Courthouse.

Presently this courthouse does not have an elevator. As part of this project, an elevator will be needed to comply with ADA and Title 24 Accessibility requirements. Additionally with the new program and occupant, the building systems will need to be upgraded and a potential seismic upgrade will be explored.

The courthouse was listed in the National Register in 1981. In 2007 the National Register listing was amended to increase the boundary to include Courthouse Square, located across the street downhill and to the east of the Courthouse.

Methodology

The County engaged Lionakis to evaluate the ability for the Historic Yaney Avenue Courthouse in Tuolumne County to be repurposed for County Administration, County Counsel and Board of Supervisors. Aaron Jon Hyland, FAIA, who exceeds the *Secretary of the Interior's Professional Qualifications Standards* in Architecture, Historic Architecture and Architectural History, was retained as the Historic Preservation Architect to evaluate the building's historic character defining elements and spaces and minimize the impact to these due to the reprogramming. The following is the scope of work outlined for this study:

Project Initiation

- Conduct preliminary research.
- Visit site for building assessment and documentation.

Analysis and Programming

- Prepare draft historical building analysis identifying summary of building's history, construction chronology, character defining features, and significance hierarchy of spaces.
- Assist design team with application of the State Historic Building Code (SHBC).
- Charette with design team to diagram "opportunities for development" with hierarchies of spaces: significant (primary), contributing (secondary) and non-contributing (tertiary).
- Assist design team in assessing options for location of new elevator. Second means of egress from second and third floor may be needed.

Assessment and Prioritization

- Assist design team with program test fits to mitigate impacts to significant spaces and features.
- Assess proposed project for compliance with the *Secretary of Interior's Standards.*
- Prepare final historical building analysis with assessment of compliance with *Secretary of the Interiors Standards.*

The project team conducted site reviews in December 2021, notes were taken on the character-defining features of the building and photographic documentation was completed on the exterior as well as major interior spaces. The site reviews were limited to a general observation of the building, the building components, and the interior spaces. The original building plans were provided to the design team by the County.

Research involved reviewing the National Register Nomination of 1981 and the National Register Nomination Amendment of 2007. Because the historical information included in the National Register Nominations was comprehensive and the site visits confirmed that the building retains most of the original materials, features and character, no further historical research was undertaken for this study. A preliminary search was unsuccessful in locating any previous building permits.

Consultation with the California State Historic Preservation Office is not required at this time because the County of Tuolumne is a Certified Local Government (CLG) and because no state or federal funding is currently contemplated that would require consultation. As the project progresses, the County may apply for various state and local grants that may require SHPO consultation. The project will be submitted to SHPO at that time.

A preliminary elevator proposal was presented to the Tuolumne County Historical Preservation Review Commission (HPRC) on Monday, April 3, 2023. Two site visits with the HPRC Commissioners were conducted on April 10, 2023 and April 14, 2023. The draft of this study and an updated elevator proposal was presented to the HPRC on Monday, May 9, 2023. The study was presented to the County Board of Supervisors on May 16, 2023. As the project moves into the design phases and becomes more defined, it will be presented again to the HPRC. Currently the project will be divided into two phases, first the elevator addition, and then the larger rehabilitation project.

Project Participants.

The County of Tuolumne, California
- Board of Supervisors
  - District 1, David Goldemberg
  - District 2, Ryan Campbell
  - District 3, Daniel Anaiah Kirk
  - District 4, Kathleen Haff
  - District 5, Jaron Brandon

- Historic Preservation Review Committee
  - Terry Brejla, Chair
  - Lisa Dehart, Vice-Chair
  - Kurt Bryant
  - Sharon Marovich
  - Aaron Rasmussen
  - Jeannette Simons
  - B.Z. Smith
  - 8. Vacant Seat
  - 9. Vacant Seat

- County Administrator
  - Tracie Riggs
- Capital Projects Director (Project Lead)
  - Maureen Frank
- Community Development Department Director
  - Quincy Yaley, AICP

Consultant Team
- Architect - Lionakis
  - Mike Davey, AIA, Principal
  - Brandon, Rachac, DBIA, Associate and Project Manager
- Historic Preservation – Architecture, Preservation and Place
  - Aaron Jon Hyland, FAIA

Part 1 Developmental History.

The Tuolumne County Courthouse appears to have maintained most of its original layout and materials with only a few alterations of significance having occurred. Namely, a mezzanine was inserted between the second and third floors in the late 1960's and a small a small entry addition was placed on the Southwest corner in the 1980's. Originally, the building served all County departments and over the years transitioned to serve predominately as the courthouse. The County intends to relocate the County Administrator's Office (CAO), County Counsel, the Board of Supervisors (BOS), and BOS Chambers back into the building.

Historical Background

The building, built in 1898 and designed by the San Francisco architectural firm William Mooser and Son, housed all departments of Tuolumne County government: clerk, assessor, treasurer, tax collector, recorder, superior court, sheriff, district attorney, surveyor, superintendent of schools, coroner and public administrator. The Board of Supervisors' approved a resolution providing a budget not-to-exceed $40,000, but the building cost $105,000 to complete including furnishings.

It replaced the original two-story wooden frame courthouse that had stood on the same site since 1853. Tuolumne County Board of Supervisors' goals were to provide larger, more efficient working areas for county employees and a building where valuable records and documents could be stored with the assurance of safety and protection from fire. To make room for the new courthouse, the original was dismantled and auctioned off in pieces.

This structure is part of the legacy of William. Mooser and Son, a respected Northern California firm. William Mooser, Jr., the principal, was the son of William Mooser, a native of Switzerland who died in 1896. The younger Mooser was San Francisco City Architect and is credited with organizing The City's Bureau of Buildings.

Physical Description

The Tuolumne County Courthouse is a three-story building with clock tower on the north side. The central block measures approximately 60' by 90' feet with an "ell" on the South side measuring 35 by 30 feet.

The building's architecture can be characterized as being classical revival and perhaps more specifically Romanesque.

The walls of the first floor are concrete scored to imitate stone. The second and third story walls are buff colored Roman pressed brick. Colusa sandstone is used for all water tables, lintels on the first floor, as accents to entrances on West Yaney Avenue and North Green Street, as trim around two round windows on the east side of the first floor and as a decorative element between the first and second floors.

All windows designed to open are double hung. They appear to all be original, well maintained and in good condition.

The main entrance is via two curved concrete staircases flanking the first-floor secondary entry on West Yaney Avenue. The steps lead to a balconied entry portico supported by two groups of three stone Corinthian columns and two half-columns mounted flush on the north wall. The main entry is on the second floor with two copper-sheathed oak doors with beveled glass panes set back in a recessed arched alcove. This elevation (northern) is the most ornate because the building's main entrance is there. On the third floor of the northern elevation is a fan light window with door unit leading from a hallway onto a balcony over main entry portico below. Currently, various HVAC equipment has been placed on the balcony and a fire ladder for a secondary exit has been inserted at the western railing.

The clock tower rises 88 feet above street level on the north side and features small windows with balconies on three sides. Clocks face all four sides and a bell that still chimes every hour is covered by a small dome. A weathervane sits atop the dome.

The western elevation is notable for the introduction of three arched windows. The southern elevation features an "L" with recessed areas on the second floor where windows could have gone. Instead, they are filled in with bricks, giving added fire protection to the valuable papers on file in the Recorder's office.

There is another secondary entrance on the first-floor east side with two round windows framed in sandstone flanking this entrance.

The roof of the Tuolumne County Courthouse is red colored sheet metal, which was channeled and, in some places, (ridges) embossed to imitate terra cotta tile. It is unclear whether this is the original roof. The roof seems to be in decent shaped, but ought to be inspected.

Elements of note in the interior of the second and third floors are floor tiles imported from Europe, wainscoting fashioned from local (Columbia) marble, 16-foot ceilings and the continuation (from the first floor) of a cast iron stairway with local marble treads. All doors leading into offices and rooms on all three levels

are pine with a single glass pane and wood panels below.

There are three built-in safes in the building.

A concrete retaining wall surrounds the property and abuts sidewalks on all four sides of the property. Portions of the south and north walls and all of the west walls are capped with a decorative wrought iron fence.

Chronology

Based on site observations, the building appears to have maintained most of its original layout and materials with only a few alterations of significance having occurred. Originally, the building served all County departments and over the years transitioned to serve predominately as the Superior Court of Tuolumne County. Originally there was one courtroom and then two additional spaces have been converted to courtrooms.

One alteration occurred sometime between 1967 to 1970 when a mezzanine was inserted between the second and third floors. In the 1980's, a small incompatible entry addition was placed on the Southwest corner to provide wheelchair access to the first-floor courtroom. A disabled accessible parking spot is located here with a disabled access path to the eastside entry. Additionally, various HVAC equipment has been placed around the building, some on the west side, some on the southeast corner and some on the roof above the Main Entry portico on the Northside. No drawings or permits were able to be located for any of this work.

Evaluation of Significance

The courthouse was listed in the National Register in 1981 at the local level of significance under Criterion A in the area of government, and Criterion C in the area of architecture. The periods of significance identified were 1875-1899, and 1900-1924.

In 2007 the National Register listing was amended to increase the boundary to include Courthouse Square, located across the street downhill and to the east of the Courthouse. Including Courthouse Square within the boundary also gives two additional periods of significance, 1936 and 1936-1956 (an arbitrary cut-off date), and two new areas of significance - landscape architecture and social history.

Condition Assessment

For the most part, the building retains most of the original materials, features and character. The exterior seems to be all original without any significant alterations, and while it has been well cared for it is in need of cleaning and rehabilitation.

The interior retains much of the original material, features and character in the main central stairs and lobby spaces (A201 and A301) and the third-floor courtroom A304. There have been alterations in most of the other spaces and the finishes are worn and in need of a refresh and rehabilitation of the historic finishes and fixtures. Some interiors spaces have inappropriate dropped acoustical "T-bar" ceilings, primarily on the first level and inserted mezzanine.

The interior side of the exterior walls retain all the original materials, windows, chair rails and radiators.

Historic Character Defining Features

See also the Significance Diagrams in Appendix C.

1. Significant Character-Defining Features: these are the features that convey the building's historic character and significance. Alteration or removal of these features could result in a loss of integrity and should be avoided.

The following are significant features:

Exterior – much of the original exterior historic materials and character is still intact. While the building has been well maintained and cared for over the years, cleaning and rehabilitating the exterior is needed.

- Clock tower, dome and weathervane
- Concrete retaining walls surrounding the property capped with a decorative wrought iron fence
- Red colored sheet metal roof
- Concrete walls on first floor scored to imitate stone
- Buff colored Roman pressed brick
- Colusa sandstone water tables, lintels and accents
- Wood double-hung single lite windows on all exterior elevations
- First floor secondary entry on north side
- First floor secondary entrance on east side with two round windows framed in sandstone flanking entrance

- Two curved concrete staircases flanking the first floor secondary entry
- Balconied entry portico and steps, including imported floor tiles, concrete and local marble stair treads and risers, second floor balustrades and third floor balcony balustrades
- Original lights fixtures flanking both sides of main second floor entry
- Corinthian columns
- Two copper-sheathed oak doors at main second floor entry
- Third floor door fan light window leading onto the balcony

Interior:

- Main third floor courtroom A304, with wood chair rail and coved celling around perimeter. The ceiling has been altered with more contemporary acoustical treatment and lighting.
- Second Floor A201 and Third Floor A301 Lobbies, with imported floor tiles, local marble wainscot, laylight in ceiling, cast iron stairs, railings and balustrades, and local marble stair treads, and ornate metals stair risers.
- 16 foot ceiling heights

2. Contributing Features: these features are important elements that contribute to the understanding of the original design, programmatic or building system requirements. Removal should be minimized and where necessary mitigated. This is not to say these elements cannot be touched, changed, or altered; however, doing so will need to be done sensitively. Loss of some of these items would have a limited effect on the integrity of the building.

The following are contributing features:

- Jury Deliberation Room A305
- Courtroom A122 and corridor A106 (spatial volume only)
- Civil Division A212
- Interior side of the exterior walls retain all the original materials, windows, window trim, chair rails and radiators.
- Original wood doors with single glass pane and wood panels below.
- Vaults and vault doors A113, A204 and A219
- Original light fixtures
- Jury box, original center portion of the Judge's dais, and "Bar' railing separating the public from the proceedings.

3. Tertiary/Non-Contributing Features: these features are elements of the building that are of a lower importance or elements of the building that have been remodeled and where additional alteration would not affect the original integrity of the building. Alteration or removal of these features, if necessary, would have a limited effect on the integrity of the building. In some cases, removal of the non-contributing features may be beneficial to the historic integrity of the building.

- Mechanical equipment located on landscape areas at west side ad southeast side. A better solution needs to be explored.
- Mechanical equipment located on the balcony above the main entry portico. This equipment needs to be removed and relocated elsewhere.
- Second Floor Mezzanine
- Entry addition at the Southwest corner
- Women's restroom on the first floor
- Original toilet rooms, A108, A303, A306 and A307
- Contemporary ceiling treatments in the third-floor courtroom.
- Dropped acoustical "T-bar" ceilings, primarily on the first level and inserted mezzanine.
- All other rooms not mentioned above.

Part 2 Treatment and Work Recommendations.

In California, properties listed in, or formally determined eligible for listing in, the California Register or a local historic register qualify as historical resources under CEQA. Resources formally determined eligible for, or listed in, the National Register of Historic Places are automatically listed in the California Register. In general, a project involving a historical resource that has been determined to comply with *The Secretary of the Interior's Standards* can be considered a project that will not cause a significant impact on the historical resource per CEQA. As a qualified historic resource, the California State Historical Building Code (SHBC) can be utilized to provide alternatives to the regular code requirements, where needed.

Historic Preservation Objectives

The *Standards* offer four approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction. *The Standards for Rehabilitation* address the most prevalent treatment. Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Rehabilitation is the appropriate *Standard* for this building.
The ten Standards for Rehabilitation are:

1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features

shall be substantiated by documentary, physical, or pictorial evidence.

7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Work Recommendations

The proposed project includes:

- New exterior elevator addition on the southeast corner.
    - The addition will be brick masonry that is compatible with the brick on the historic building, similar but doesn't match exactly.
    - The cornice trim and water table trim on the addition shall be distinct and different, yet compatible with the historic building. A simpler version of the water table trim from the historic building would be appropriate.
    - The height of the elevator shaft shall stay below the height of the building cornice.
    - The elevator will serve the three main levels of the building, as well as the mezzanine.
    - Six exterior windows will be impacted by the addition.
        - Three windows will be converted to doors for the elevator. The width of the window openings shall be maintained, while some portions of the brick will be removed to accommodate the new doors. Re-use of the window trim is recommended, while adding slightly different jamb trim from the sill to the floor.
        - Three windows will be covered up by the elevator shaft. The opening will be infilled in a manner that in the future can be reversed and the window restored. The interior trim of the windows shall be maintained so that it is clear a window had previously been there, showing the change that has occurred.

        - It is recommended that the removed windows be stored by the County (preferably within the building or attic) in the event of a future desire to reverse these changes.
    - Articulating the window pattern of the covered-up windows onto the elevator addition is appropriate and a good idea. This can be achieved with a slightly recessed "shadow" outline in the brick. It is recommended that no sill or header details in the brick be provided, so that it is an indication of the window pattern beyond. Providing a new "ghost" window (new or reuse of the existing) should be avoided as to not create the appearance that it is original. The County prefers a sill be provided as well as some detail in the brick header, similar to other bricked in "shadow" windows.
- Interior program alterations as shown in the Appendix A, Proposed Demolition Plans and Program Diagrams.
    - Primary spaces shall be maintained.
    - Primary and secondary character defining features shall be maintained and where needed restored.
    - In tertiary spaces, primary and secondary character defining features will be maintained and where needed restored. Specifically, the windows, chair rails and window trim on the interior side of the exterior walls.
- The third-floor historic courtroom will be adapted to serve as the Board of Supervisors' (BOS) Chamber.
    - The jury deliberation room, a tertiary space, will be opened up to the rear of the BOS Chambers in order to allow for additional public seating.
    - The ceiling cove of the main historic space will be maintained with a large opening placed in the dividing wall.
    - The windows, chair rail and window trim on the exterior walls will be maintained and where needed restored.
    - Contributing character defining features shall be incorporated and adapted to the new use where possible. The Jury box, original center portion of the Judge's dais, and "Bar" railing separating the public from the proceedings shall be adapted to the new use.
- Maintaining of existing fire ladder on North side.
    - The ladder will be refurbished and made, or confirmed to be, operable. While this would not be an appropriate approach today, the State Historic Building Code, Section 8-502.5 allows for its continued use.
- Exterior Building Envelop shall be maintained and where needed restored.
- Fire sprinkler system. The County is exploring whether the building will be required to be fully sprinklered, as well as the pros and cons of not sprinklering. Pipe routing and sprinkler head locations shall be hidden to

the greatest extend possible and provided in a manner that does not impact character defining features and spaces.

Following is future work outside the scope of this study. The details of this future work, as they are further developed, will need to be evaluated to minimize impact to character defining spaces and features as well as for compliance with *The Standards.*

- Seismic and Structural upgrades. Care needs to be taken not to impact the interior side of the exterior walls, certainly within the historic third-level courtroom and ideally throughout the rest of the building.
- Mechanical, plumbing, and electrical system upgrades. Location of equipment needs to be placed with minimal impact to the historic character of the building. Routing of pipes and ducts should be concealed within the attic and within carefully located soffits. Dropped "T-bar" acoustical ceiling is not appropriate and should be avoided. Areas where T-bar ceiling exists should be evaluated as to restoring the historic ceilings.
- Hazardous materials assessment and abatement. Removal, if required, should be carefully monitored and coordinated so that original historic material isn't removed.

As the project proceeds into further phases, the design team shall include an architectural historian or historical architect that meets the *Secretary of the Interiors Qualifications Standards.* They shall provide guidance and consultation services during the design phases, preparation of the Construction Documents, as well as during project construction. This may include providing brief historical resources training to construction crew members prior to construction and as-needed design consultation regarding additional treatment recommendations.

For construction, utilize contractors with demonstrable experience working on historical resources and rehabilitation projects, and with working knowledge of the *Secretary of the Interior Standards*. The contractor should also be thoroughly briefed on the contents of this study and include the contracted SOI Qualified consultant on any Requests for Information or changes in scope that occur during construction.

All work shall be guided by the National Park Service Preservation Briefs.
https://www.nps.gov/orgs/1739/preservation-briefs.htm

Specifically, the following Briefs apply to this project:

1. Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.
2. Repointing Mortar Joints in Historic Masonry Buildings.
3. Improving Energy Efficiency in Historic Buildings.
4. Roofing for Historic Buildings.
6. Dangers of Abrasive Cleaning to Historic Buildings.
7. The Preservation of Historic Glazed Architectural Terra-Cotta.
9. The Repair of Historic Wooden Windows.
10. Exterior Paint Problems on Historic Woodwork.
14. Exterior Additions to Historic Buildings: Preservation Concerns.
15. Preservation of Historic Concrete.
18. Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements.
21. Repairing Historic Flat Plaster—Walls and Ceilings.
23. Preserving Historic Ornamental Plaster.
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.
40. Preserving Historic Ceramic Tile Floors.
41. The Seismic Rehabilitation of Historic Buildings.

Secretary of the Interior's Standards Compliance Assessment

1) *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The building originally housed all departments of Tuolumne County government. Minimal change is needed to continue to use the building for county offices. Adapting the primary historic courtroom to the new Board of Supervisors' Chamber will require some alterations of the interior space, but the primary character defining features will be maintained. This program and the proposed project are appropriate and complies with *Standard One*.

2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed project retains and preserves the historic character of the property. The vast majority of the character defining features will be retained and preserved. The addition of the exterior elevator will result in the loss of six original exterior windows and some small amount of brick, however the impact

to the overall historic character of the building is minimal. Three of the windows will be converted to doors for the elevator. Three other exterior windows will be covered up by the new elevator shaft. The proposed project complies with *Standard Two*.

3) *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

No conjectural features will be added. Any contemporary interventions will be detailed in a compatible and contemporary manner. The proposed project complies with *Standard Three*.

4) *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The building retains most of the original materials, features and character with only a few alterations having occurred, none of which have acquired historic significance in their own right. *Standard Four* does not apply to the proposed project.

5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

The vast majority of the character defining features will be retained and preserved. Any changes in the proposed project will have minimal impact to historic character of the building. The proposed project complies with *Standard Five*.

6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The vast majority of the character defining features will be retained and preserved. No replacement of materials is anticipated and as such the proposed project complies with *Standard Six*. Specific details of the restoration of historic features will need to be further evaluated for compliance with *Standard Six*.

7) *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Treatment of historic materials shall be by the gentlest means possible and guided by the National Park Service Preservation Briefs. Specific details of the treatment of historic features will need to be further evaluated for compliance with *Standard Seven*.

8) *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Archeological resources are beyond the scope of this study.

9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

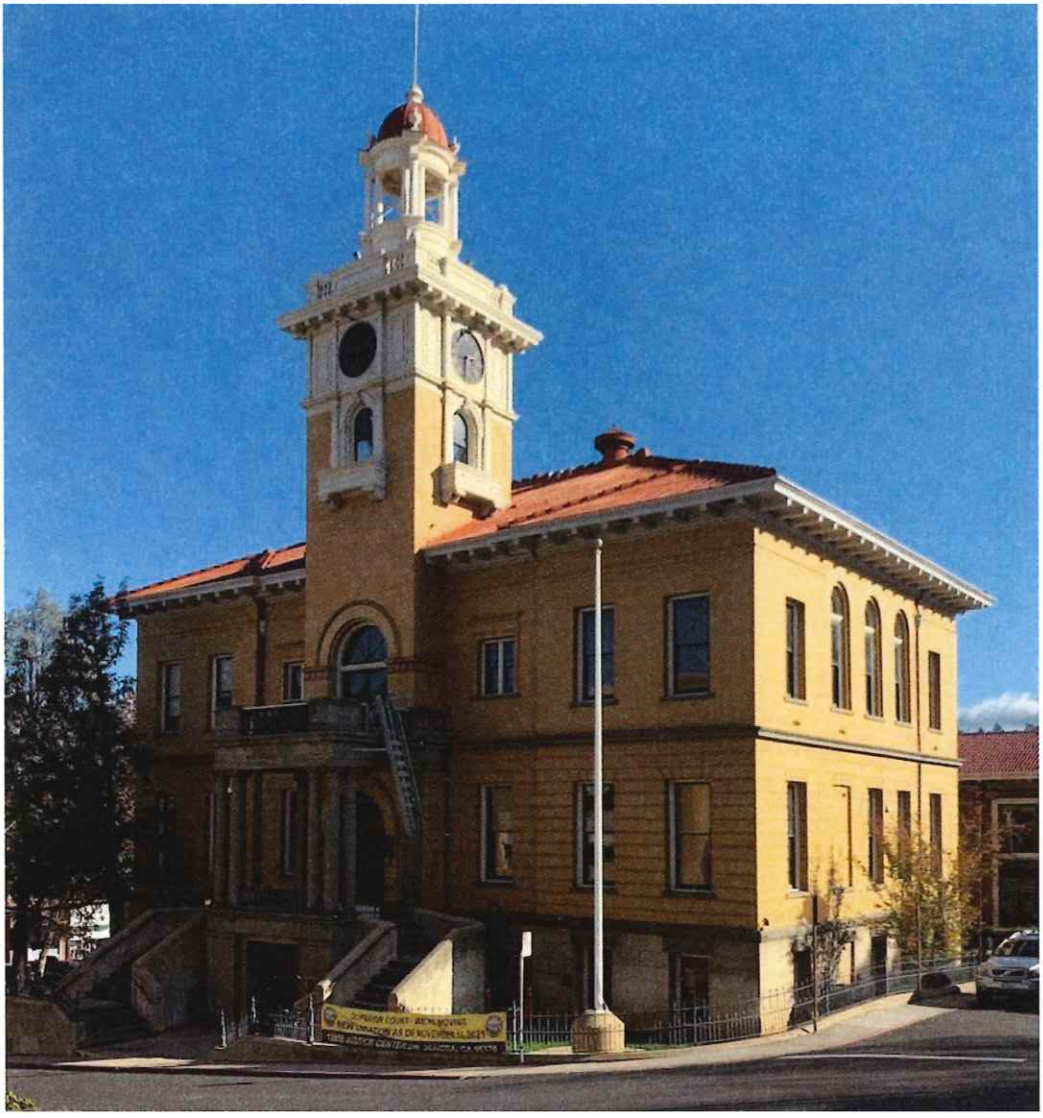
The new exterior elevator addition, as described in the proposed project, is differentiated from the historic building and is compatible in massing, size and scale. Six window openings will be impacted, but the alteration to these window openings will have minimum impact to the overall integrity of building. The proposed project complies with *Standard Nine*.

10) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The new exterior elevator addition, as described in the proposed project, is considered reversible, so that if removed in the future the openings can be restored. The proposed project complies with *Standard Ten*.

Overall, the proposed project complies with *Standards One, Two, Three, Five, Six, Nine and Ten*. As the project is further developed, details will need to be evaluated to minimize impact to character defining spaces and features as well as for compliance with *The Standards*.

The proposed project, as evaluated in this study, is in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, specifically *The Standards for Rehabilitation*.



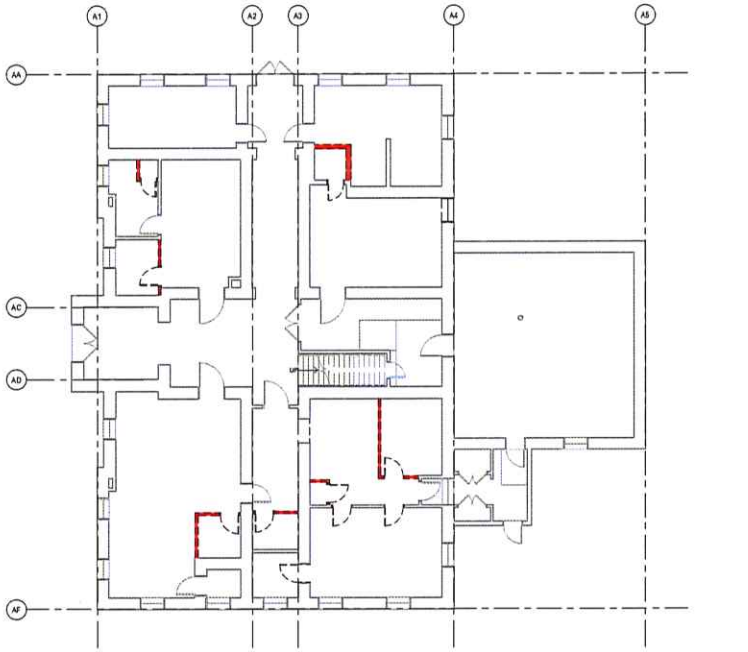
Historic Yaney Avenue Courthouse
Historic Building Analysis

Tuolumne County, Sonora, CA

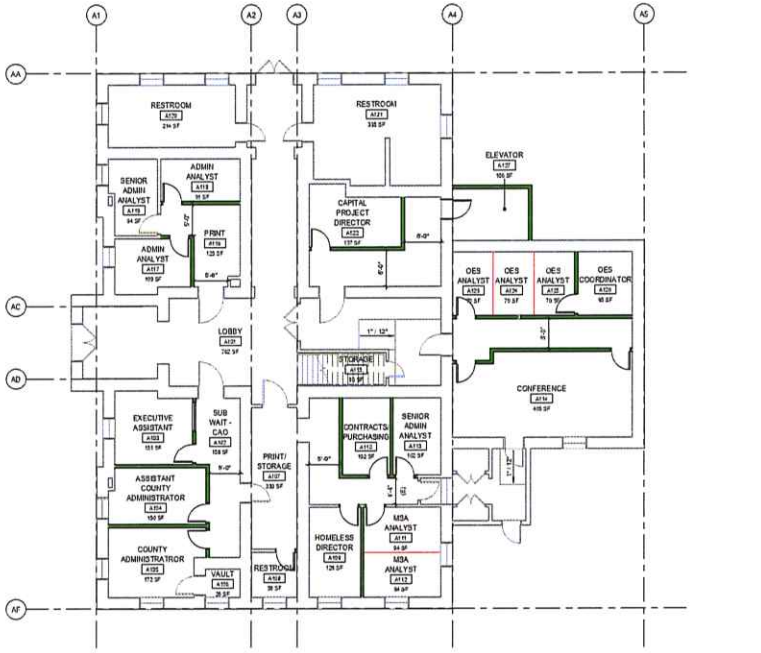
Prepared by:
Aaron Jon Hyland, FAIA
Architecture, Preservation and Place

Appendices
April 19, 2024

Appendix A – Proposed Demolition Plans and Program Diagrams



1 DEMOLITION FLOOR PLAN - LEVEL 1 - OVERALL



2 PROPOSED FLOOR PLAN - LEVEL 1 - OVERALL

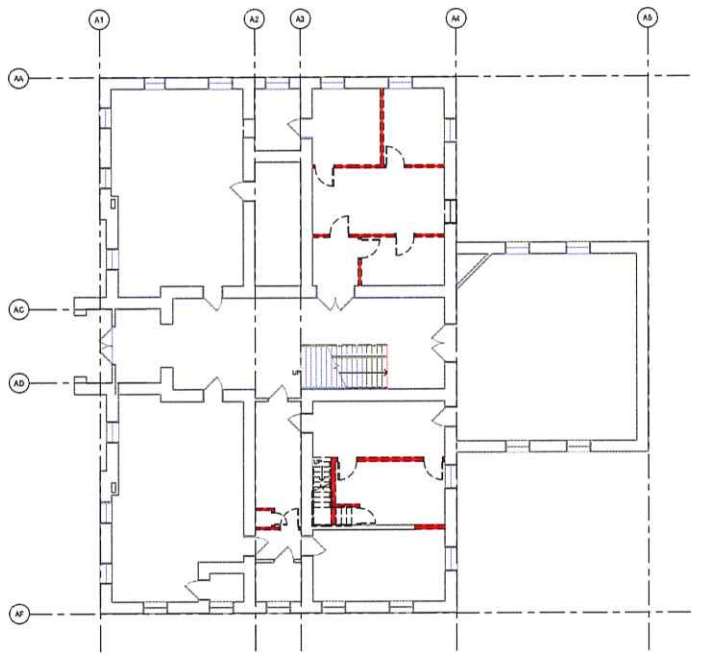
FLOOR PLAN LEGEND

- EXISTING WALL
- EXISTING DOOR
- EXISTING WINDOW
- DEMOLISHED WALL
- DEMOLISHED DOOR
- DEMOLISHED WINDOW
- NEW WALL
- NEW DOOR
- NEW WINDOW
- SOFFIT ABOVE

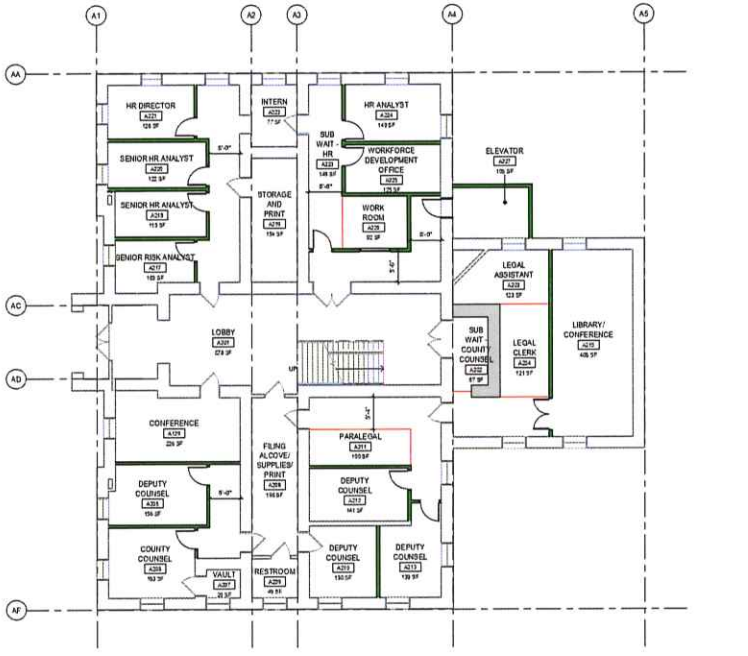
YANEY COURTHOUSE - LEVEL 1 FLOOR PLAN

TUOLUMNE TCARDS - YANEY AVE HISTORIC COURT HOUSE FEBRUARY 27, 2023

APPENDIX A LIONAKIS



1 DEMOLITION FLOOR PLAN - LEVEL 2 - OVERALL



2 PROPOSED FLOOR PLAN - LEVEL 2 - OVERALL

FLOOR PLAN LEGEND

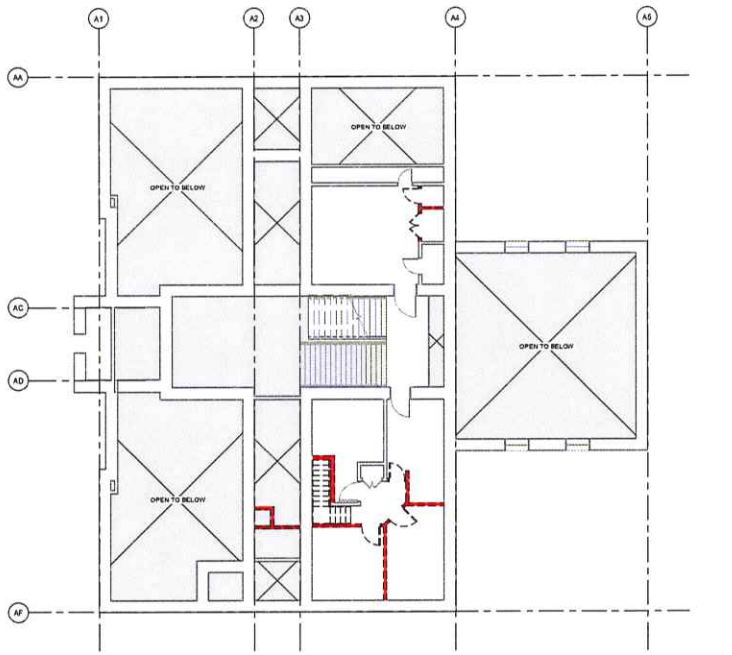
- EXISTING WALL
- EXISTING DOOR
- EXISTING WINDOW
- DEMOLISHED WALL
- DEMOLISHED DOOR
- DEMOLISHED WINDOW
- NEW WALL
- NEW DOOR
- NEW WINDOW
- SOFFIT ABOVE

YANEY COURTHOUSE - LEVEL 2 FLOOR PLAN

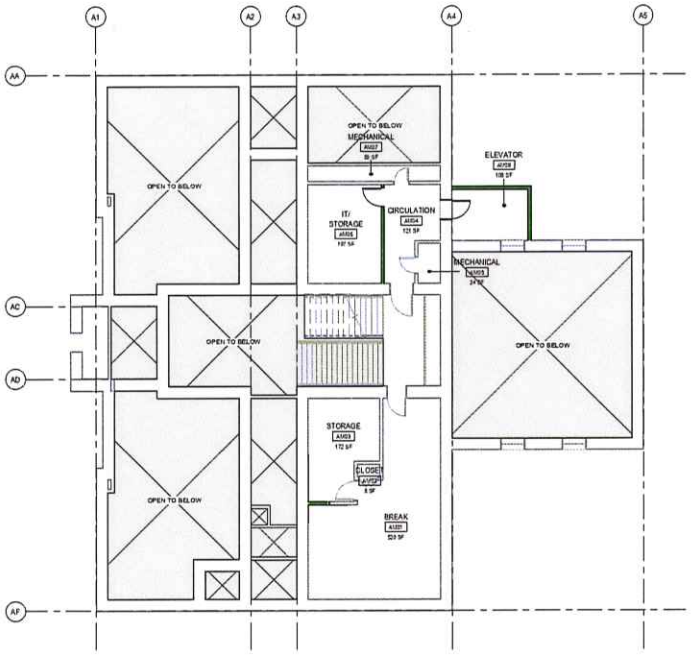
TUOLUMNE TCARDS - YANEY AVE HISTORIC COURT HOUSE FEBRUARY 27, 2023

APPENDIX A

LIONAKIS



1 DEMOLITION FLOOR PLAN - MEZZANINE OVERALL



2 PROPOSED FLOOR PLAN - MEZZANINE - OVERALL

FLOOR PLAN LEGEND

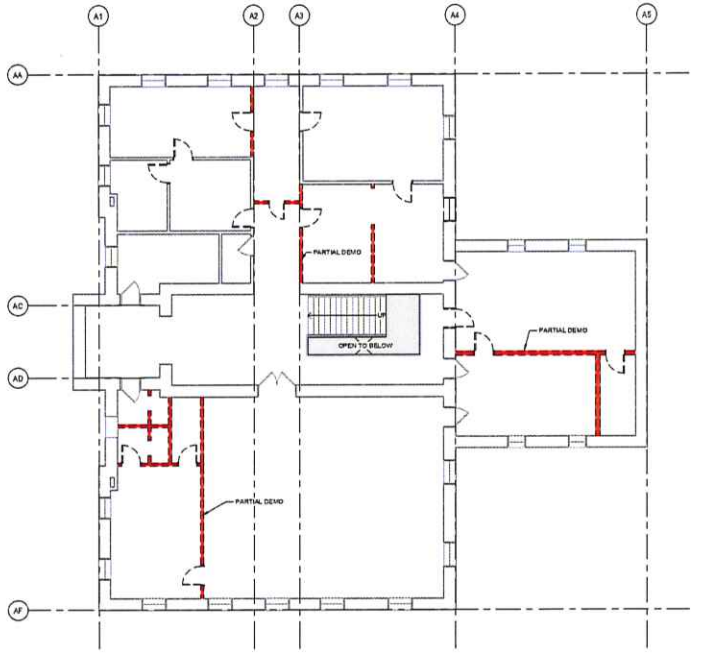
- EXISTING WALL
- EXISTING DOOR
- EXISTING WINDOW
- DEMOLISHED WALL
- DEMOLISHED DOOR
- DEMOLISHED WINDOW
- NEW WALL
- NEW DOOR
- NEW WINDOW
- SOFFIT ABOVE

YANEY COURTHOUSE - MEZZANINE FLOOR PLAN

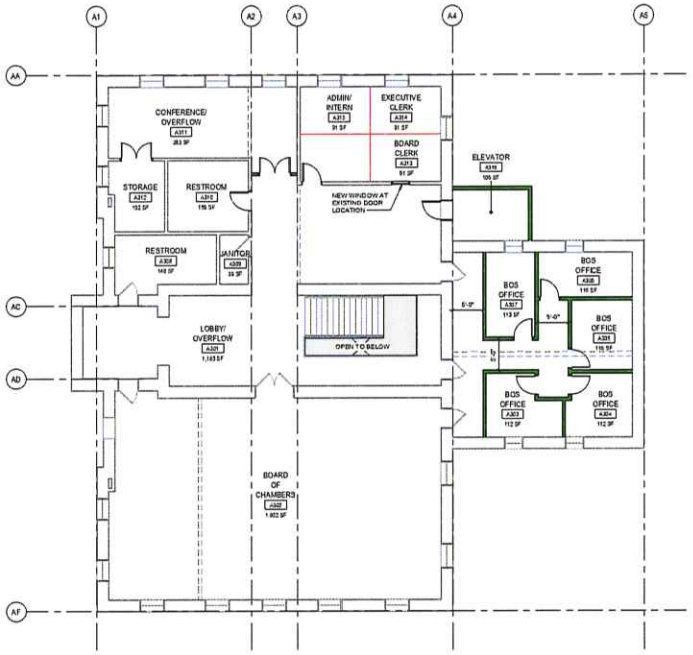
TUOLUMNE TCARDS - YANEY AVE HISTORIC COURT HOUSE FEBRUARY 27, 2023

APPENDIX A

LIONAKIS



1 DEMOLITION FLOOR PLAN - LEVEL 3 - OVERALL



2 PROPOSED FLOOR PLAN - LEVEL 3 - OVERALL

FLOOR PLAN LEGEND

- EXISTING WALL
- EXISTING DOOR
- EXISTING WINDOW
- DEMOLISHED WALL
- DEMOLISHED DOOR
- DEMOLISHED WINDOW
- NEW WALL
- NEW DOOR
- NEW WINDOW
- SOFFIT ABOVE

YANEY COURTHOUSE - LEVEL 3 FLOOR PLAN

TUOLUMNE TCARDS - YANEY AVE HISTORIC COURT HOUSE FEBRUARY 27, 2023

APPENDIX A

LIONAKIS

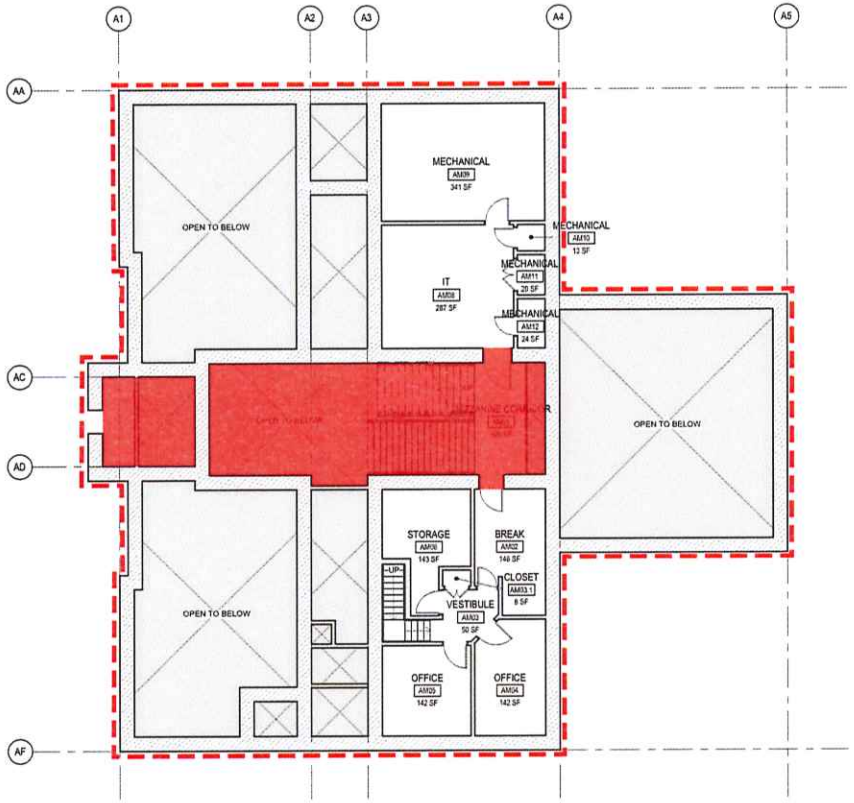
Appendix B – Significance Diagrams (June 2023)



1 EXISTING FLOOR PLAN - LEVEL 1
(CURRENT STATE FLOOR PLANS AS OF JUNE 2023)

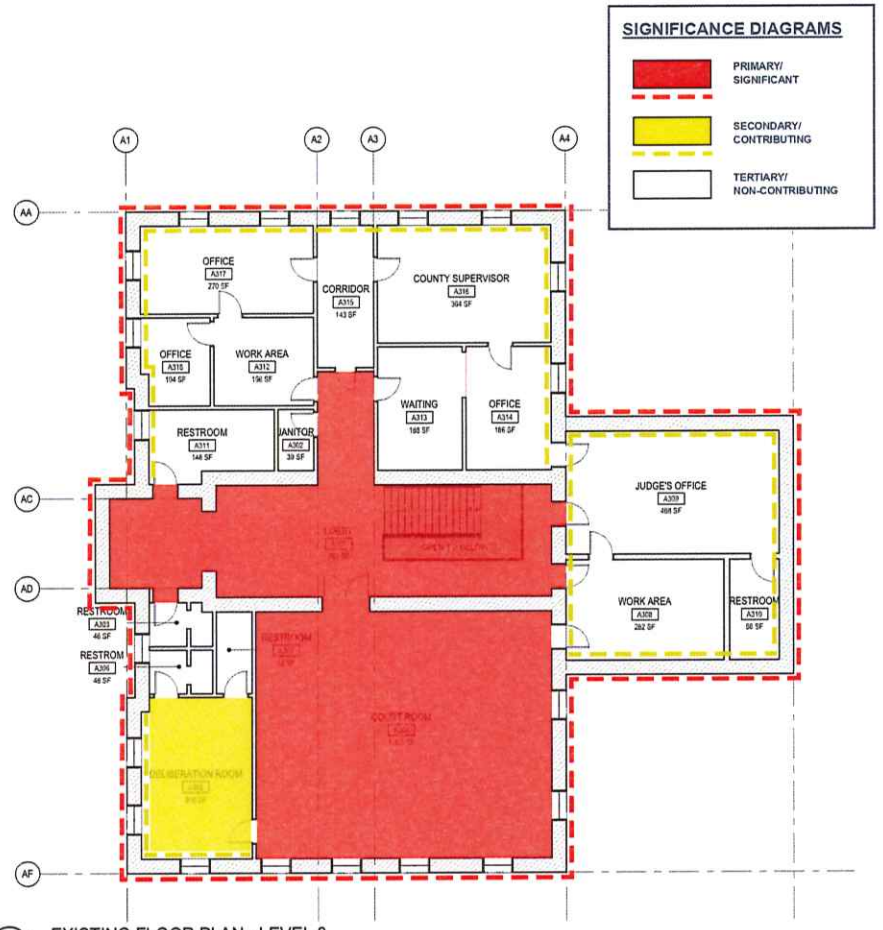


2 EXISTING FLOOR PLAN - LEVEL 2
(CURRENT STATE FLOOR PLANS AS OF JUNE 2023)



M EXISTING FLOOR PLAN - MEZZANINE

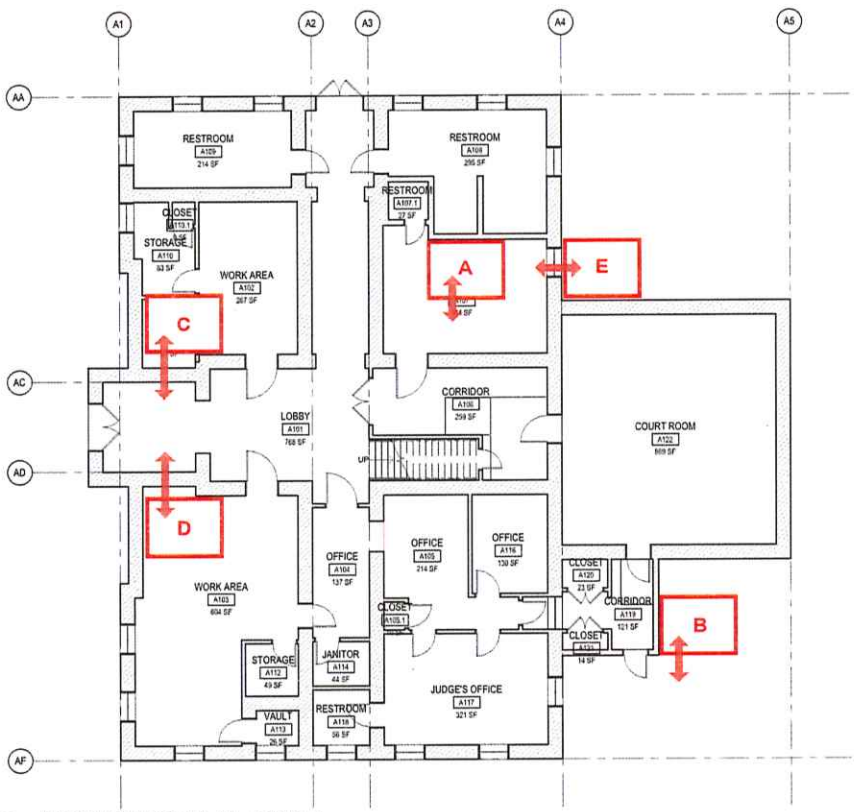
(CURRENT STATE FLOOR PLANS AS OF JUNE 2023)



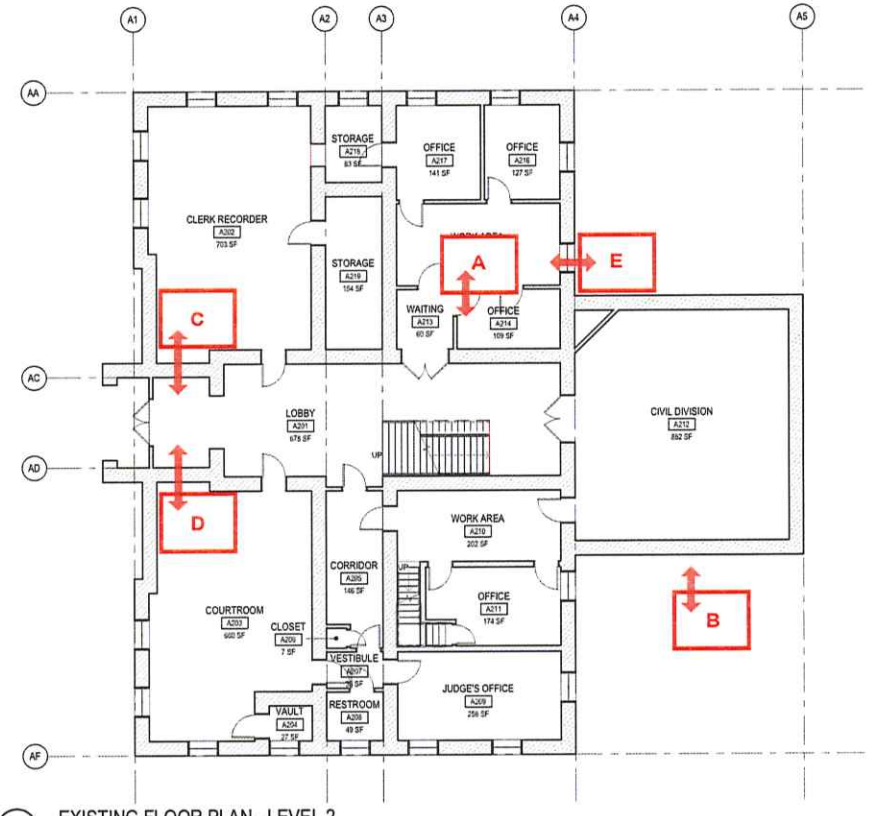
3 EXISTING FLOOR PLAN - LEVEL 3

(CURRENT STATE FLOOR PLANS AS OF JUNE 2023)

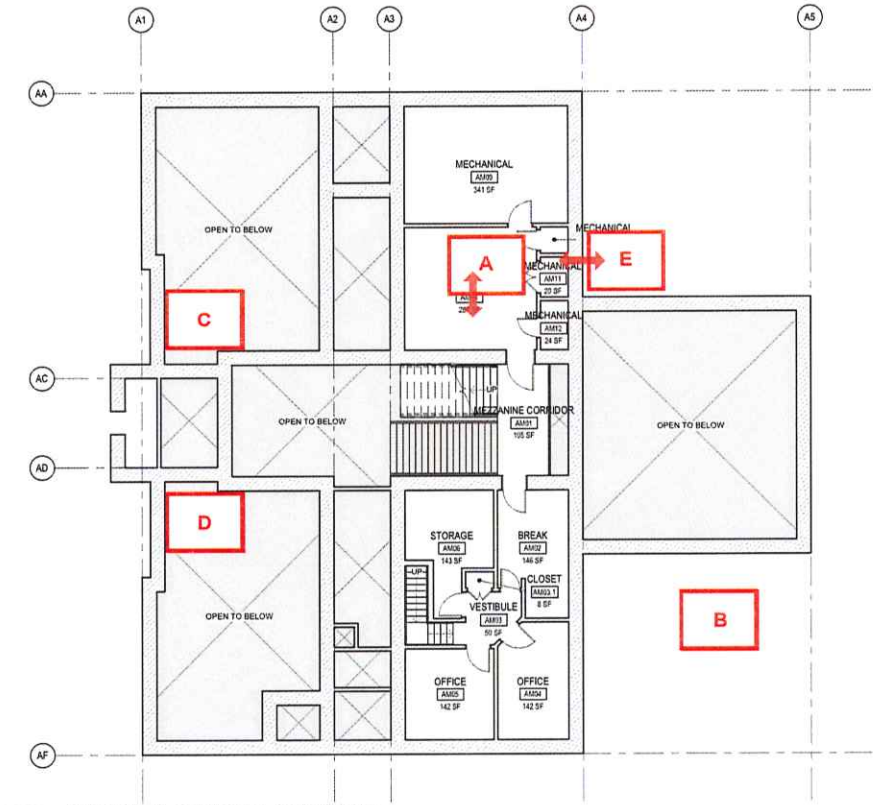
Appendix C – Elevator Location Analysis Diagrams



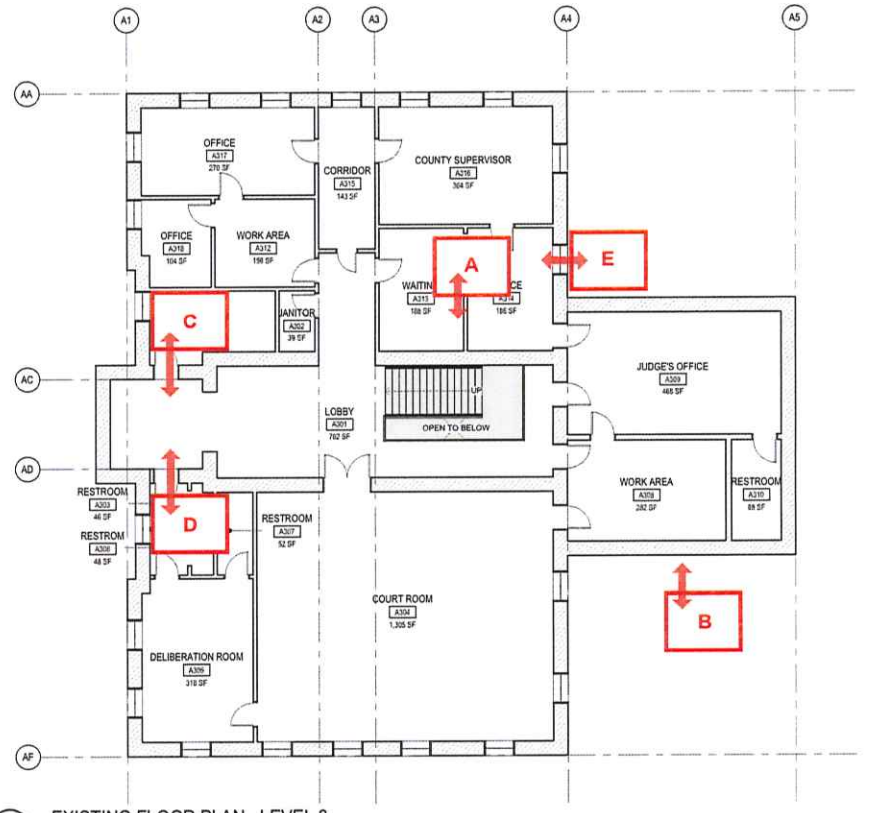
1 EXISTING FLOOR PLAN - LEVEL 1
(CURRENT STATE FLOOR PLANS AS OF JUNE 2023)



2 EXISTING FLOOR PLAN - LEVEL 2
(CURRENT STATE FLOOR PLANS AS OF JUNE 2023)

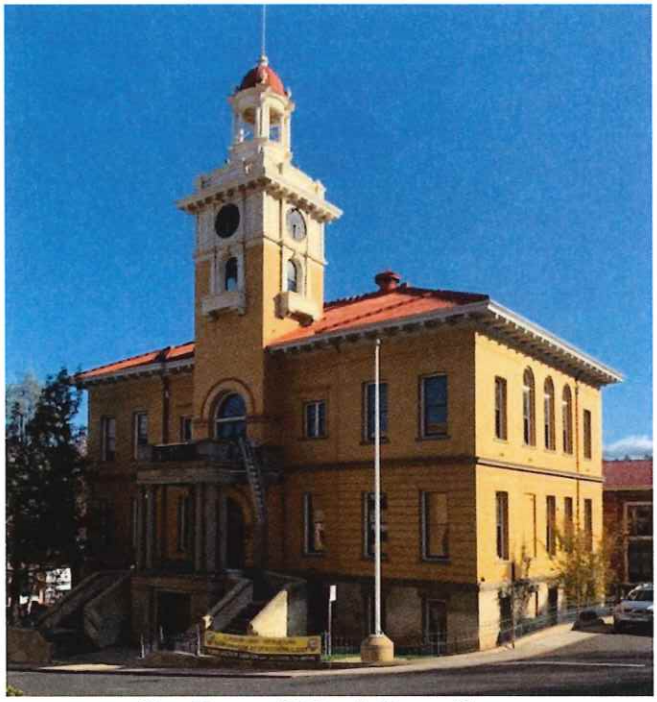


M EXISTING FLOOR PLAN - MEZZANINE

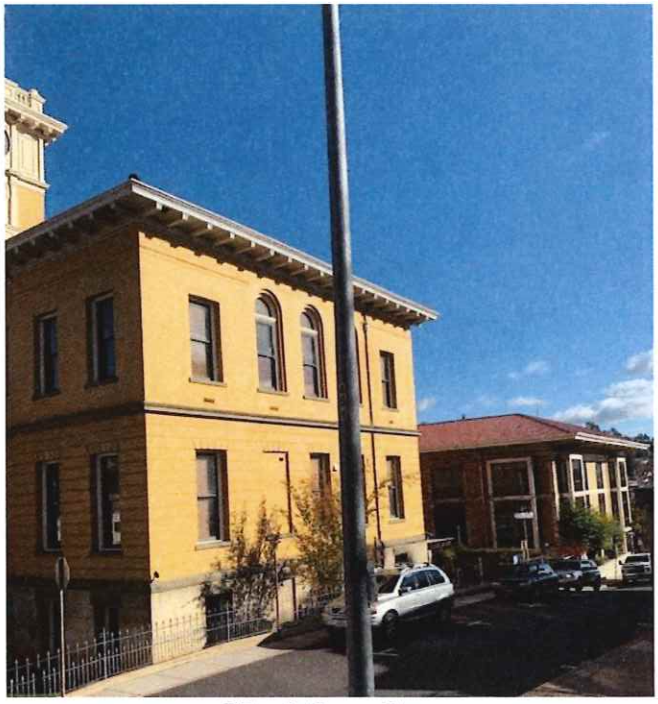


3 EXISTING FLOOR PLAN - LEVEL 3

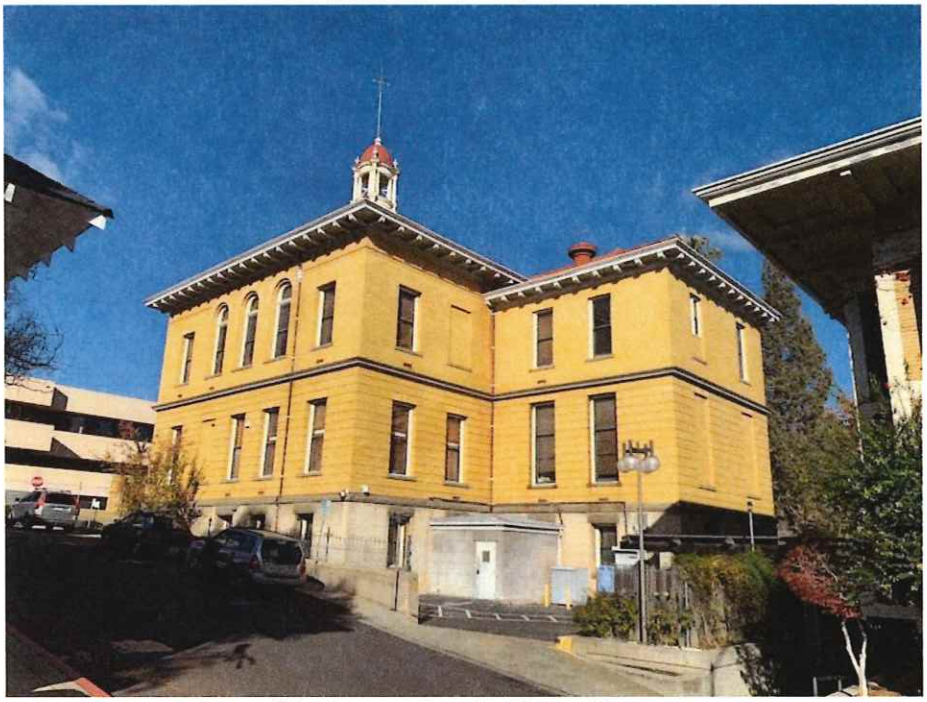
Appendix D – Current Conditions Photos (December 2021)



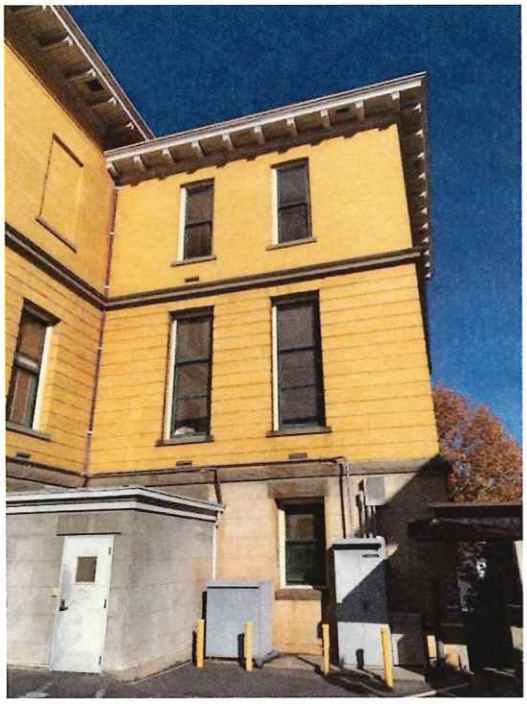
North and West Elevations



West Elevation



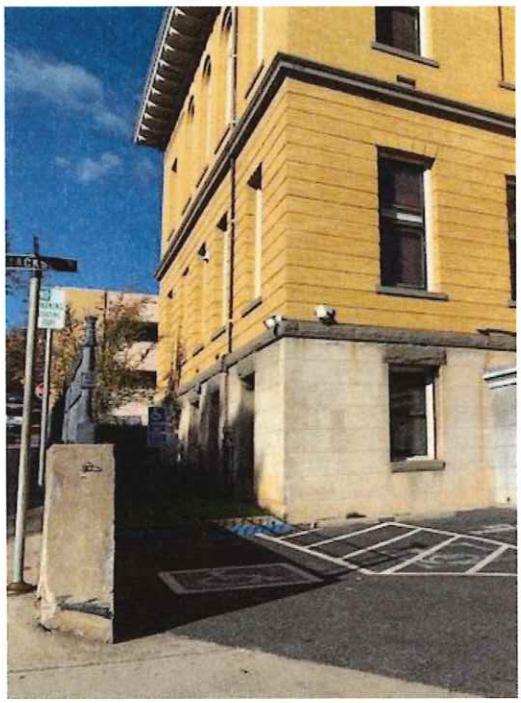
West and South Elevations



Southwest entry and Exterior



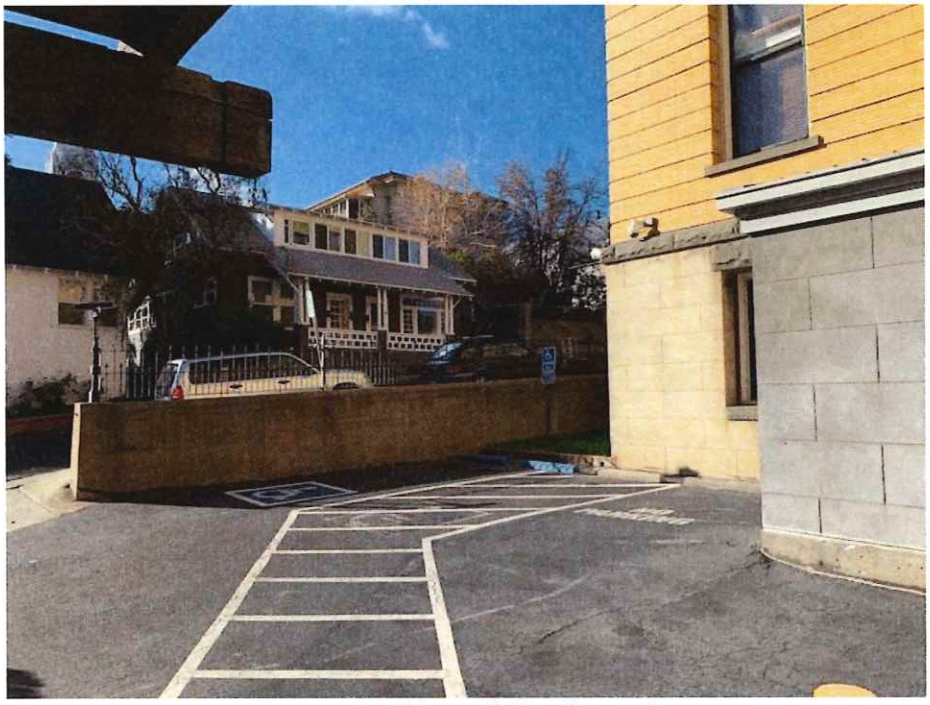
Southside ADA Path to East Entry



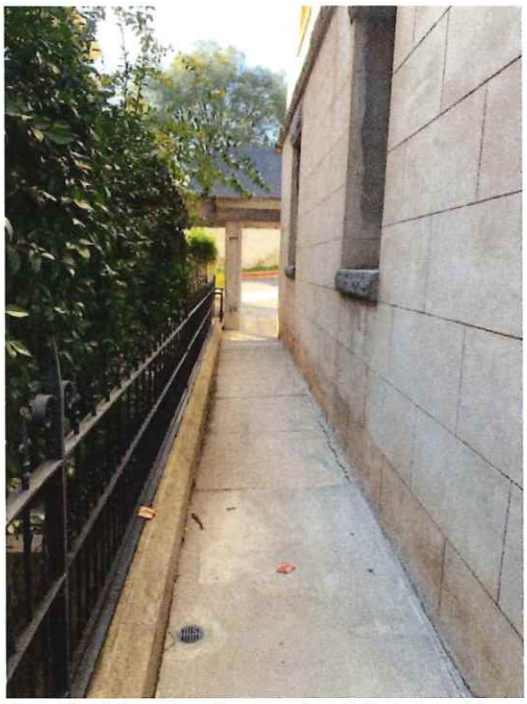
ADA Parking at Southwest



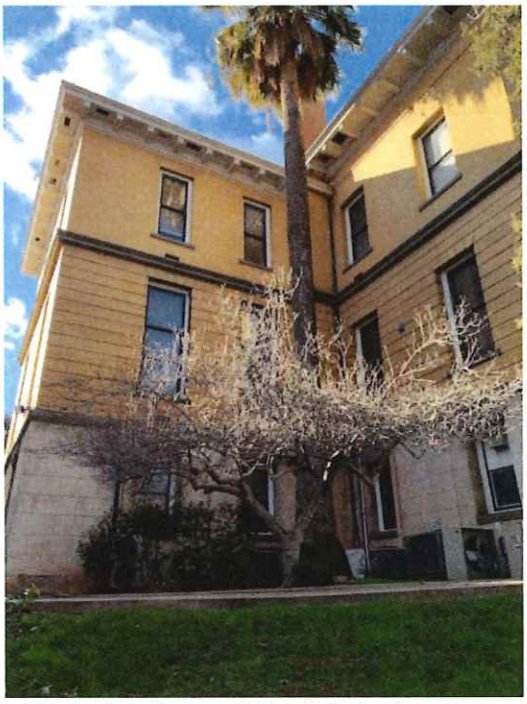
Westside Mechanical Equip. Area



ADA Parking at Southwest



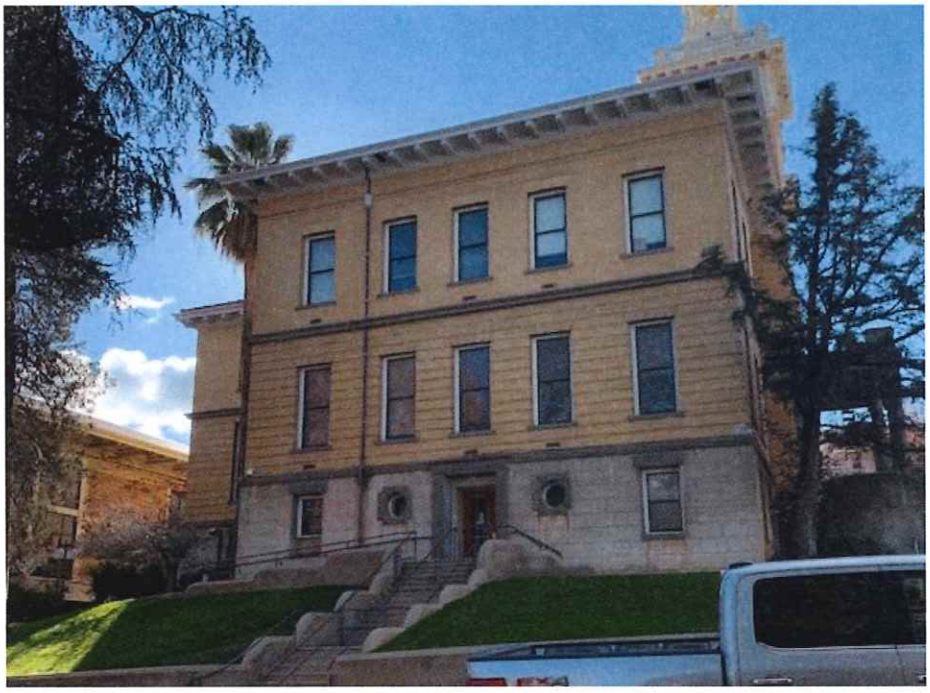
Southside Walkway to ADA Parking



South and East Exterior



Southeast Corner Mechanical Equipment Area



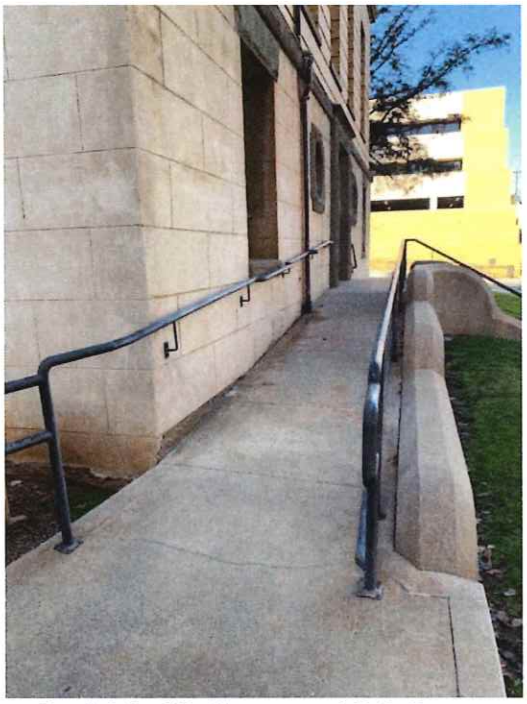
East Elevation



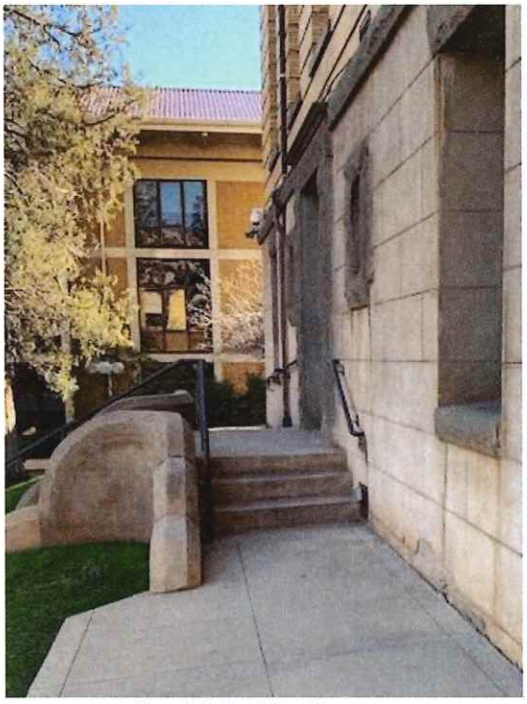
East and North Elevations



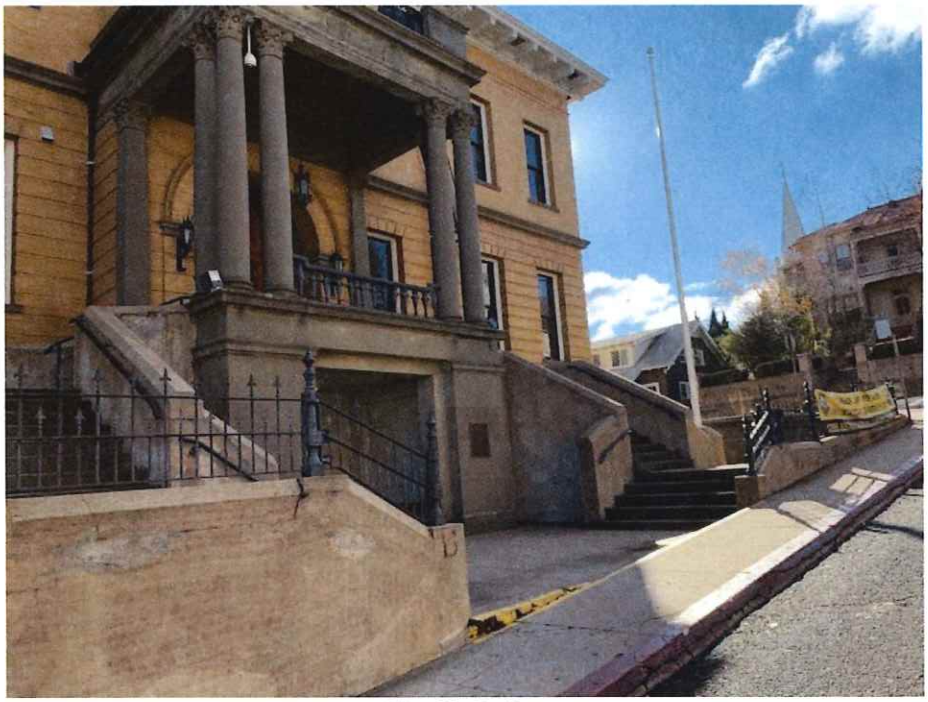
East Entry



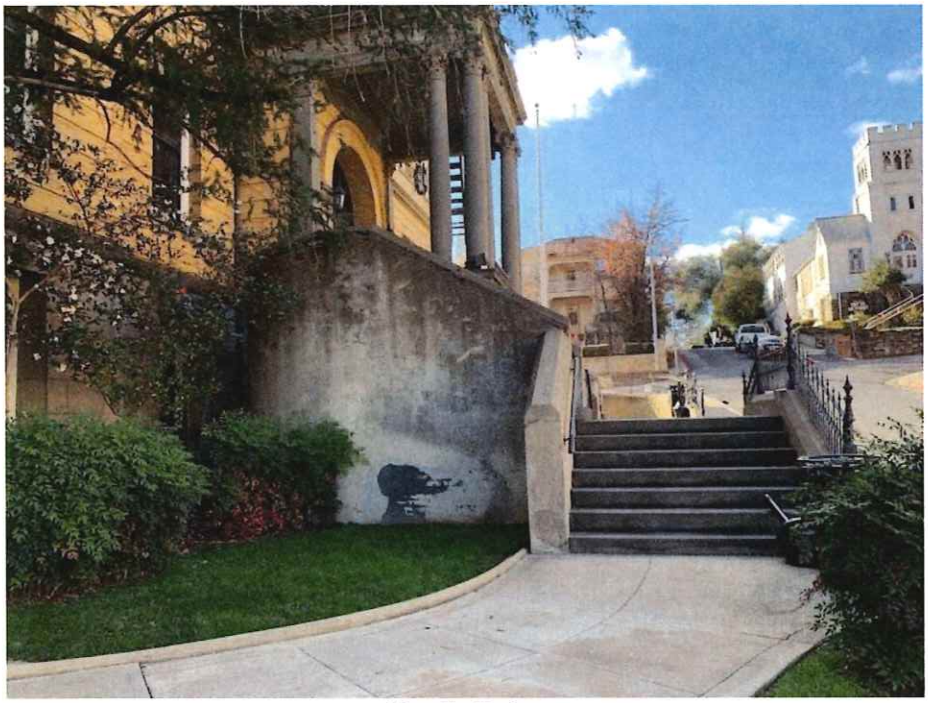
Eastside Walkway – ADA Ramp



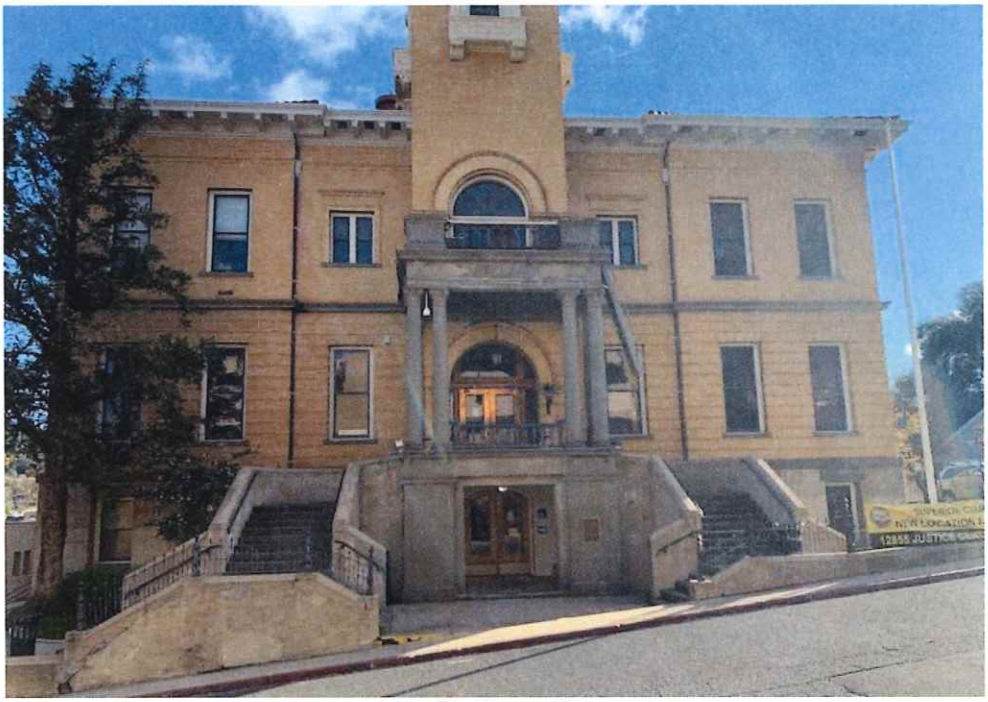
Eastside Walkway



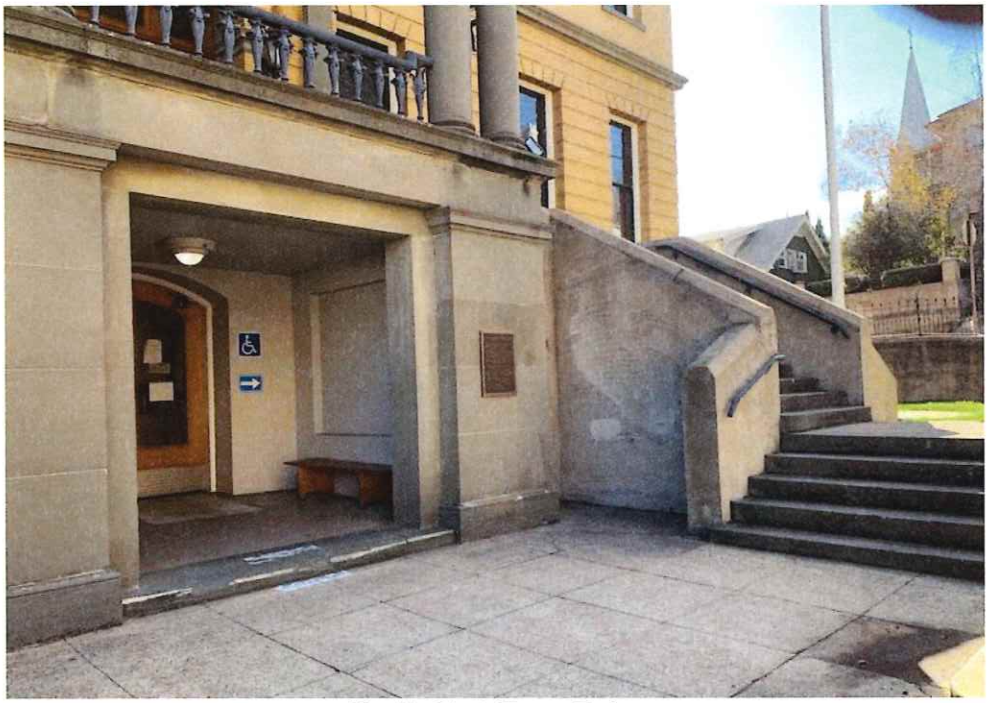
North Entry



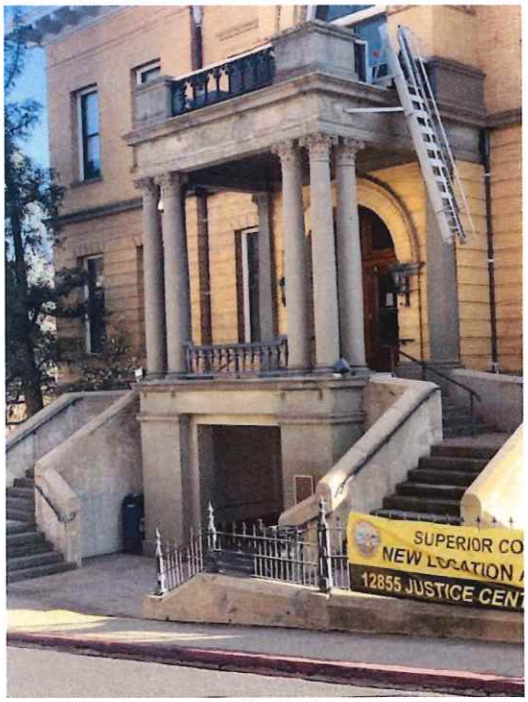
North Entry



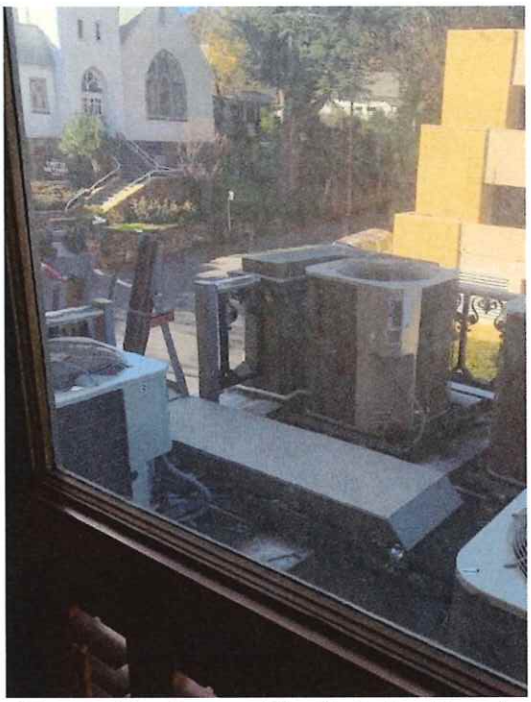
North Elevation



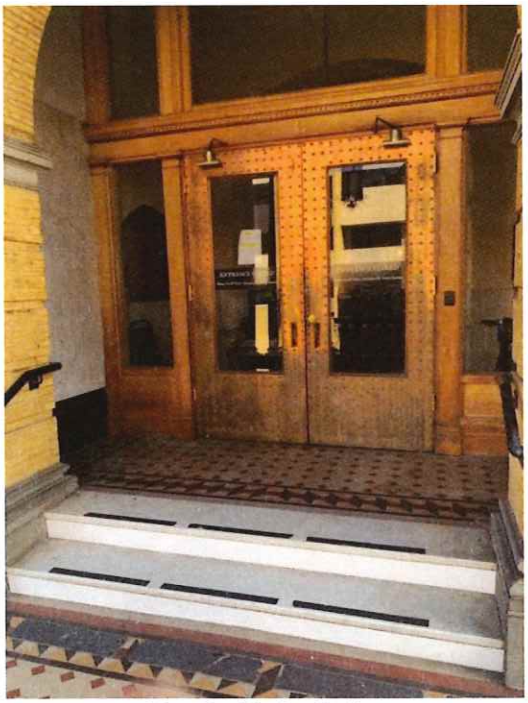
North First Floor Entry



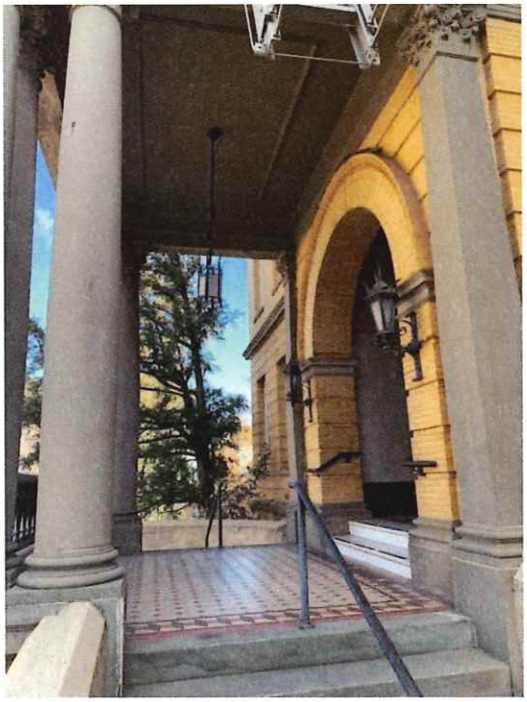
North Entry



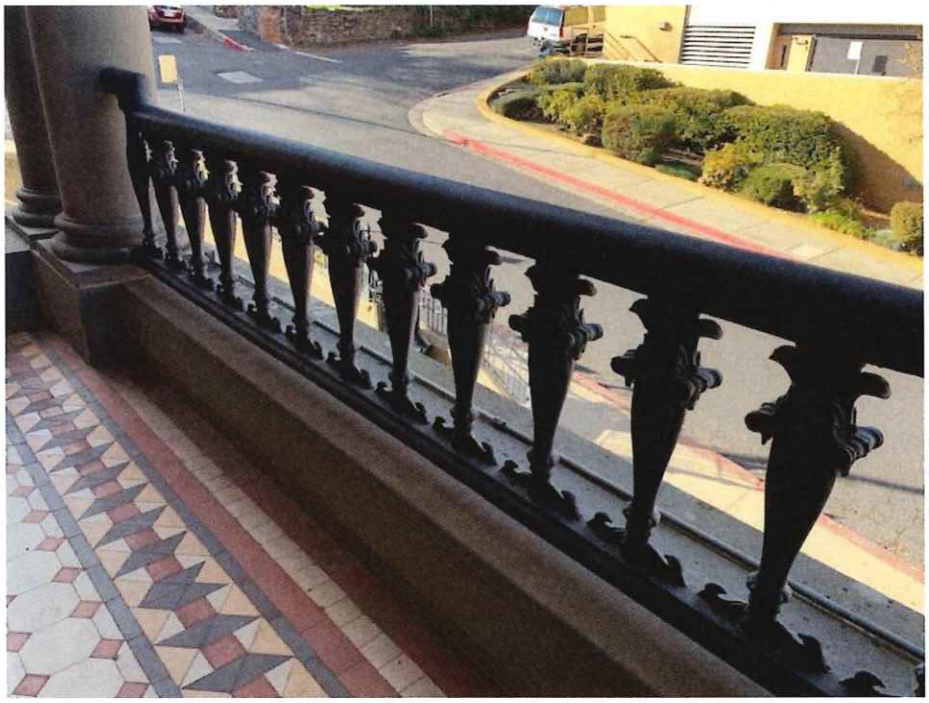
Mech. Equip. on North Entry Porch



North Main Entry



North Entry Porch



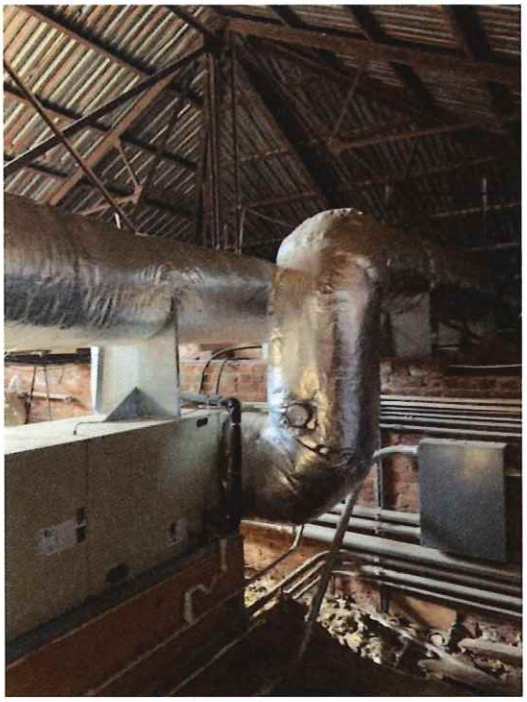
North Main Entry Porch Balustrade



North Main Entry Porch Balustrade



Northside Downspout Detail



Attic Space



North Main Entry Light



North Main Entry Stair Railing



A101 North Entry



A101 East Entry



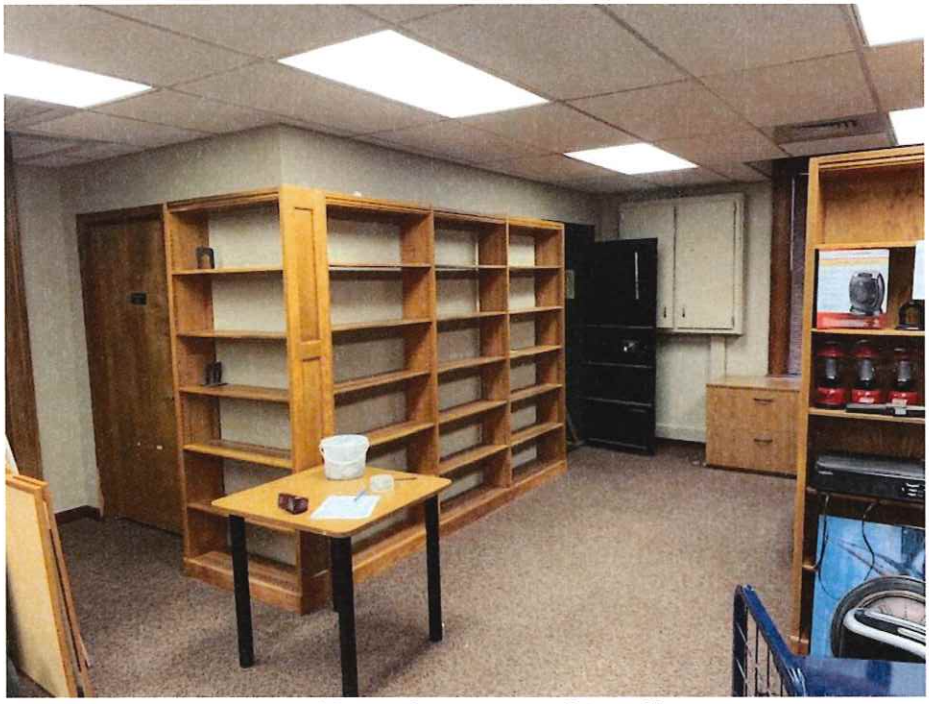
A101 Main Stair



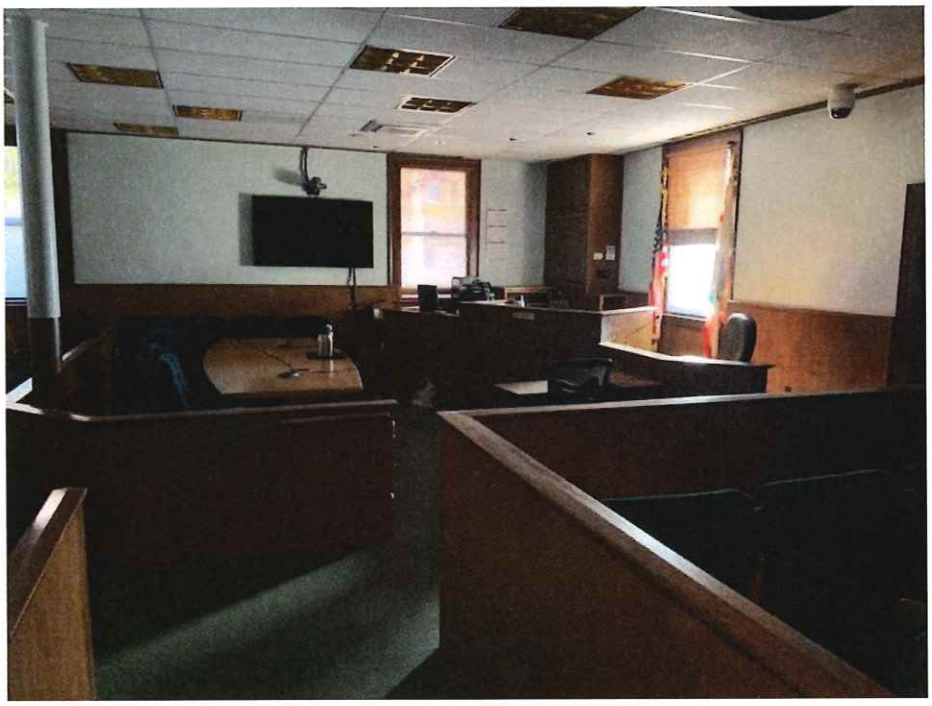
A101 Main Stair



A103 Work Area



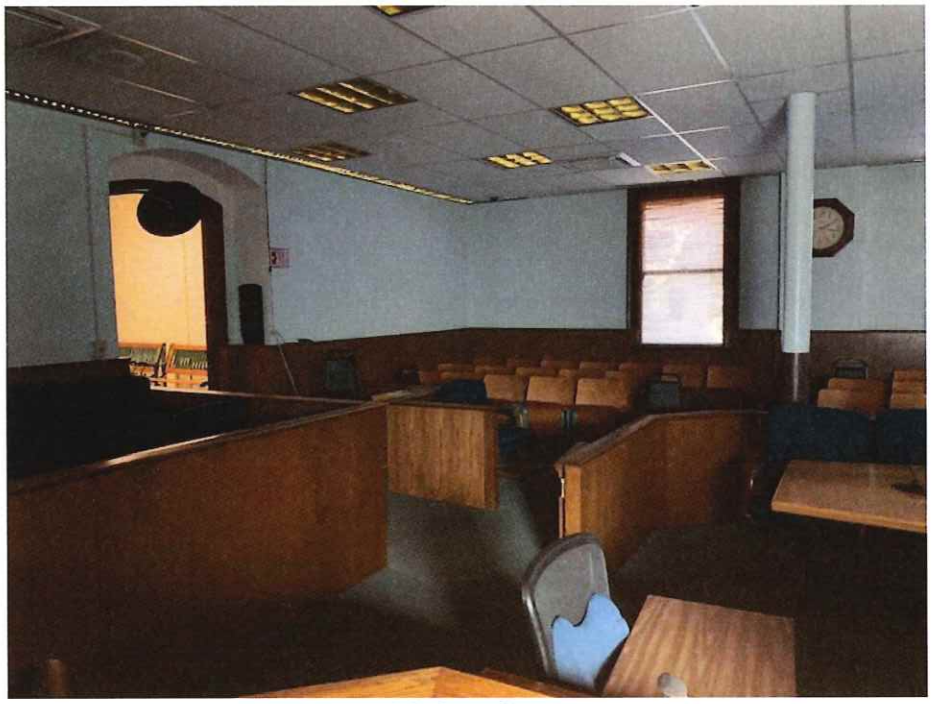
A103 Work Area and Vault



A122 Courtroom



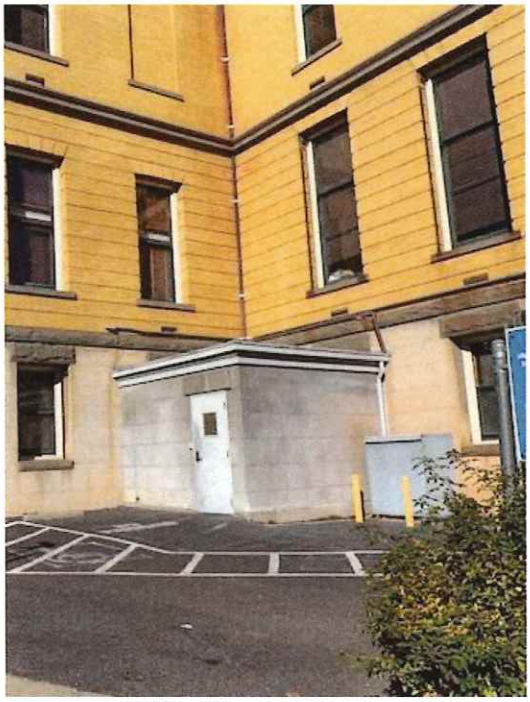
A122 Courtroom



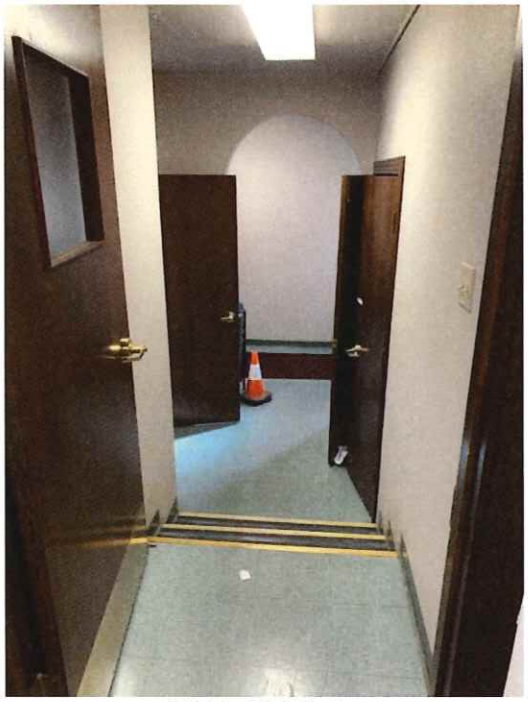
A122 Courtroom



A106 Entry to A107 (Jury Deliberations Rm)



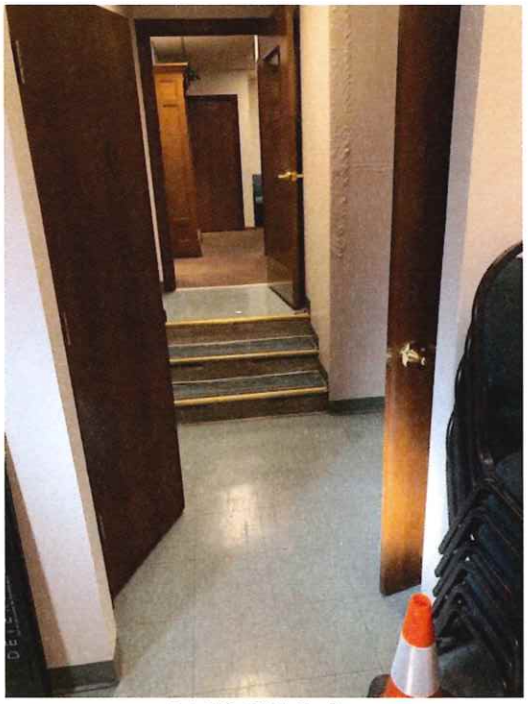
Southwest Entry



A119 SW Entry



A119 SW Entry



A119 SW Entry



A201 Lobby



A201 North Entry



A201 Lobby



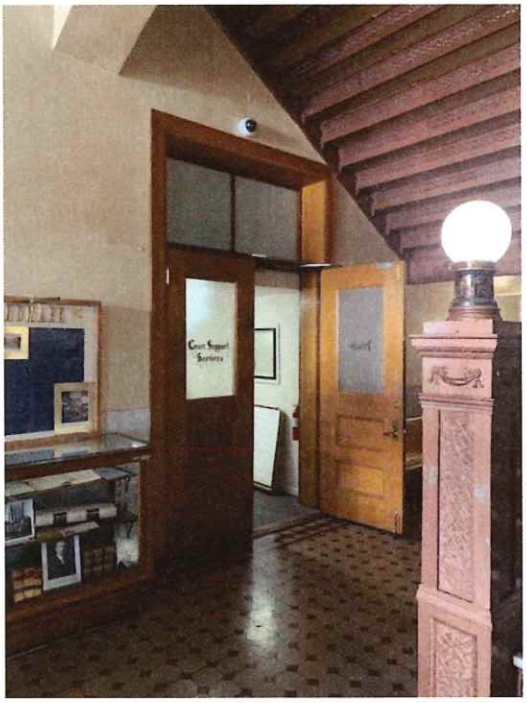
A201 Main Stair



AM01 Main Stair Mezzanine



A201 Main Stair Rise Detail



A201 Doors to A213



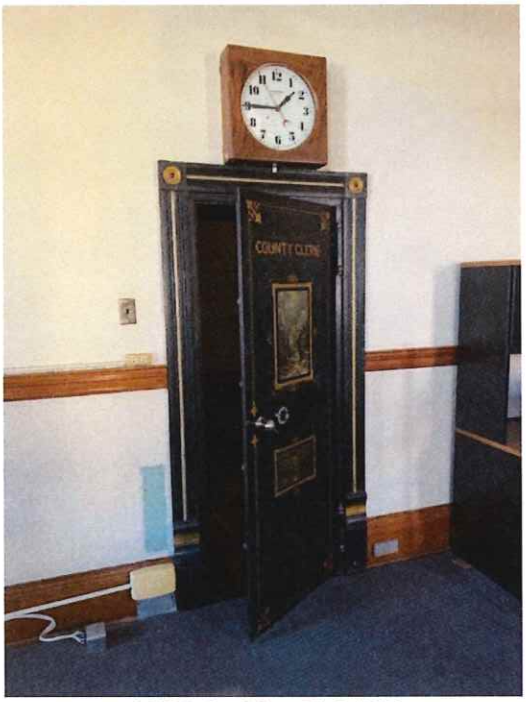
A201 Main Stair



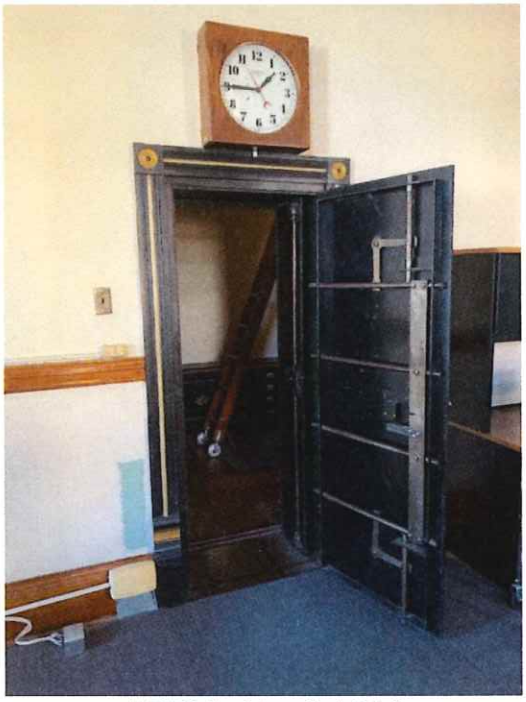
A203 Courtroom



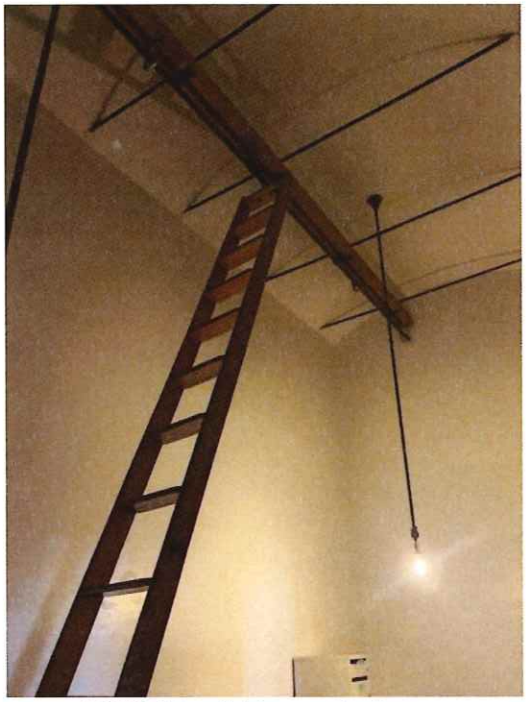
A202 Clerk Recorder



A202 to Vault A219



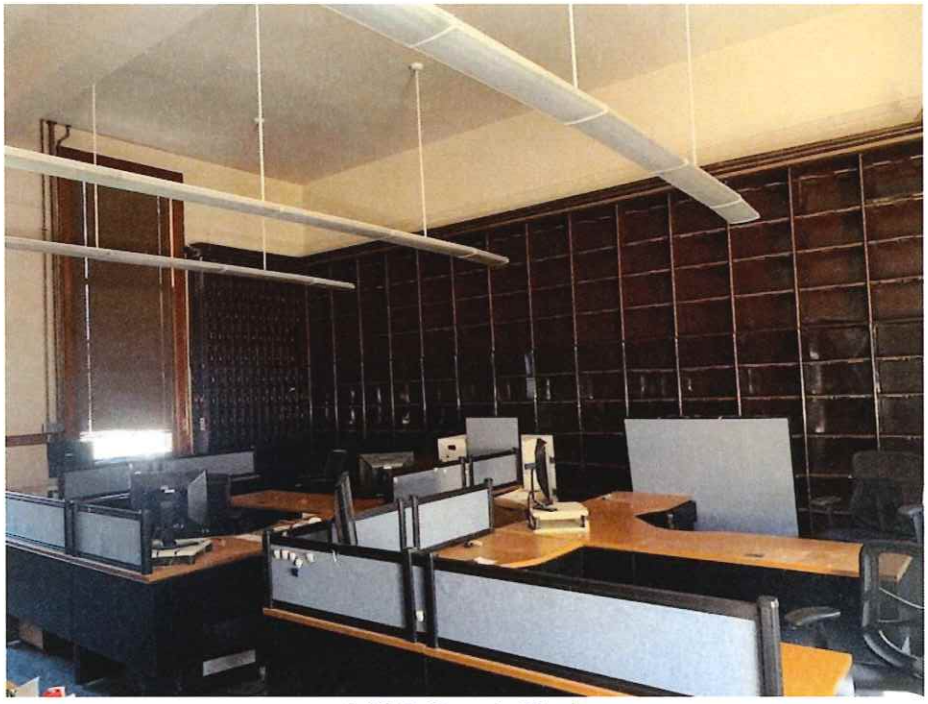
A202 to Vault A219



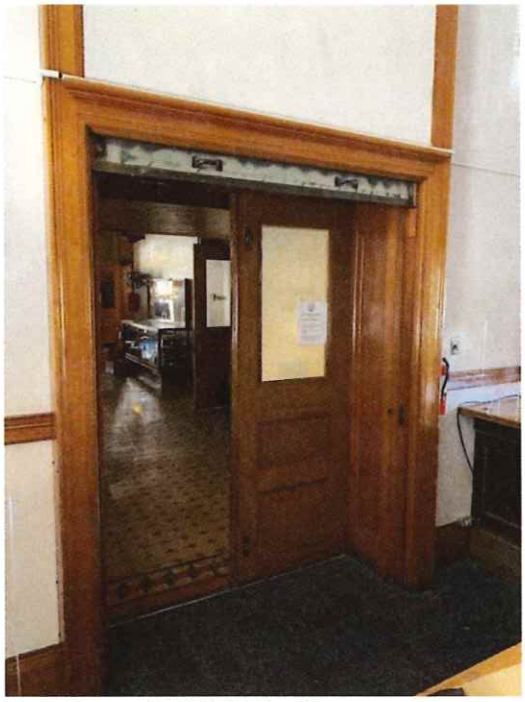
A219 Vault Records Room



A212 Court Clerk



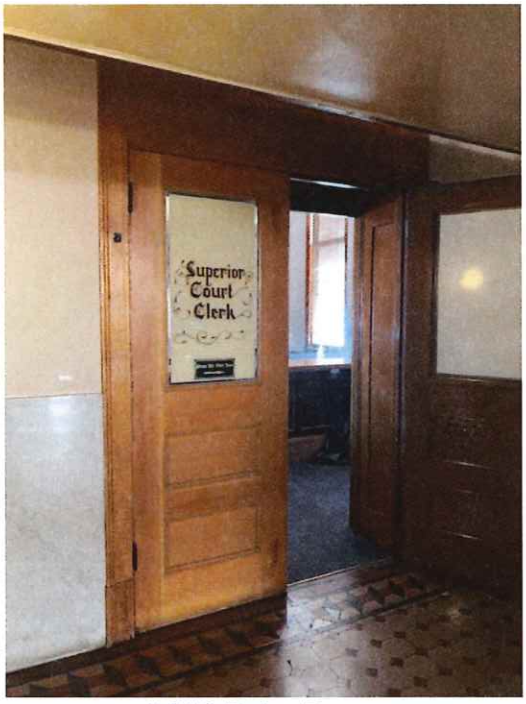
A212 Court Clerk



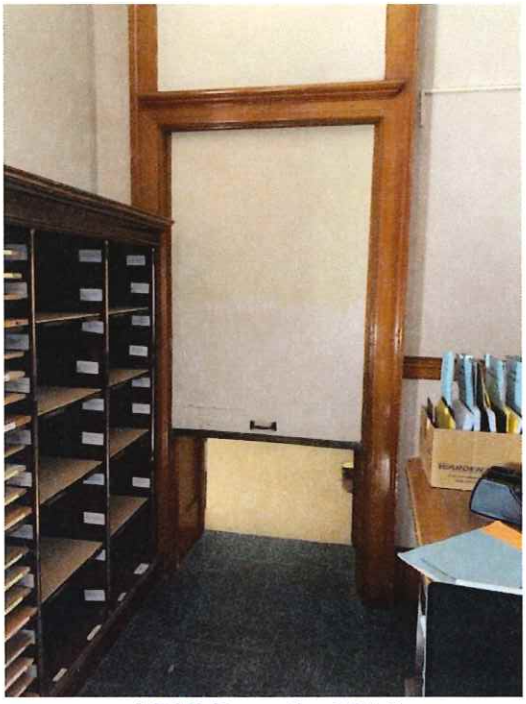
A212 Entry Doors



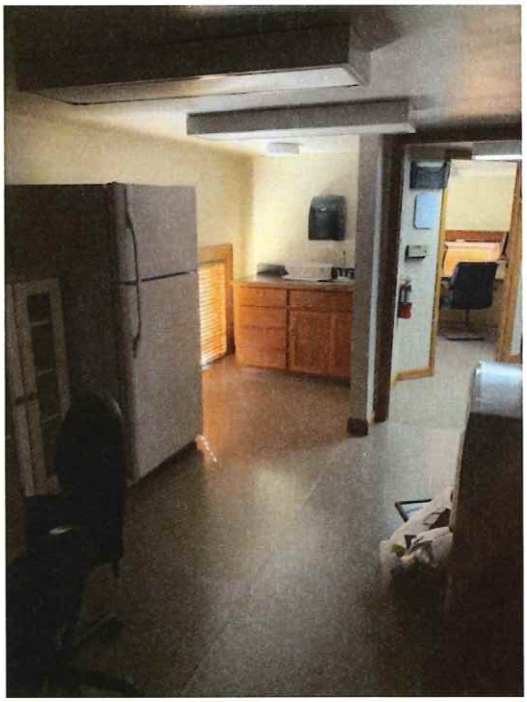
A212 Entry Door Detail



A212 Entry Doors



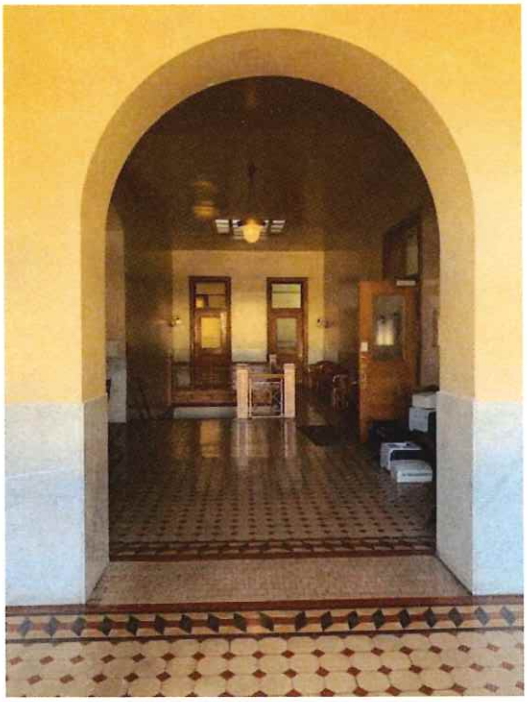
A212 Door to A210



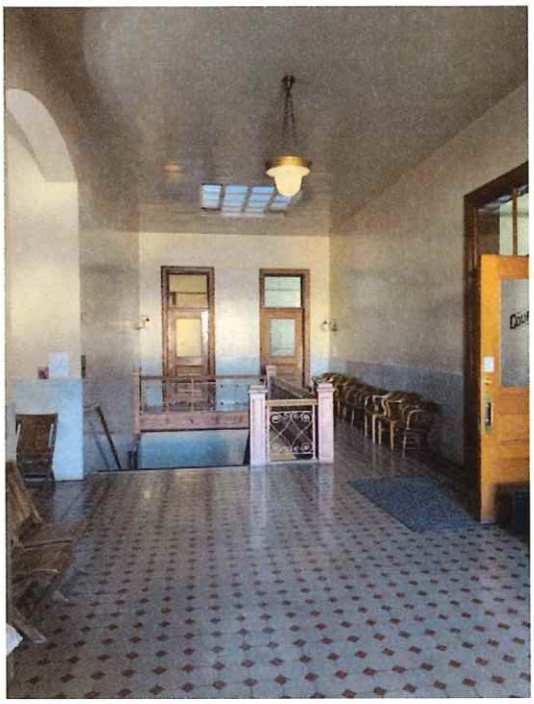
AM02 Mezzanine



AM02 Mezzanine



A301 Lobby



A301 Lobby



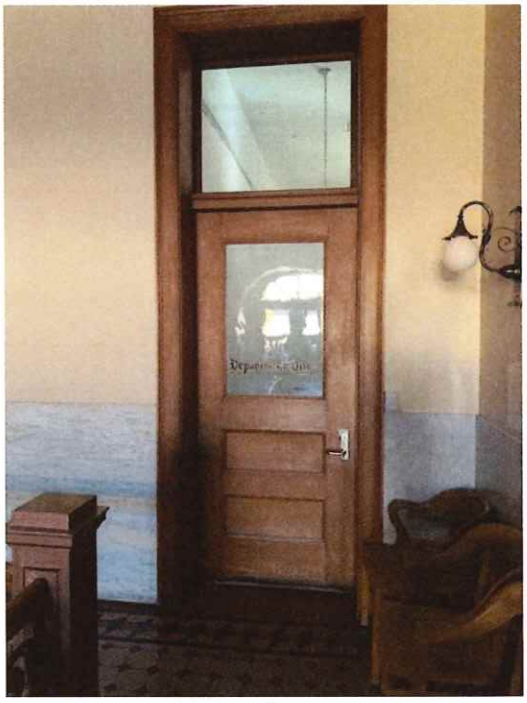
A301 Lobby



A301 Lobby



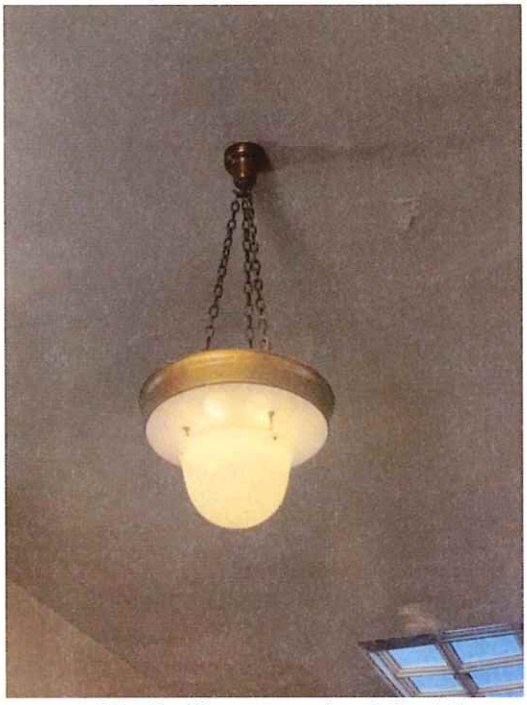
A301 Lobby Skylight



A308 Entry Door



A301 Wall Sconce



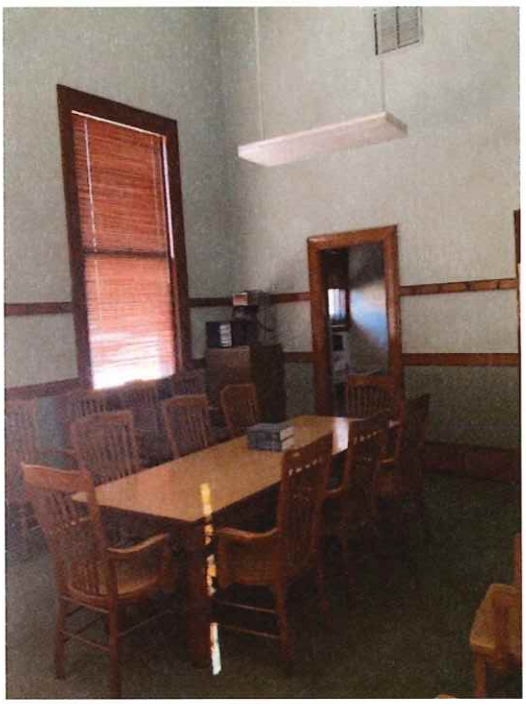
A301Ceiling Pendant Light



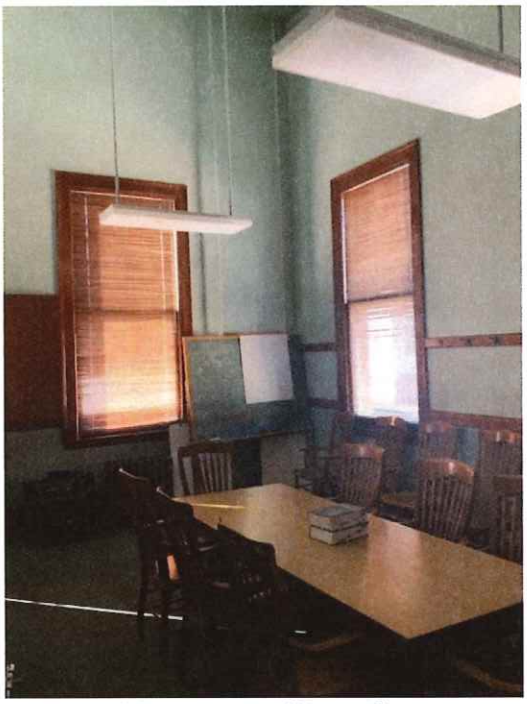
A304 Main Courtroom



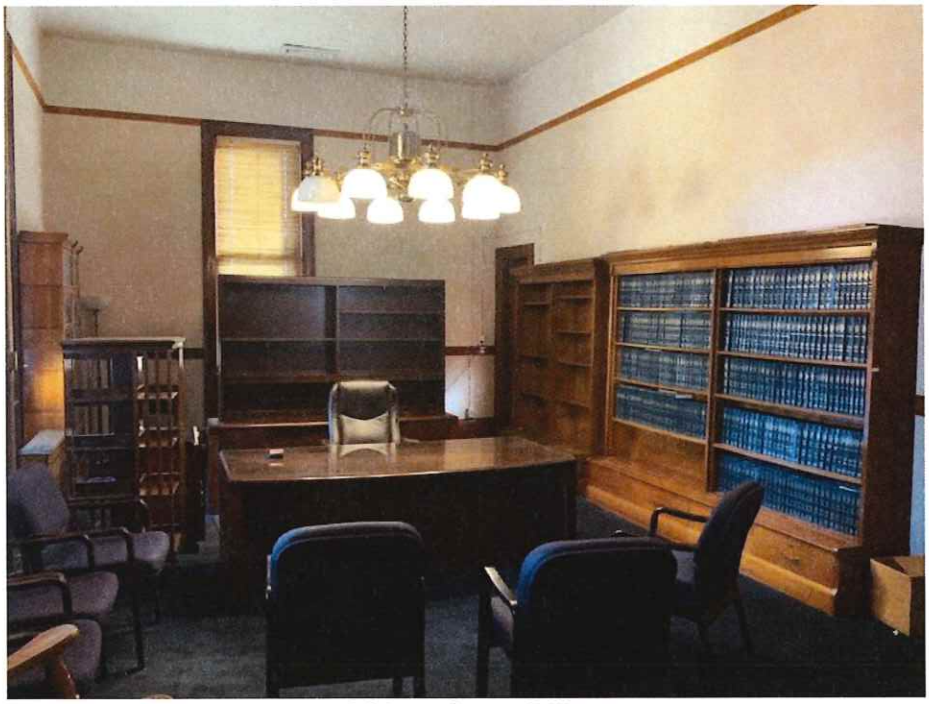
A304 Main Courtroom



A305 Jury Deliberations



A305 Jury Deliberations



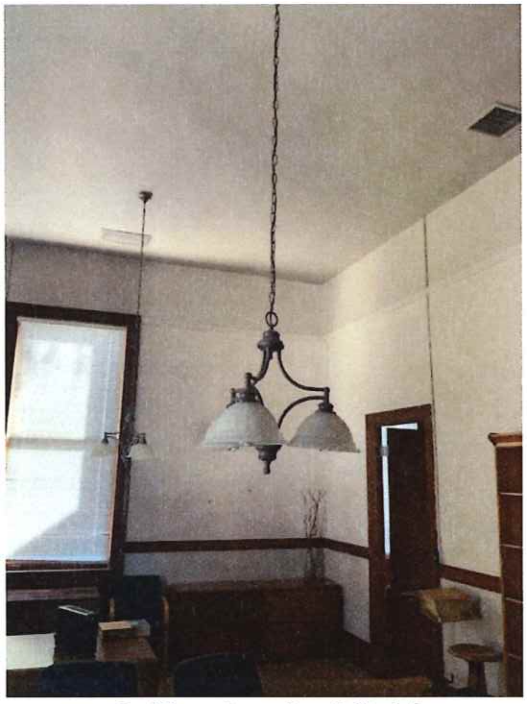
A309 Judges Office



Ceiling Pendant Light



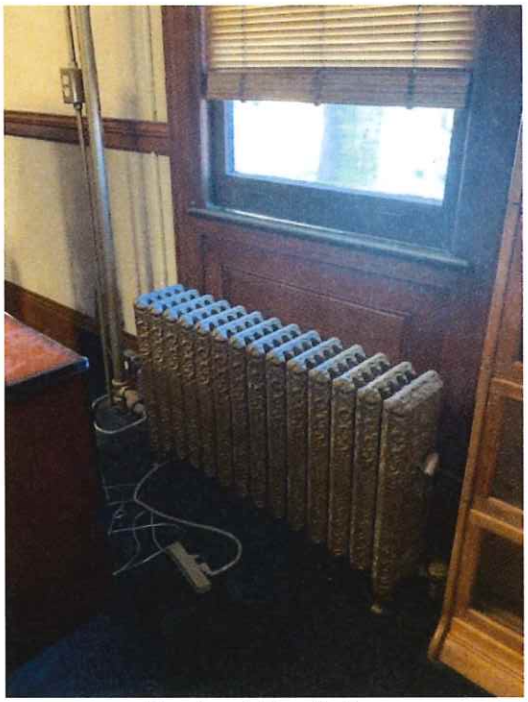
Ceiling Pendant Light



Ceiling Pendant Light



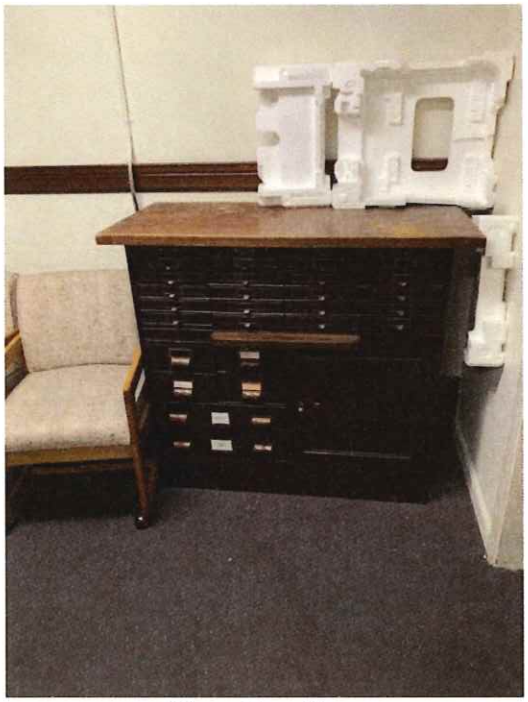
Typical Window and Trim



Typical Radiator



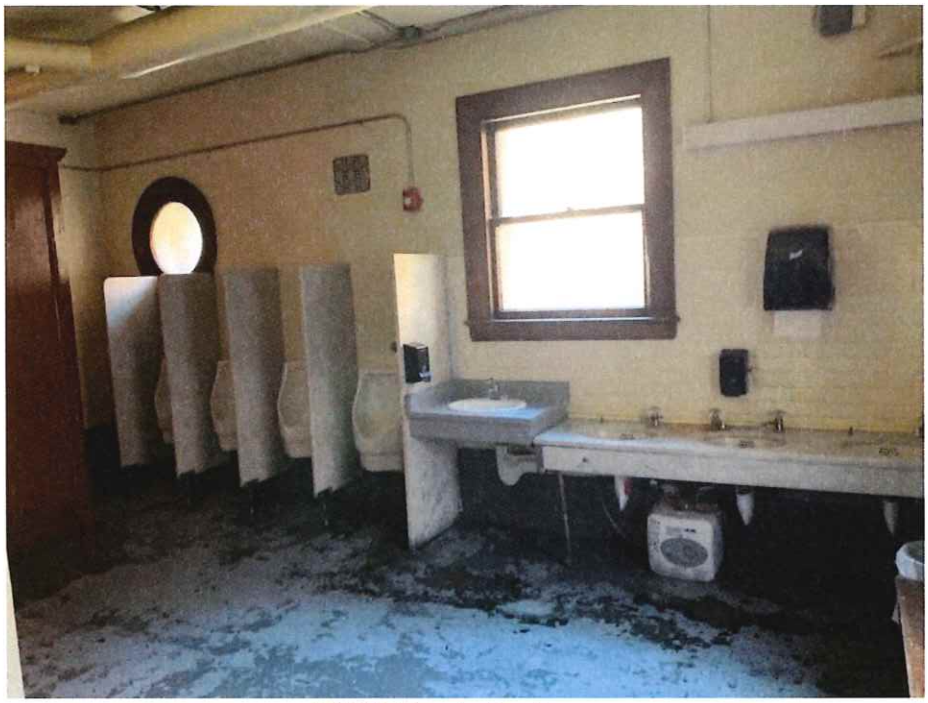
Misc. Furniture



Misc. Furniture



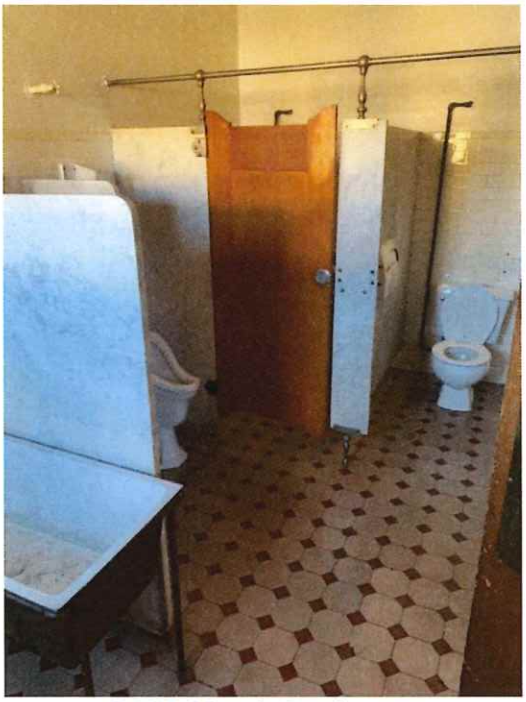
A109 Women's Restroom



A108 Men's Restroom



A311 Men's Restroom



A311 Men's Restroom

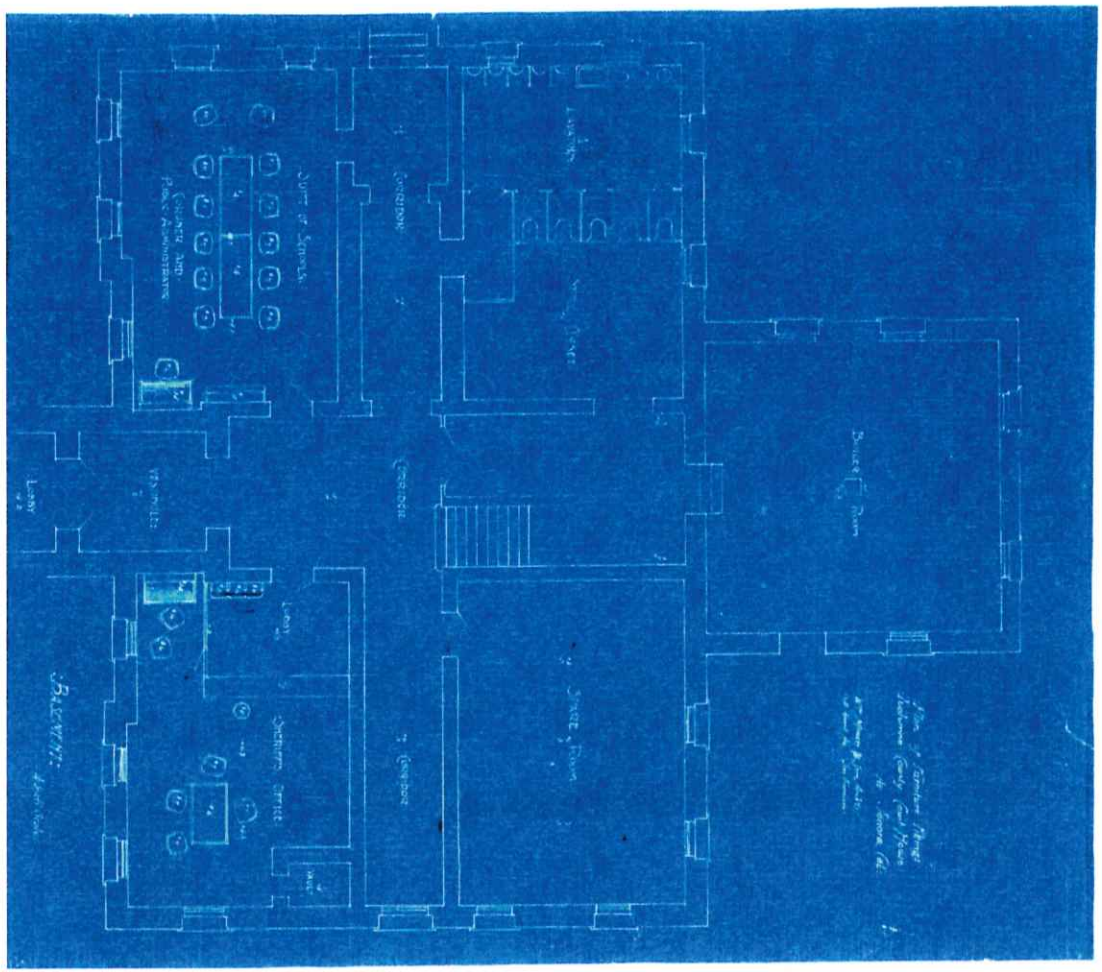


A303 Toilet Room

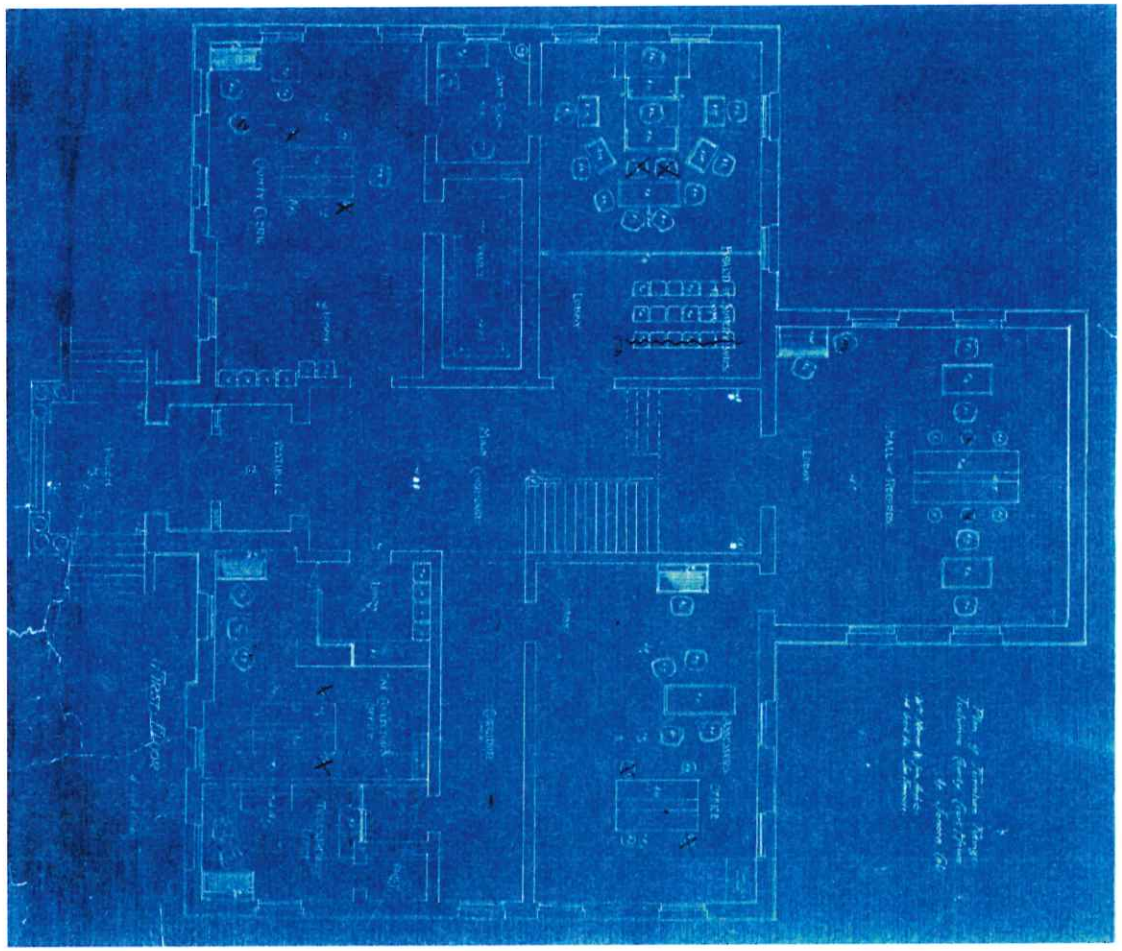


A303 Toilet Room

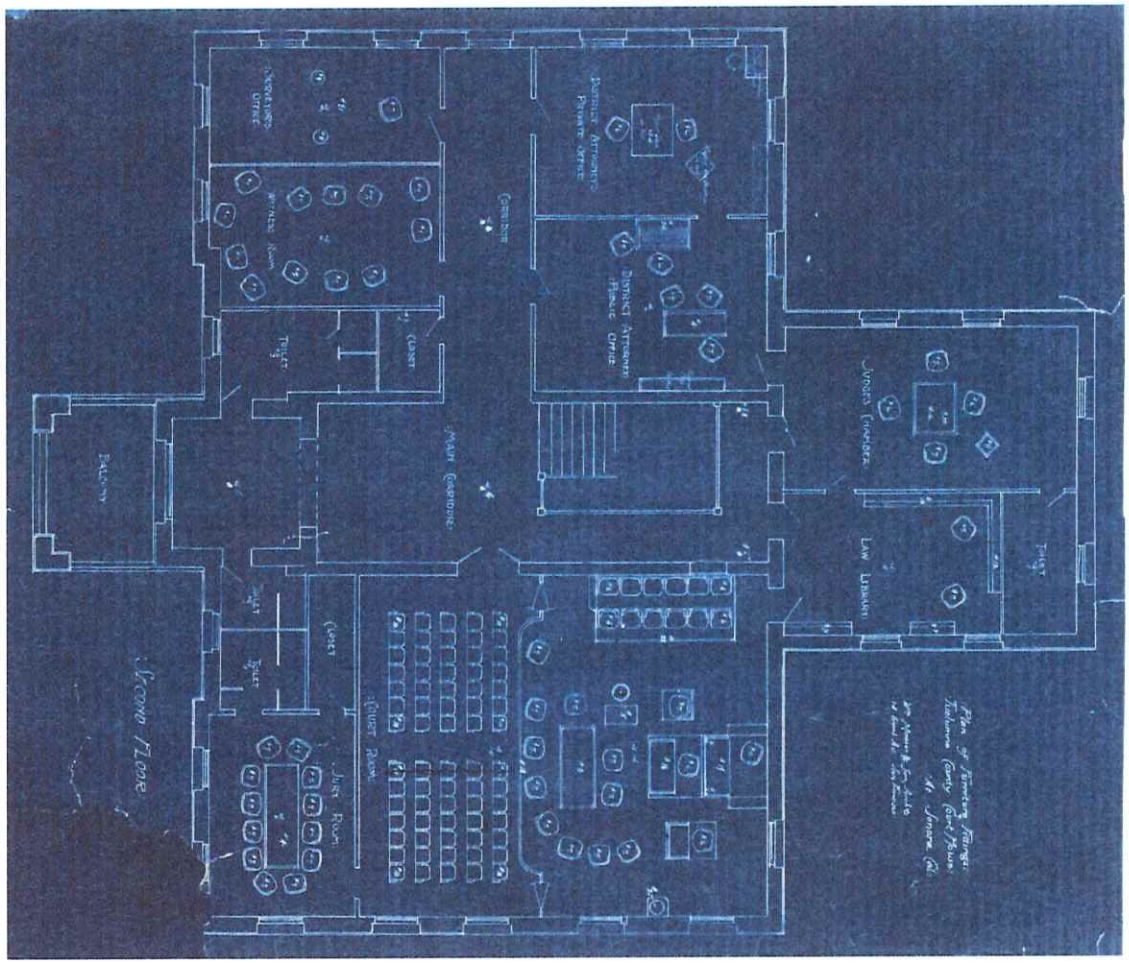
Appendix E – Original Construction Plans



LEVEL ONE



LEVEL TWO


Second Floor
Main Corridor
Balcony
Jury Room
Closet
Toilet
Law Library
Judges Chambers

LEVEL THREE

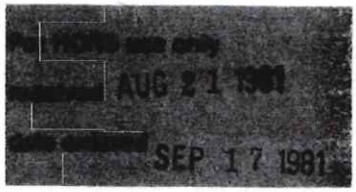
Appendix F – National Register Nomination – 1981

FHR-8-300 (11-78)

APPENDIX F

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Tuolumne County Courthouse

RECEIVED
JUN 26 1981
OHP

and/or common

2. Location

street & number 41 West Yaney Avenue ___ not for publication

city, town Sonora ___ vicinity of congressional district 14

state California 95370 code 06 county Tuolumne code 109

3. Classification

Category	Ownership	Status	Present Use	
___ district	_X_ public	_X_ occupied	___ agriculture	___ museum
_X_ building(s)	___ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	_X_ government	___ scientific
	___ being considered	_X_ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name County of Tuolumne

street & number 2 South Green St.

city, town Sonora ___ vicinity of state California 95370

5. Location of Legal Description

courthouse, registry of deeds, etc. Tuolumne County Recorder's Office

street & number 2 S. Green St.

city, town Sonora state California 95370

6. Representation in Existing Surveys

title ___ has this property been determined elegible? ___ yes ___ no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
X excellent	___ deteriorated	X unaltered	X original site
___ good	___ ruins	___ altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Tuolumne County Courthouse is located in the center of a square block in downtown Sonora bounded by North Norlin St., West Yaney Avenue, North Green Street and West Jackson Street. It is a three-story building with clock tower on the north side. The central block measures approximately 60' by 90' feet. Centered on the south side of the building is a three-story ell measuring 35 by 30 feet at the base and included as part of the overall dimensions of the building. The walls of the first floor, originally called the basement, are concrete scored to imitate stone. The second and third story walls are buff colored Roman pressed brick. Colusa sandstone is used for all water tables, lintels on the first floor, as accents to entrances on West Yaney Avenue and North Green Street, as trim around two round windows on the east side of the first floor and as a decorative element between the first and second floors where concrete and brick would otherwise meet. All windows designed to open are double hung.

The main entrance to the Tuolumne County Courthouse is via two curved concrete staircases flanking the first floor entry on West Yaney Avenue. The steps lead to a balconied entry portico supported by two groups of three stone Corinthian columns and two half-columns mounted flush on the north wall. Two copper-sheathed oak doors with beveled glass panes provide egress to the second floor from a recessed arched alcove. This elevation (northern) is the most ornate because the building's main entrance is there. On the third floor of the northern elevation is a fan light window with door unit leading from a hallway onto a landing area that is the roof of the main entrance below. The clock tower rises 88 feet above street level on the northern elevation and features small windows with balconies on three sides, clocks facing all four points of the compass and finally a bell that still chimes every hour covered by a small dome. A weathervane sits atop the dome.

The western elevation is notable for the introduction of three arched windows. The southern elevation features an ell with recessed areas on the second floor where windows could have gone. Instead, they are filled in with bricks, giving added fire protection to the valuable papers on file in the Recorder's office. There is a utility entrance on the first floor of the ell. The eastern elevation is almost completely obscured by evergreen trees; however, this side features two round windows framed in sandstone. The windows flank an entrance to the first floor. The roof of the Tuolumne County Courthouse is covered with sheets of red metal which was channeled and in some places (ridges) embossed to imitate terra cotta tile. The building's architecture can be characterized as being classical revival.

Elements of note in the interior of the second and third floors are floor tiles imported from Europe, wainscoting fashioned from local (Columbia) marble, 16-foot ceilings and the continuation (from the first floor) of a cast iron stairway with local marble treads. All doors leading into offices and rooms on all three levels are pine with a single glass pane and wood panels below. There are three built-in safes in the building. The building cost $105,000 to complete, including furnishings.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED AUG 21 1981
DATE ENTERED SEP 17 1981

CONTINUATION SHEET ITEM NUMBER 7 PAGE 1

A concrete retaining wall surrounds the property and abuts sidewalks on all four sides of the property. Portions of the south and north walls and all of the west wall are capped with a decorative wrought iron fence. Iron lamp posts are mounted on the southeast and northeast corners of the wall. Four evergreen trees planted in 1930 replaced original palm trees along the east side although one original palm can be found in the southeast corner of the ell.

The only alterations of significance occured from 1967 to 1970 when three offices were given mezzanines by the insertion of a floor halfway between original 16-foot ceilings and original floors.

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	X politics/government	___ other (specify)
		___ invention		

Specific dates 1898-1900 **Builder/Architect** Wm. Mooser and Son, Architects

Statement of Significance (in one paragraph)

Since its completion in the Spring of 1900, the Tuolumne County Courthouse has symbolized county government to the residents of this part of California's Gold Rush country. The building, designed by the San Francisco architectural firm of Wm. Mooser and Son, housed all departments of Tuolumne County government: clerk, assessor, treasurer, tax collector, recorder, superior court, sheriff, district attorney, surveyor, superintendent of schools, coroner and public administrator. It replaced a two-story wooden frame building that was the original courthouse and that had stood on the same site since 1853. In choosing the plans of Wm. Mooser and Son architects over nine others that had been submitted, the Tuolumne County Board of Supervisors began a construction project that was destined to provide larger, more efficient working areas for county employees and a building where valuable records and documents could be stored with the assurance of safety and protection from fire. The public, which had voiced concern over the delapidated condition of the original courthouse and its lack of sufficient space, gained a handsome and imposing building that endures today, 82 years later, as an integral part of county government and with its architectural integrity virtually intactr dThis architecturally significant structure, a landmark in the heart of downtown Sonora, is part of the legacy of Wm. Mooser and Son, architects, a respected Northern California firm. Wm. Mooser, Jr., the principal, was the son of Wm. Mooser, a native of Switzerland who died in 1896. The younger Mooser was San Francisco City Architect and is credited with organizing The City's Bureau of Buildings.

9. Major Bibliographical References

The Union Democrat newspaper, 1897-1900
The Tuolumne Independent newspaper, 1897-1900
San Francisco, A Brief Biographical Sketch of Some of the Most Prominent Men who Will Preside Over Her Destiny for at Least Two Years. Compiled by Evarts I. Blake. San Francisco: Pacific Publishing Co., 1902.

10. Geographical Data

UTM NOT VERIFIED

Acreage of nominated property .3660 acre

Quadrangle name Sonora

Quadrangle scale 1:24000

UMT References

	Zone	Easting	Northing
A	10	729830	4207240
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification

The Tuolumne County Courthouse is being nominated as a single building. It occupies a city block bounded by North Norlin St., West Yaney Ave., North Green St. and West Jackson St.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Sharon Marovich, President

organization Tuolumne County Historical Society date June 11, 1981

street & number P. O. Box 695 telephone (209) 532-1733

city or town Sonora state California 95370

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K. McElhone

title SHPO date 8/11/81

For HCRS use only

I hereby certify that this property is included in the National Register

Entered in the

National Register

for Keeper of the National Register

Attest:

Chief of Registration

GPO 938 835

EXHIBIT "A"

All that certain real property situated in the State of California, in an incorporated area of Tuolumne County, lying within Section 36, T. 2 N., R. 14 E., M.D.B.& M., being all of Block 40, in the City of Sonora, as surveyed by Beauvois and Dart, under contract of March 2, 1872, recorded in Volume 1, Pages 1-114, of Field Notes of Incorporated Cities and Towns of Tuolumne County, Tuolumne County Records, and being more particularly described as follows:

Beginning at the southwest corner of Block 40, City of Sonora, which bears N. 28° 30' W., a distance of 32.10 feet from the northwest corner of Block 39, City of Sonora,

thence, N. 31° 30' W., a distance of 110 feet,

thence, N. 0° 15' W., a distance of 14 feet,

thence, N. 21° E., a distance of 14 feet,

thence, N. 57° 15' E., a distance of 107.6 feet,

thence, S. 34° 45' E., a distance of 73.1 feet,

thence, S. 29° 15' E., a distance of 49.2 feet,

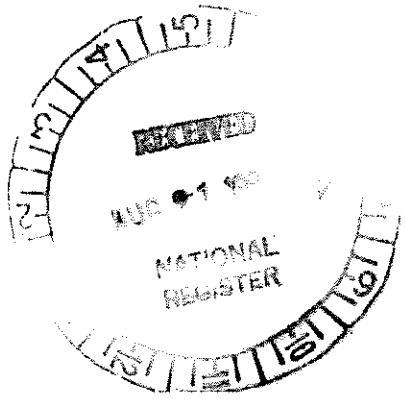
thence, S. 54° 30' W., a distance of 127.6 feet to the point of beginning. Said parcel contains .3660 acres, more or less.

APPROVED AS TO DESCRIPTION:

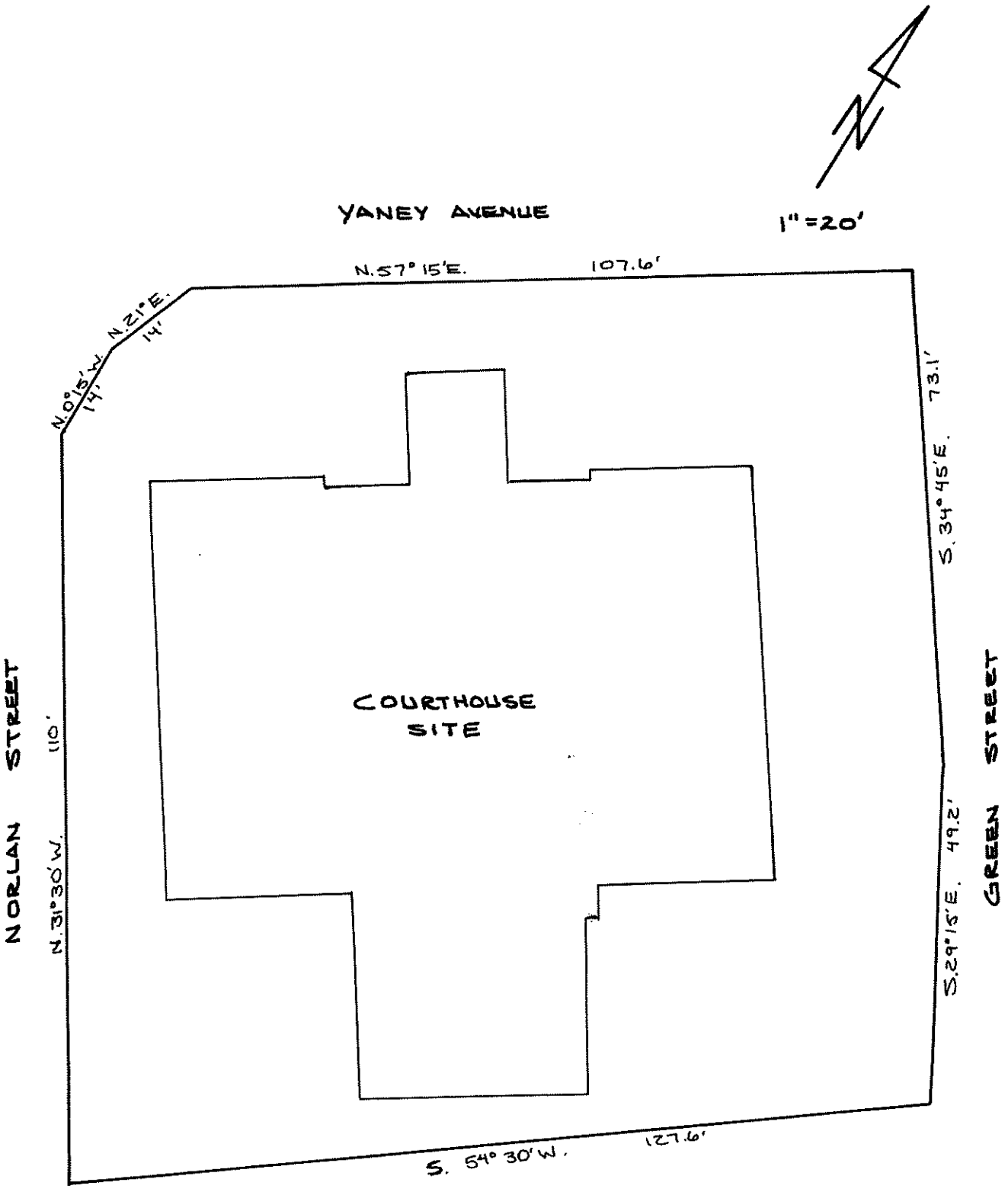
Cyrus A. Hoblitt

CYRUS A. HOBLITT, L.S. 4377
County Surveyor
County of Tuolumne

June 1981



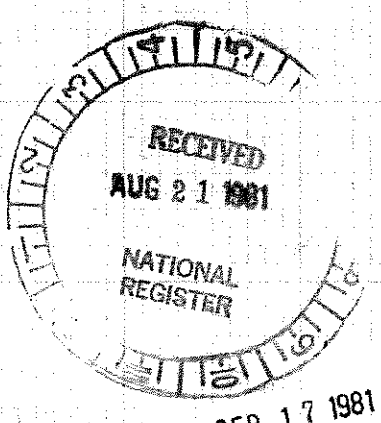
SEP 17 1981



TUOLUMNE COUNTY COURTHOUSE SITE
BLOCK 40 CITY OF SONORA, CALIFORNIA

ACREAGE = 15944 SQ.FT.
.3660 AC.

Assessor's parcel number: 01-170-01



SEP 17 1981

DUE after 9/16/81 — 10/5/81

dnr-3

Name Tuolumne County Courthouse

State, County CA, TUOLUMNE

Working Number 8.21.81.309

Fed Nom or Request—Agency

Federal Register Date 2.2.82

8100182

✓ Nomination
__ Determination of Eligiblity
__ On Nomination Form

✓ Bldg(s)
__ Site
__ Object
__ Structure
__ District

Within:
__ Multiple Resource Area
__ Thematic Group

Maps 1,1
Photos 5

Nomination prepared by:
__ State Staff
__ Local
✓ Other

Action: Entered in the National Register
✓ ACCEPT 9/17/81
__ RETURN ____
__ REJECT ____

Check if Appropriate:
__ State Request for Review
__ Keeper's Decision to Review
__ 2nd Return

I. Evaluation of Resource (cont. on back if necessary)

II. Evaluation of Nomination

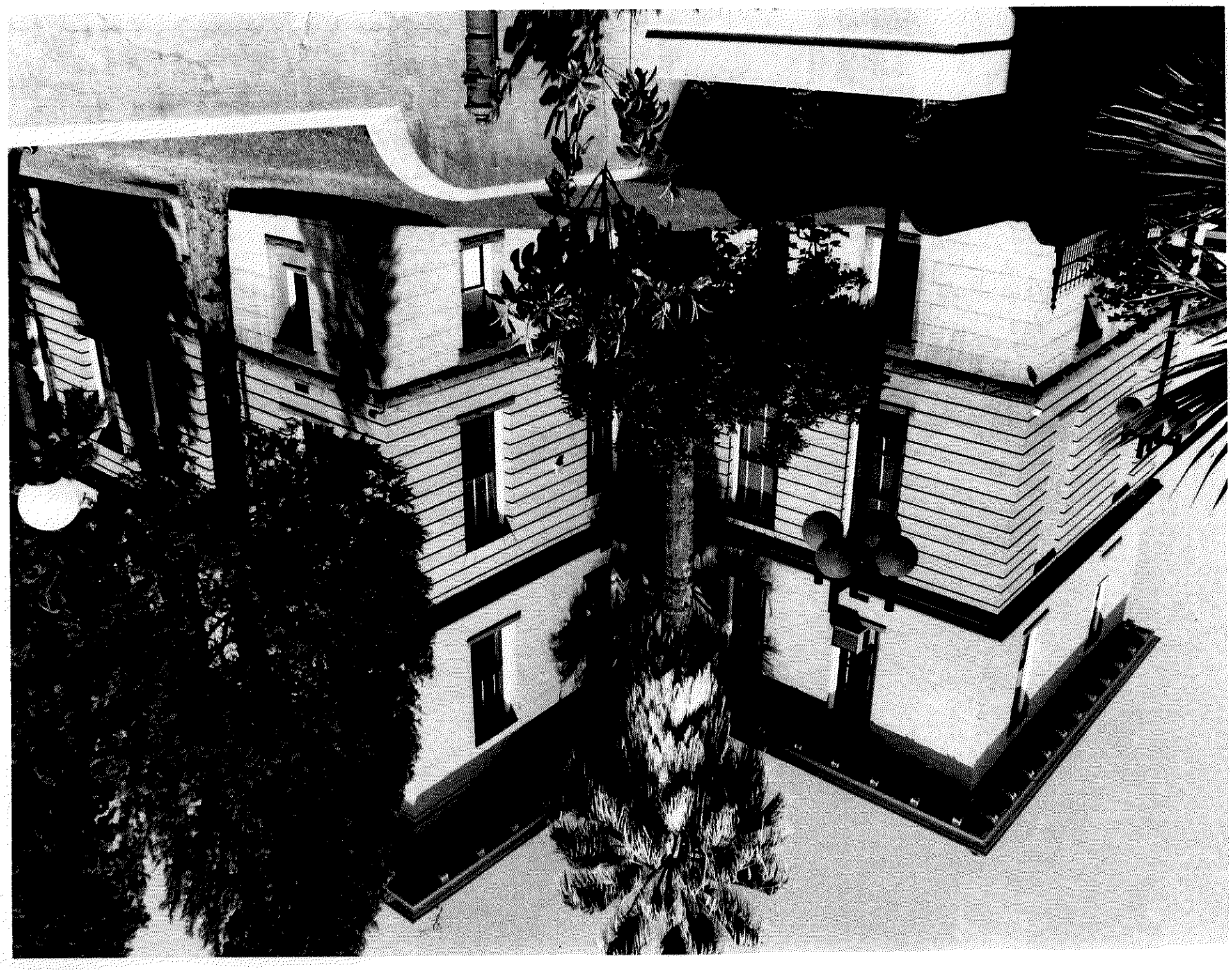
	Good	Adequate	Poor	Comments
1. Descriptive Statement Short Format __ Yes __ No				
2. Significance Statement Short Format __ Yes __ No				
3. Concepts/Integrity				
4. Concepts/Criteria				
5. Concepts/Boundaries				
6. Contextual Evaluation				

General Comments (cont. on back if necessary):

Reviewer/Date _____ See Attached __

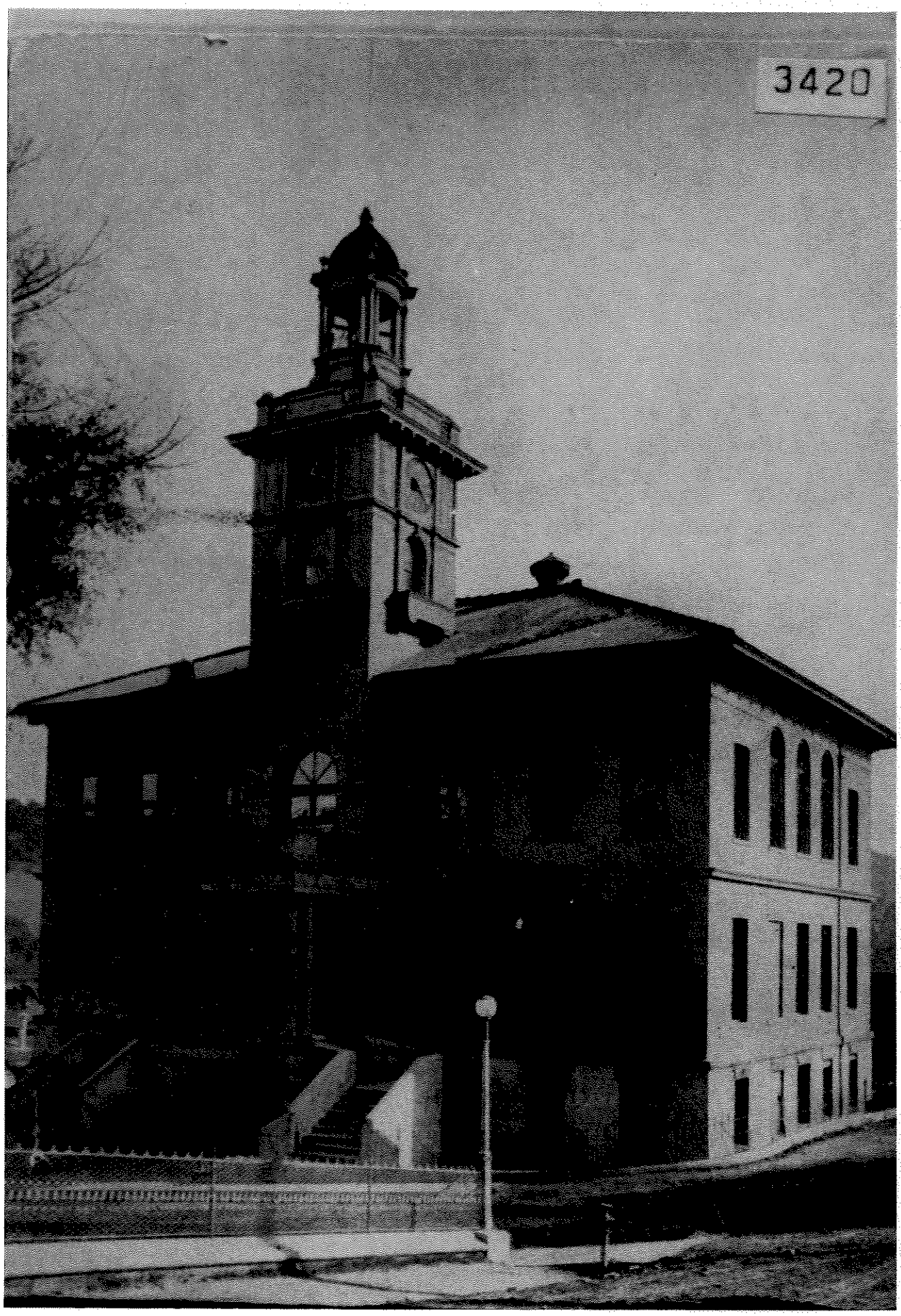
National Park Service U.S. Department of the Interior

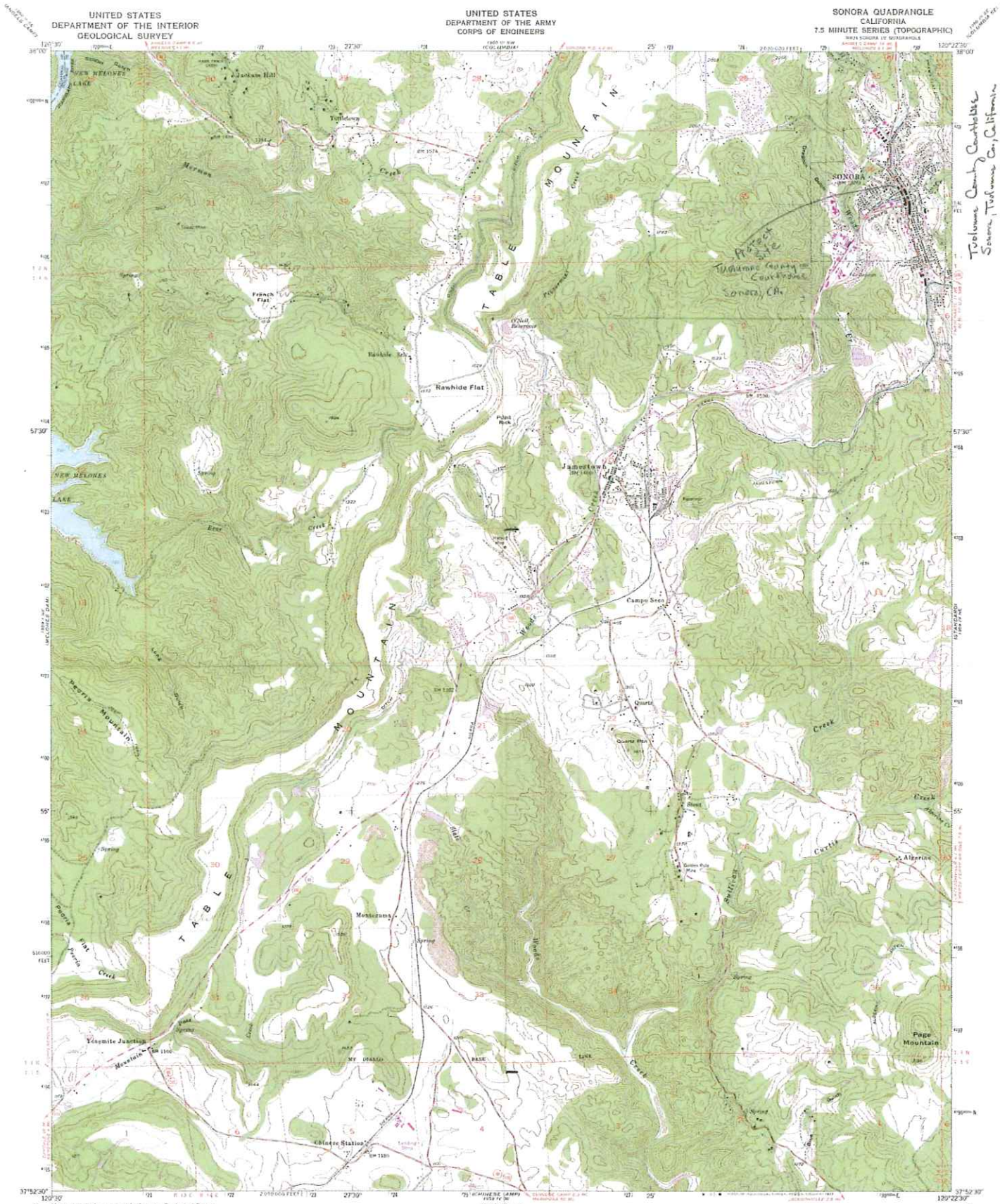









3420


UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY
UNITED STATES
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS
SONORA QUADRANGLE
CALIFORNIA
7.5 MINUTE SERIES (TOPOGRAPHIC)
TABLE MOUNTAIN
SONORA
Jamestown
Rawhide Flat
Campo Seco
Columbia
Algerine
Chinese Station
Yosemite Junction
Page Mountain
Peoria Mountain
NEW MELONES LAKE
Tuolumne County Courthouse
Sonora, CA.
Tuolumne County, California
Sonora, Tuolumne Co., California
UTM: 10/728930/4207270
Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography from aerial photographs by multiplex methods
Aerial photographs taken 1945 Field check 1946
Polyconic projection. 1927 North American datum
10,000 foot grid based on California coordinate system, zone 3
1000-meter Universal Transverse Mercator grid ticks, zone 10, shown in blue
SCALE 1:24000
CONTOUR INTERVAL 50 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST
ROAD CLASSIFICATION
Medium duty
Light duty
Unimproved dirt
State Route
SONORA, CALIF.
N3752.5—W12022.5/7.5
1945
PHOTOREVISED 1973
AMS 1058 IV NW—SERIES V895
RECEIVED
AUG 21 1981
NATIONAL REGISTER
SEP 17 1981

STATE OF CALIFORNIA—THE RESOURCES AGENCY

EDMUND G. BROWN JR., Governor

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
POST OFFICE BOX 2390
SACRAMENTO, CALIFORNIA 95811

August 11, 1981

Ms. Carol Shull
Acting Keeper of the National Register
National Park Service
Department of the Interior
440 G Street, NW
Washington, DC 20240

Dear Ms. Shull:

We submit the Tuolumne County Courthouse for nomination to the National Register of Historic Places. This nomination is located in Tuolumne County in the 14th California Congressional District. This property is publicly owned.

Sincerely,

Dr. Knox Mellon
State Historic Preservation Officer

enclosure

sdm



ENTRIES IN THE NATIONAL REGISTER

STATE CALIFORNIA

Date Entered SEP 17 1981

Name	Location
Tuolumne County Courthouse	Sonora Tuolumne County

Also Notified

Honorable Alan Cranston
Honorable S. I. Hayakawa
Honorable Norman D. Shumway
Western Region, NPS

State Historic Preservation Officer
Dr. Knox Mellon
State Historic Preservation Officer
Office of Historic Preservation
California Department of Parks
and Recreation
P.O. Box 2390
Sacramento, California 95811

NR Eady/ts/9-23-81
For further information, please call the National Register at (202) ~~343-8401~~ 272-3504

Appendix G – National Register Nomination Amendment – 2007

APPENDIX G

NPS Form 10-900a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section _____ Page ___

==========

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 07000695 **Date Listed: 9/19/2007**

Tuolumne County Courthouse (Boundary Increase)	Tuolumne	CA
Property Name	County	State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Signature of the Keeper	Date of Action
	9/19/2007

==========

Amended Items in Nomination:

Resource Count:
The Resource Count is revised to read only: *one contributing site.*
[The courthouse building noted under Previously Listed Contributing Resources is not included in the Boundary Increase area and should not be included in the count as part of this nomination. The associated monuments and shelters (historic and non-historic) located in the park are not of sufficient scale or design to merit individual resource counts; they are effectively considered part of the one contributing site.]

Historic/Current Functions:
The functions are amended to read: *Landscape--Park.*

U. T. M. Coordinates:
The correct U. T. M. Coordinate for the boundary increase area is: *10 729850 4207240*

Verbal Boundary Description/Justification:
The verbal boundary description is amended to add: "The boundary increase area also includes that portion of the North Green Street right-of-way that separates the site of the courthouse proper from the landscaped park."
[The inclusion of the right-of-way is necessary to create a contiguous property. While the street contains no particularly significant contributing resources, it effectively links the two component pieces of the historic courthouse complex and represents an elemental part of the historic site and setting of the property within downtown Sonora.]

These clarifications were confirmed with the CA SHPO office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

NPS Form 10-900
(Oct.1990)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

RECEIVED 2280
JUN - 5 2007
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

695

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Tuolumne County Courthouse (Boundary Increase)

other names/site number Courthouse Square

2. Location

street & number Square block bounded by N Washington St (SR 49), W Yaney Ave, N Green St, W Jackson St N/A☐ not for publication

city or town Sonora N/A ☐ vicinity

state California code CA county Tuolumne code 109 zip code 95370

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is: Signature of the Keeper Date of Action

☒ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain): _____

9/19/2007

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 3 Page 1

Tuolumne County Courthouse (Boundary Increase)
Tuolumne County, CA

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this Amendment meets the National Register Criteria. I recommend that the boundary for this property be increased to include Courthouse Square, APN 001-180-01-00, and consider the property significant at the local level in the areas of social history and landscape architecture with the periods of significance, 1936-1956 and 1936.

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

1 JUN 2007
Date

California Office of Historic Preservation
State and Federal agency and bureau

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☐ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☐ building(s)
- ☐ district
- ☒ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
1		sites
		structures
		objects
2	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

Landscape

Current Functions
(Enter categories from instructions)

Landscape

7. Description

Architectural Classification
(Enter categories from instructions)

No Style

Materials
(Enter categories from instructions)

foundation N/A
roof N/A
walls N/A
N/A
Other stone, concrete, earth

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "X" in all the boxes that apply.)

Property is:

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or a grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)
Landscape Architecture
Social History

Period of Significance
1936-1956

1936

Significant Dates

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder
Ralph, Frank J.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):
- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data
- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- X Other

Name of repository:
Tuolumne County History Center

10. Geographical Data

Acreage of Property 0.26±

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	10	729880	5402400	3			
2				4			

☐ See continuation sheet.

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Sharon Marovich

organization Tuolumne Heritage Committee date 30 October 2006

street & number 24 S. Washington St. telephone (209) 532-6937

city or town Sonora state CA zip code 95370

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Craig Pedro, County of Tuolumne

street & number 2 S. Green St. telephone (209) 533-5511

city or town Sonora state CA zip code 95370

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Narrative Description

Courthouse Square in the heart of Sonora's historic, Gold Rush commercial district is a square block in size and is bounded by N. Washington St. (SR 49), W. Yaney Avenue, N. Green Street, and W. Jackson Street. Since its construction in 1936 it has been used continuously by the public for rest and relaxation, various political and civil gatherings, and as a short cut between the Tuolumne County Courthouse, Veterans Memorial Hall and other nearby historic buildings. It retains virtually all of its original appearance except for the addition of a commemorative monument on the north edge, a small wooden shelter for people waiting for public transportation on the south edge, a brick fountain (replacing an original fountain of unknown design) on the east edge, the substitution of plant materials in the center circle to replace those that did not thrive, a small stone plaque flush with the ground in the center circle, an above ground electrical panel near the southwest corner, three parking meter poles along N. Green Street, a stop sign and two parking limit signs also along N. Green Street. While the above may seem like many changes, they are small in scale, thus enabling Courthouse Square to retain its original integrity of appearance, feeling and historical associations with the community.

Courthouse Square measures 101.7 feet on its north side, 114.8 feet on its east side, 101.4 feet on its south side and 120.2 feet on its west side. Four diagonal pathways composed of 10-inch by 20-inch marble pavers (local, Columbia marble) laid lengthwise begin at each of the four corners of Courthouse Square and terminate 8½ feet from a center circle that is 14 feet 6 inches in diameter. The space between where the pathways end and the 4-inch rounded concrete curb around the circle is a larger circle paved with the same material. Original plant materials in the circle died as trees in the four sections created by the pathways matured and reduced available sunlight. Various attempts over the years to successfully re-vegetate the circle have failed and today a few ferns and a rose bush are there.

A monument to the square's designer, County Supervisor Frank J. Ralph, is located on the north edge of the square. Mineral specimens collected by the public from throughout Tuolumne County compose most of the monument which has a marble plaque on its north face which reads:

> "In Honor of Frank J. Ralph, Loyal Son of Old Tuolumne. Faithful public servant, ardent lover of nature, who designed and created this restful spot known as the Courthouse Square for the pleasure and enjoyment of future generations. Dedicated by the County of Tuolumne as a loving memorial to a worthy son. 1943."

The monument with pedestal on top for a potted plant was designed and made by Lewis A. Nesler whose name appears in the lower right corner of the Columbia marble plaque. Supervisor Ralph died in 1941 and this monument was erected and dedicated in October 1943.

Two original cast iron light poles on blocks of Columbia marble 22 inches square and 8 inches tall are near the circle in the center of the square and a tall, wooden original flagpole is also nearby. A water fountain of unknown design was centered along the east edge of Courthouse Square but repeated vandalism caused it to be replaced in the 1970s with a brick water fountain.

The four sections of the square created by the diagonal pathways feature green grass beneath trees selected by Supervisor Ralph and planted in 1936. The western section of the square has two London Plane trees (*Plantatus acerifolia*) next to the pathways in the north and south corners; a blue Atlas cedar (*Cedrus atlantica* 'Glauca') centered on the western side; an incense cedar (*Calocedrus decurrens*) near the circle. The northern section has two London plane trees at each corner, a Coast Redwood (*Sequoia sempervirens*) and Deodar cedar (*Cedrus deodara*) on each side of the Ralph monument and a Jeffrey pine (*Pinus jeffreyi*) and western juniper (*Juniperus occidentalis*) near the flagpole. On the eastern side are three London plane trees indented from the east edge, a Douglas fir (*Pseudotsuga menziesii*) near the circle and a Burkwood viburnum (*Viburnum burkwoodii*) left of center. On the southern side there are two London plane trees next to each end of the pathways, an Atlas or Lebanon cedar (*Cedrus atlantica* 'Glauca' or *Cedrus libani*) near the center of the south edge of this section and a giant redwood (*Sequoiadendron giganteum*) near the circle. Two xylosma tree shrubs flank the Atlas or Lebanon cedar. Original dwarf privet hedges (*Ligustrum ibolium* 'Variegata') line each side of all of the pathways in the square and are trimmed to about 3 feet in height. At the edge of all of the pathways is a 3-inch high rounded concrete curb. Original metal benches (6 feet long) and painted green are located midpoint along each pathway. The pathways end 8½ feet from the concrete curb of the circle. At that point the pathways (6'5" wide) meet marble pavers (24" by 26" by 12"-each of two edges) which circle around in several courses until they reach the circle's curb. In summary, four diagonal, original marble paved pathways begin at each of the square's corners, divide the square into four roughly equal compartments which are landscaped with London plane trees around the four edges of the park and evergreens closer to the circle. Some of the trees are native to Tuolumne County and were collected by Supervisor Ralph, the square's designer. All trees and shrubbery are original to the park; no trees have been removed or added. Sonora resident Louis Antonini was the mason who laid the marble pavers, and all marble pavers are original.

Summary Paragraph

The Tuolumne County Courthouse was listed in the National Register in 1981at the local level of significance under Criterion A in the area of government, and Criterion C in the area of architecture. The periods of significance were 1875-1899, and 1900-1924. In 1981 the applicant for the Tuolumne County Courthouse was only interested in nominating the courthouse and had not considered nominating Courthouse Square. With this nomination, the applicant is increasing the boundary of the Tuolumne County Courthouse to include Courthouse Square, located across the street from the Courthouse in Sonora, Tuolumne County. Including Courthouse Square within the boundary also gives two additional periods of significance, 1936 and 1936-1956 (an arbitrary cut-off date), and two new areas of significance – landscape architecture and social history. The level of significance will remain the same as when the Courthouse was listed in 1981.

Statement of Significance

"In the United States, the public square traces its roots to early eighteenth century settlements along the east coast, but these typically did not contain courthouses. The courthouse square serves a number of purposes both past and present. In addition to being a showcase for memorials...the square serves as a gathering place for festivals, demonstrations, and commerce."[1] County courthouses usually stand in, or face some special, designed open space.[2] The antecedents of Tuolumne County's Courthouse Square can be found in many county seats. The courthouse square as a designed, public open space gives shape to the center of the county seat. The close proximity of the courthouse to the square demonstrates the square's central role in the life of the county.

The first Tuolumne County Courthouse (1853) was located exactly where the current, National Register listed courthouse (1898) is located. However, when these buildings were constructed the block directly to the east (Courthouse Square site) was occupied. From 1853 until 1861 the elegant Placer Hotel occupied the northern half of the block and the Union Saloon occupied most of the southern portion. A fire in 1861 wiped out both buildings. A wooden social hall, Turn Verein Hall, was moved onto the former location of the Placer Hotel from another site and a two-story brick building rose where the Union Saloon had stood. The first mention in the Board of Supervisors' minutes of County acquisition of the property for a park or "court house yard" occurred at the supervisors' August 2, 1915 meeting, however, the Courthouse Square project languished for a number of years. The Board approved purchasing Turn Verein Hall, a small vacant parcel and the Union Saloon building, thus becoming the owner of the future Courthouse Square site. The Board sold the Turn Verein Hall for $57 to an individual who tore it down. The tenants of the two-story brick building-the Union Saloon and the First National Bank-were asked to leave in

[1] Historic Landmarks Foundation of Indiana, "About Courthouse Squares," available online at http:///www.in.gov/judiciary/citc/museum/virtual-tours/courthouse-squares.html, accessed January 10, 2007.
[2] Edward T. Price, "The Central Courthouse Square in the American County Seat," in *Common Places: Readings in American Vernacular Architecture*, ed. Dell Upton and John Michael Vlach (Athens: University of George Press, 1986), 125.

1917. In 1920 the local American Legion post received permission from the supervisors to build a wooden platform where Turn Verein Hall had stood for dances and other events. The platform was completed in time for the 1920 Fourth of July parade. Supervisors voted in 1921 to move the county history exhibit and the Agricultural Commissioner's office into the two-story building, also referred to as the Armory building because it was a meeting place of the Home Guard during the Civil War. These activities in the early 1920s began the site's association as a community gathering spot.

Supervisor Frank J. Ralph was elected to the Tuolumne County Board of Supervisors in 1920, representing the Sonora district. In 1932 he took charge of developing the site across the street from the courthouse as a public open space, the Courthouse Square. Supervisor Ralph first spearheaded construction of Veterans Memorial Hall to provide the veterans of The Great War a meeting place. The Veterans Hall is located directly across N. Washington Street from Courthouse Square and it took considerable local fundraising and a special tax to complete the project in 1932. County offices and the history exhibit were relocated to the Veterans Memorial Building, thus emptying the Armory building. With the latter building now vacant, the supervisors ordered the demolition of the 73-year-old brick building. Courthouse Square was then constructed to Supervisor Ralph's specifications—locally quarried Columbia marble for pavers (a detail he specified for Veterans Memorial Hall), trees, some of which he gathered locally, a wooden flagpole, two cast metal light fixtures, benches and a water fountain with chilled water. Following Supervisor Ralph's death in 1941 a monument to him was placed on the northern edge of the square. Built by Lewis A. Nesler from mineral specimens collected by the public from throughout Tuolumne County, the monument was dedicated in October 1943 in ceremonies conducted by Superior Judge J.T.B. Warne and attended by 200 people.

As a designed open public space Courthouse Square has been a natural and functional adjunct to the Tuolumne County Courthouse. Even though Tuolumne County's two courthouses (1853 and 1898) were built without a separate square or inside a square with surrounding parkland, the construction of Courthouse Square in 1936 added a designed open public space to the east of the 1898 building, which had minimal landscaping. Courthouse Square's location in historic downtown Sonora is only two blocks from the geographical center of the original townsite which was incorporated on May 1, 1851 and is the eleventh oldest incorporated city in California. The view from east to west from the square is the three-story, Roman pressed brick courthouse built on a knoll. At three stories it towers over the square. With the completion of Veterans Memorial Hall in 1932 and the location of county offices there, the square's design, with diagonal pathways, linked the courthouse and the hall. The town's legal community was located in offices primarily east of the courthouse so Courthouse Square was a convenient and shorter way to get to the superior court and such offices as county clerk, assessor, recorder and sheriff. With its diagonal, Columbia marble pathways, Courthouse Square was designed to enable the public to get from the courthouse and other buildings to N. Washington Street and vice versa. Its other main purposes were to provide a pleasant place to sit in the shade and pass the time, and visually complement the courthouse.

Courthouse Square follows the Block Square type for courthouse squares. Using a block of the grid is the easiest type to lay out, and is the most frequently encountered, often with the courthouse being placed in the center of the square.[3] Businesses and other civic buildings usually develop along the streets lining the square. The courthouse was a magnet that attracted many people and the placement of squares having a major corridor running along one side, as is the case of Tuolumne County. Since the square is bordered on the east by SR 49 (N. Washington Street), a Heritage Corridor as designated in California Public Resources Code §5077.6, Courthouse Square is a feature of that highway which links virtually all of California's Gold Rush counties from Mariposa to the south to Sierra in the north. SR 49 still connects virtually all of the major gold camps, now either ghost towns or living communities. The geometry of the square governs the access to the various stores and offices in their places around it. Their clustering or scattering guides the steps of those who seek their goods or services.

Courthouse Square evokes a feeling whether you are inside or outside its one square block space. If you are outside, you can easily enter and use a diagonal pathway to your destination or sit on a bench to rest or visit. The small bus shed on the south edge of the park (6' x 6' x 8' tall) is another resting place for people awaiting public transportation. And, if it is a hot day, the park is a welcome respite from the heat. The park is well-maintained by the County of Tuolumne's Facilities Management Department and many groups take advantage of the square's setting and neat appearance for events and activities. From the inside, Courthouse Square remains one square block where nature rules and provides pleasant relief from the city's hardscape such as buildings, concrete sidewalks, asphalt, rock walls and other typical urban components. Although the noise level is higher today because of increased traffic on SR 49, there is enough quiet in Courthouse Square to provide some escape from that aspect of city life.

The design of Courthouse Square is attributed to Supervisor Frank J. Ralph, but in examining its elements, it resembles a formal or geometric style with ancient roots in Europe. During America's Colonial period (1620-1775), public and private landscaped spaces followed a design that can best be described as formal, geometric and compartmentalized, design features that our colonial ancestors knew from their own lives, especially those from England and Holland. There was some relaxation of this austerity in design during Victorian times, but following the turn of the 20th century this formal division of spaces separated by shrubs or walls continued. Courthouse Square is unique in Tuolumne County and this region for its formal, stylized design.

Public landscapes are living entities, which the community utilizes and enjoys in the present and holds in trust for the future.[4] "Courthouse squares bring together those who work there, those who come to do business, and those who come merely to visit...The square provides more room for socializing and a more attractive setting...And it belongs to everybody. Different sides of the square often became meeting places for different social groups."[5] Since it was opened to the public in the Fall of 1936, Courthouse Square provided a shorter transition from the courthouse to offices and businesses on N. Washington

[3] Price, "The Central Courthouse Square," 133.
[4] Patricia Gebhard and Kathryn Masson, *The Santa Barbara County Courthouse* (Santa Barbara: Daniel & Daniel, 2001), 57.
[5] Price, 140-141.

Street (SR 49), and was a place to sit on a bench to read or pass the time. Courthouse Square was a gathering place for the community where Tuolumne County residents serving during World War II were honored by the local community. In April 1943 during Easter Sunday rites, the "Tuolumne County Honor Roll" was dedicated. The large billboard measuring 16 feet high and 47 feet long was built by the Sonora Lions Club and placed along the eastern edge of the park facing N. Washington Street (SR 49) listed the names of 800 local residents serving in the armed forces at home and abroad were lettered on its face. As the war progressed, additional names were added and deaths were noted. Courthouse Square was likely chosen for this observance because it was located in the county seat of Sonora and was the city's only park. The billboard's size made it very visible to the many passersby, especially since Sonora was then the commercial, financial and social center of Tuolumne County. There was no place else in Tuolumne County with such visibility. Thus, with the Union Saloon being a gathering place for pro-Northern home guards, the American Legion having a platform built on the site in 1920 after World War I and placement of the World War II honor roll, three wars had touched this site, two of which were fought before Courthouse Square was built.

In the 1979 the first "Take Back the Night March" ended at Courthouse Square with speeches and a program addressing the issue of violence against women. The march continued for many years and always ended at Courthouse Square with a program. In the late 1990s a plaque was placed in the circle relating to this national issue. It measures 16" by 30", it is made of polished granite and lays flush with the ground. It reads: "VICTORY OVER VIOLENCE One of the Greatest Crimes of all—is to stand silent in the face of wrongdoing. Santayana"

In the early 1980s the Union Democrat newspaper (est. 1854) sponsored the first Pop Hudson Christmas Sing. The idea of two young reporters on the staff, Teresa Baggot and Diane Nelson, the Sing is a community gathering where Christmas carols are sung by audience members and organized groups which lead the singing while standing on the steps of the Courthouse. The Sing is a Courthouse Square tradition which continues. With its open space and focal point in the heart of historic downtown Sonora, Courthouse Square is a natural location for peace rallies. In 2003 over 400 people marched in an anti-Iraq War parade which ended at Courthouse Square. Numerous speakers urged an end to the fight while across the street, members of veterans groups, in front of Veterans Memorial Hall, voiced opposing sentiments. Additional anti-Iraq War programs have been held in the square and every Thursday night, starting about three years ago, the Tuolumne County Citizens for Peace conducts a one-hour vigil there. Courthouse Square is also the site of events put on by local merchants.

Courthouse Square is a designated historic landscape that retains its integrity, setting, feeling, design and association. It appears much like it did when completed in 1936 except the trees are more mature; the landscaping in the center waits refurbishing. Modern additions such as a small, wooden shelter on the southern side for people awaiting public transportation, three parking meter poles along the N. Green St. side, a stop sign and 2 parking signs (also along N. Green Street) have been installed after 1936, but Courthouse Square retains its integrity of appearance and feeling as well as its historical associations with the community. Its setting is almost identical to the day it was completed. The Tuolumne County Courthouse (1898) is across N. Green Street to the west, the Davidson Building (ca. 1926) is across W. Jackson Street to the south, the Veterans Memorial Hall (1932) and several Gold Rush-era brick buildings

with iron shutters are across N. Washington Street (SR 49) to the east and a plaster covered, brick Gold Rush building with iron shutters is across W. Yaney Avenue to the north. Two new county office buildings at 2 S. Green Street and 48 W. Yaney Avenue are visible from the square but they are far enough away not to intrude. All of these buildings are at the north end of Sonora's historic downtown business district which gained prominence in 1853 when the board of supervisors decided to locate the county's first courthouse there.

Major Bibliographic References

De Ferrari, Carlo M., "The Tuolumne County Courthouses," *Chispa* 39(1):1369-1376. 1999.

Dell Upton and John Michael Vlach, eds., *Common places – Readings in American Vernacular Architecture*, Geographical Review, January 1968.

Favretti, Rudy J. and Joy Putnam, *Landscapes and Gardens for Historic Buildings*, 1978 (Nashville, American Association for State and Local History).

Marovich, Sharon, "Courthouse Square, Sonora's First Park," *Chispa* 27(3):917-924. 1988.

The Banner, August 1, 1941.

Tuolumne County Assessor's Office, 2 S. Green St., Sonora, CA 95370.

Tuolumne Independent, July 31, 1941.

Interviews

Dambacher, Milton (Punny), November 29, 2006, Sonora, California.

De Ferrari, Carlo M., November 27, 2006, Sonora, California.

De Ferrari, Harriet B., November 27, 2006, Sonora, California.

Hardin, James R., November 27, 2006, Sonora, California.

Verbal Boundary Description

Courthouse Square occupies a square block in downtown Sonora bounded by N. Washington St. (S.R. 49), W. Yaney Ave., N. Green St. and W. Jackson St. These have always been its boundaries. Its dimensions are:

N. Washington St.	114.8 feet
W. Yaney Ave.	101.7 feet
N. Green St.	120.2 feet
W. Jackson St.	101.4 feet

It is described in Tuolumne County Assessor's records as Lots 1 and 2 of Block 35; APN 001-180-01-00.

Boundary Justification

The nominated property includes the entire parcel historically associated with Courthouse Square.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Additional Documentation - Photographs

Photo Log Page 1 Tuolumne County Courthouse (Boundary Increase)
Tuolumne County, California

The following is true for all photographs:

1. Tuolumne County Courthouse (Boundary Increase)
2. Tuolumne County, CA
3. Sharon Marovich, Photographer
4. October 29, 2006
5. Tuolumne Hertage Committee, 24 S. Washington St., Sonora, CA 95370

Photo #1: View: North side of Courthouse Square, west to east.
Photo #2: View: South side of Courthouse Square, east to west.
Photo #3: View: East side of Courthouse Square, east to west.
Photo #4: View: West side of Courthouse Square, west to northeast.
Photo #5: View: Looking west from Courthouse Square to National Register Tuolumne County Courthouse.
Photo #6: View: Looking east from Courthouse Square, camera pointing southeast.
Photo #7: View: Looking north from Courthouse Square, camera pointing northeast.
Photo #8: View: North side of Courthouse Square, west to east.
Photo #9: View: Light standard on Columbia marble base, flagpole behind, camera pointing north.
Photo #10: View: Close up of light standard base, with flagpole base behind.
Photo #11: View: Columbia marble pavers of walkway from southeast to center

circle.
Photo #12: View: Center circle with surrounding Columbia marble pavers, southeast to northwest.
Photo #13: View: Monument to Supervisor Frank J. Ralph, park designer, north to south.
Photo #14: View: Bench, southwest.
Photo #15: View: Fountain, east to west.
Photo #16: View: From center circle to southeast.
Photo #17: View: From center circle to northeast.
Photo #18: View: From center circle to southwest.
Photo #19: View: From center circle to northwest.
Photo #20: View: From northeast edge of property to southwest edge.
Photo #21: View: From northwest edge of property to southeast edge.
Photo #22: View: From southeast edge of property to northwest edge.
Photo #23: View: From southwest edge of property to northeast edge.

Historic Photographs were taken from the Tuolumne County Museum, Sonora, Tuolumne County, CA

Photo #24 (historic): Courthouse Square, Tuolumne County, California. Date: 1936 Location of original: Tuolumne County Museum 158 W. Bradford Ave. P. O. Box 299 Sonora, CA 95370 View: East to west view with Tuolumne County Courthouse. Topic: Courthouse Square under construction.
Photo #25 (historic): Courthouse Square, Tuolumne County, California. Date: 1943-1945 Location of original: Tuolumne County Museum 158 W. Bradford Ave. P. O. Box 299 Sonora, CA 95370 View: Southeast to northwest view. Topic: Courthouse Square with Tuolumne County Honor Roll and Tuolumne County Courthouse.
Photo #26 (historic): Courthouse Square, Tuolumne County, California. Date: 1943-1945 Location of original: Tuolumne County Museum 158 W. Bradford Ave. P. O. Box 299 Sonora, CA 95370 View: East to west view. Topic: Wartime observance at Courthouse Square.

Maureen Frank

From: Aaron Hyland <aaron@placemakingsf.com>
Sent: Saturday, April 13, 2024 5:25 PM
To: Polanco, Julianne@Parks
Cc: Quincy Yaley; Maureen Frank; Brandon Rachac; Beason, Mark@Parks; Brown, Jody L@Parks
Subject: Re: Tuolumne County Courthouse

Thanks for your quick reply, Julianne. We will update the HPRC accordingly.

All the best,
Aaron

Aaron Jon Hyland, FAIA
Architecture, Preservation and Place
www.aaronjonhyland.com
415-218-8238

> On Apr 13, 2024, at 3:34 PM, Polanco, Julianne@Parks <Julianne.Polanco@parks.ca.gov> wrote:
>
> Mr. Hyland,
>
> Unfortunately, our office is unable to provide courtesy reviews, especially for proposed projects outside of our regulatory authority. I thank you for your understanding.
>
> I also wanted to let you know that Jay Correia has retired.
>
> All the best with your project,
>
> Julianne Polanco
>
> Julianne Polanco
> State Historic Preservation Officer
> California Office of Historic Preservation
> 1725 23rd Street, Suite 100
> Sacramento, CA 95816
> 916-445-7000
> www.ohp.parks.ca.gov
>
> ---
>
> **From:** Aaron Hyland <aaron@placemakingsf.com>
> **Sent:** Saturday, April 13, 2024 7:55 AM
> **To:** Correia, Jay@Parks <Jay.Correia@parks.ca.gov>; Beason, Mark@Parks <Mark.Beason@parks.ca.gov>; Polanco, Julianne@Parks <Julianne.Polanco@parks.ca.gov>
> **Cc:** Quincy Yaley <QYaley@co.tuolumne.ca.us>; Maureen Frank <mfrank@co.tuolumne.ca.us>; Brandon Rachac <Brandon.Rachac@lionakis.com>
> **Subject:** Tuolumne County Courthouse

You don't often get email from aaron@placemakingsf.com. Learn why this is important

Hi Julianne, Mark and Jay:

Hope you are doing well.
Mark & Julianne, I don't believe we've personally met before. I was with ARG for 24 years and am now consulting on a few preservation projects. Jay and I have worked together before.

I'm reaching out to see who at SHPO we ought to talk with about getting a courtesy review of a project. What's the process? Would it be possible to have our project reviewed, and what timeframe could we expect?

I'm working with Tuolumne County and Lionakis Architects converting their County Courthouse back to County use.

National Register #81000182
Tuolumne County Courthouse
41 Yaney Avenue
Sonora
Built 1898

Here are the concept plans and my initial Historic Building Analysis.
https://www.tuolumnecounty.ca.gov/1692/Historic-Yaney-Street-Court-House

I've been guiding the design team and have assessed the project for compliance with *SOIS*. We are adding an exterior elevator as the first phase, with a master plan to shift the courtroom into the Country BOS hearing room. The rest of the building would continue to be offices to support County Admin and the BOS.

We've presented the project to the HPRC and they have asked us to explore a SHPO review. We are not using any state or federal funds, so don't believe we are required to have an official consultation. However, the members of the HPRC are asking.

It is possible that at some future time, review might become required, if other funding sources are available. So, perhaps we could be proactive.

We appreciate your time and look forward to your guidance.

Thanks,
Aaron

Aaron Jon Hyland, FAIA
Architecture, Preservation and Place
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Capital Projects
County Administration Office

Buildings for a Better Tomorrow

Capital Projects Team

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Washington Street Remodel Project – Update

On December 19, 2024, the Board of Supervisors gave staff direction to go out to bid for this project. At the mandatory bid walk we had 11 companies in attendance. Upon bid closing, the County received one proposal. This project was slated to go back to the Board on March 5th for award but staff pulled it from the agenda so we could conduct further analysis of the bid and the process. Upon further review of the proposal, we became aware of inadvertent omissions in the plans and specification and on March 26, 2024, asked the Board to reject all bids.

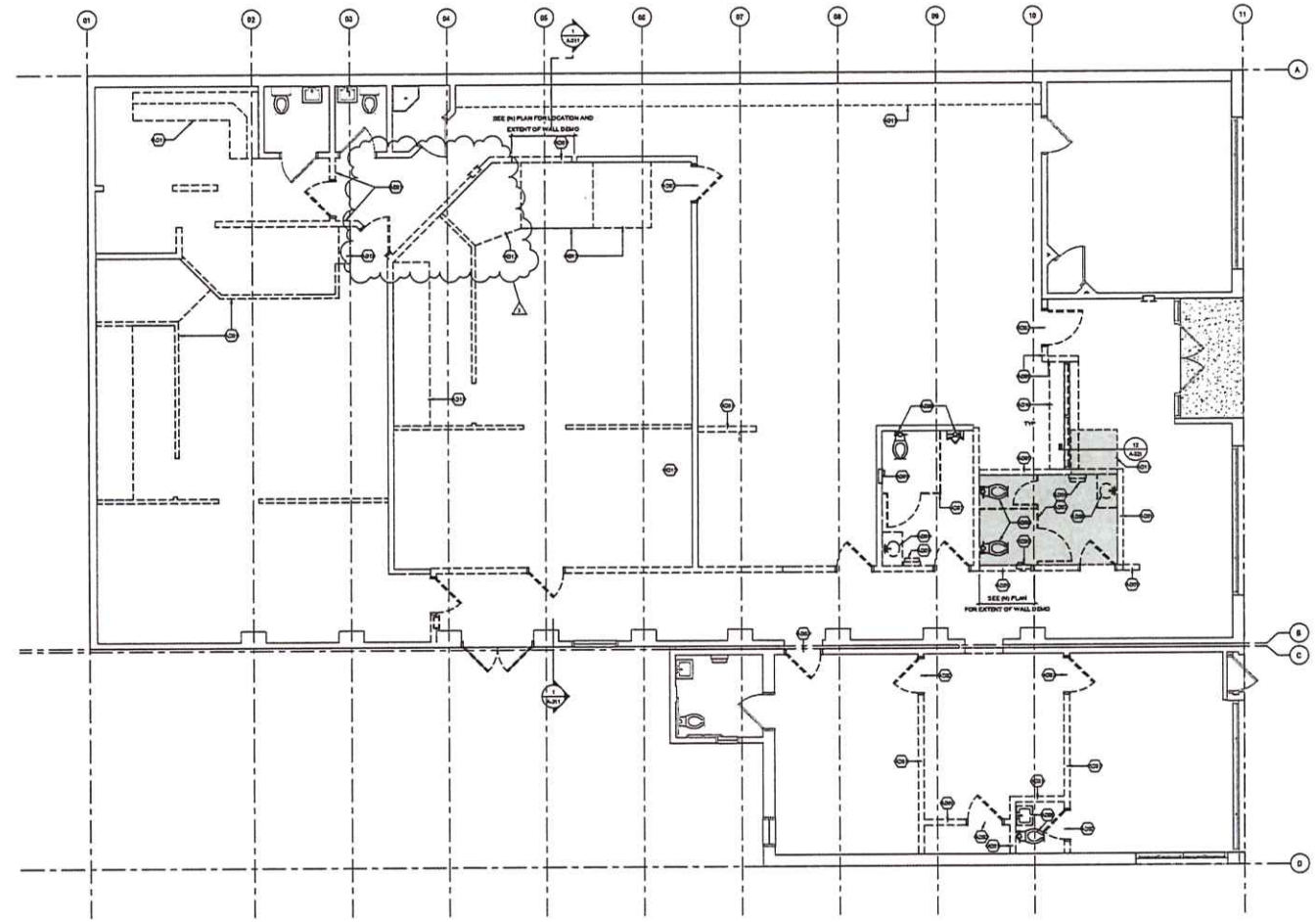
Plans and specification have been modified and are now scheduled for Board approval on April 16, 20224.

Project Schedule

Task	Date
• Board's Authorization to Bid Project	April 16, 2024
• Release of Bid	April 18, 2024
• Project Pre-Bid Mandatory Bid Walk	May 2, 2024
• Last Date to Submit Questions	May 13, 2024
• Bids Due	May 21, 2024
• Bid Protest Period Ends	May 31, 2024
• Board Award of Contract	June 18, 2024
• Notice to Proceed Issued	June 19, 2024
• Construction Completion	December 19, 2024
• Occupancy	January 1, 2025

Attachments

- Demolition Plan
- Floor Plan



1 DEMOLITION FLOOR PLAN - LEVEL 1 - OVERALL
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. BEFORE ANY DEMOLITION, CONTRACTOR TO VERIFY EXTENT OF WORK AND ISOLATE WORK AREA. VERIFY THAT ALL PARTITIONS WHICH ARE REMOVED ARE NOT SHEAR NOR LOAD BEARING.
2. CONTRACTOR TO COMPLY WITH COUNTY OF TUOLUMNE CONSTRUCTION WASTE GUIDELINES, OR TO A MINIMUM OF REQUIREMENTS LISTED IN CALGREEN 301.3.2 & 5.408.
3. THE CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD INSPECT ALL EXISTING CONDITIONS WHICH MAY REMAIN. IDENTIFY ANY DAMAGED CONDITIONS AND PROVIDE PATCHING AND REPAIR OF THESE ITEMS.
4. REMOVE ALL EXISTING ROOM FINISHES IN ROOMS THAT CONSTRUCTION IS TAKING PLACE.
5. ALL EXISTING, TO REMAIN FINISHES, TO BE PROTECTED AS NECESSARY DURING CONSTRUCTION.
6. ALL WALL MOUNTED ITEMS, SIGNAGE, EQUIPMENT, FURNITURE - REMOVE, STORE, AND REINSTALL OR RETURN TO OWNER
7. ALL FLOORING AND BASE WITHIN SCOPE OF WORK TO BE DEMOLISHED

CAL GREEN REQUIREMENTS BY CONTRACTOR

8. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR RESALE.
9. DETERMINE IF CONSTRUCTION AND DEMOLITION WASTE THAT WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
10. IDENTIFY DIVERSION FACILITIES WHERE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.COORDINATE WITH LOCAL WASTE MANAGEMENT SERVICES TO COMPLY WITH LOCAL JURISDICTION.
11. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME BUT NOT BY BOTH.

SHEET KEYNOTES

AD01 REMOVE WALL FRAMING AND SYP BOARD FINISH
AD02 REMOVE DOOR, FRAME, AND HARDWARE
AD07 REMOVE EXISTING TOILET PARTITIONS
AD08 REMOVE EXISTING PLUMBING FIXTURES
AD09 REMOVE EXISTING RESTROOM ACCESSORIES
AD11 REMOVE EXISTING CASEWORK
AD13 REMOVE RAISED FLOOR
AD15 EXISTING BUILT-IN SHELVING TO BE REMOVED. PREP WALL FOR PAINT
AD16 EXISTING WINDOW, WINDOW FRAME, AND TRANSACTION COUNTER TO BE SALVAGED FOR NEW CONSTRUCTION
AD17 SAW CUT, AS NEEDED. EXISTING SLAB TO REROUTE UNDERGROUND PLUMBING. CONTRACTOR TO LOCATE EXISTING SANITARY SEWER LINES

LIONAKIS
2033 Howe Ave
Sacramento, CA 95825
P 916.239.1900
www.lionakis.com
CONSULTANT

SEAL

PROJECT
TENANT IMPROVEMENT

60 NORTH WASHINGTON STREET
SONORA, CA 95370

CLIENT
COUNTY OF TUOLUMNE
2 SOUTH GREENE ST., SONORA, CA

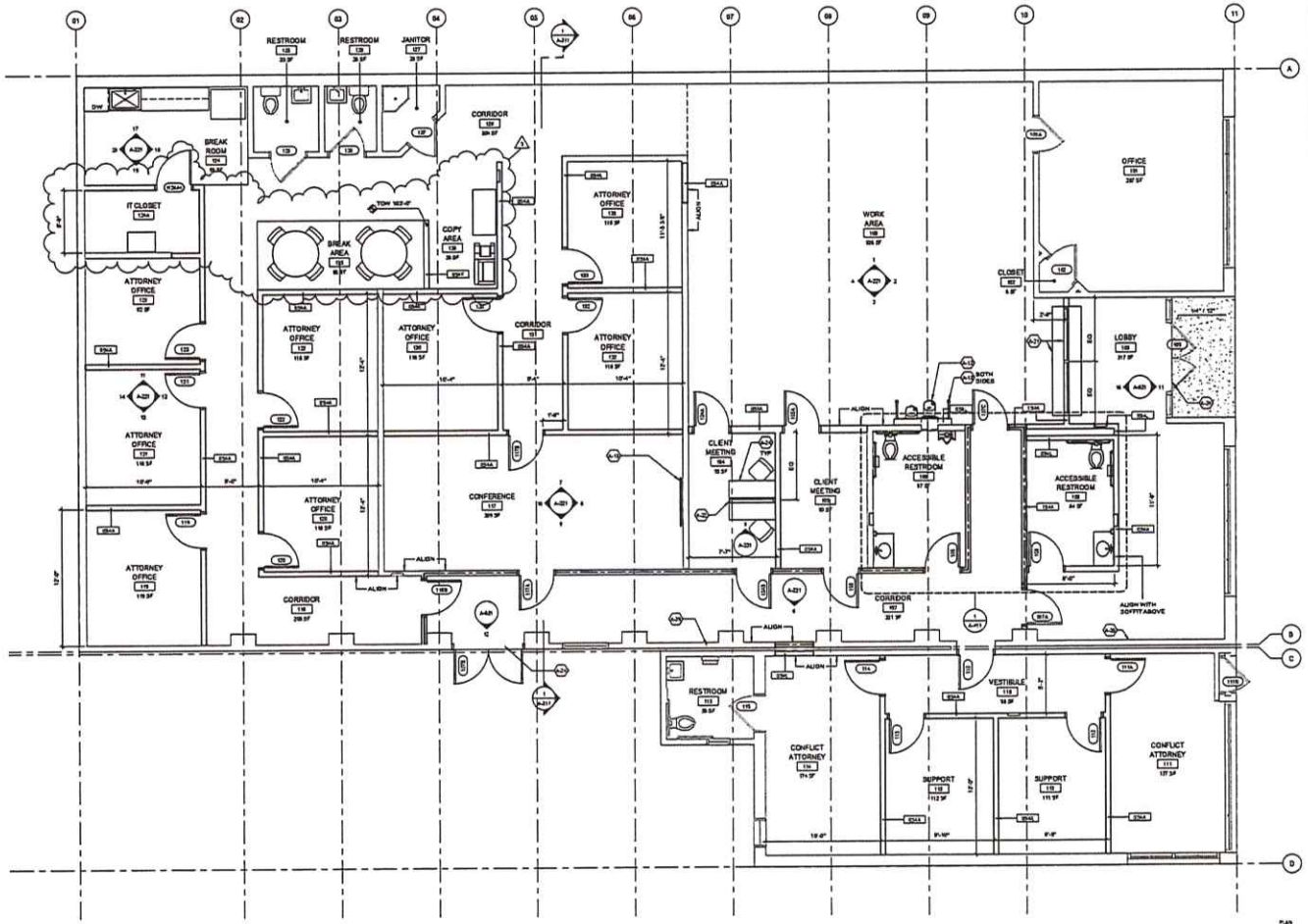
ISSUED		
NAME	DATE	DESCRIPTION
1	12/6/2023	PLAN CHECK COMMENTS
2	10/1/2024	PLAN CHECK COMMENTS
3	09/13/2024	REVISIONS BY COUNTY

MANAGEMENT
LIONAKIS PROJECT NO: 31477.01
CLIENT PROJECT NO: TBD BY CLIENT

AGENCY

TITLE
DEMOLITION FLOOR PLAN

SHEET
AD111



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL WALL DIMENSIONS ARE MEASURED FROM FACE OF STUDS, UNO.
2. DIMENSIONS NOTED "CLEAR" OR "CLR" ARE TO FACE OF FINISH.
3. ACCESS TO EXISTING EXIT WAYS TO REMAIN OPEN AT ALL TIMES DURING CONSTRUCTION.
4. PATCH AND REPAIR OF INTERIOR CONSTRUCTION AND FINISHES SHALL INCLUDE, BUT NOT BE LIMITED TO; WALLS, DOORS, FRAMES, SUBFLOOR, FLOOR FINISHES, CEILINGS ETC.
5. ALL EXISTING, TO REMAIN FINISHES, TO BE PROTECTED AS NECESSARY DURING CONSTRUCTION.
6. CONTRACTOR TO PROVIDE TEMPORARY BARICADES OF PARTITIONS AS REQUIRED.
7. CARPET TILE FLOORING WILL BE OFCI.
8. WALL PRIMER & PAINT WILL BE OFCI.

FLOOR PLAN LEGEND

- PARTITION TYPE INDICATOR
- 1-HOUR RATED PARTITION
- WINDOW OR LOUVER IDENTIFIER
- KEYNOTE INDICATOR
- FURNITURE, FIXTURE & EQUIPMENT INDICATOR
- SIGNAGE INDICATOR
- DOOR OPENING CENTERLINE
- PLAN NORTH & TRUE NORTH INDICATOR

SHEET KEYNOTES

A-12 DUEL WATER FOUNTAIN W/ BOTTLE FILLER
A-13 STAINLESS STEEL GUARDRAIL
A-15 69" MONITOR PROVIDED BY COUNTY
A-21 INSTALL SALVAGED WINDOW & COUNTER IN NEW WALL
A-22 NEW ALUMINUM FRAME & IMPACT RESISTANT GLASS DIVIDER W/ PASS THRU
A-24 19"X48" TABLE & CHAIR
A-28 EXISTING DOUBLE WYTH EXTERIOR CLAY BRICK WALL

LIONÄKIS
CONSULTANT

SEAL

PROJECT
TENANT IMPROVEMENT

60 NORTH WASHINGTON STREET
SONORA, CA 95370

CLIENT
COUNTY OF TUOLUMNE
2 SOUTH GREENE ST., SONORA, CA

ISSUED		
NUMBER	DATE	DESCRIPTION
1	12/22/2023	PLAN CHECK COMMENTS
2	1/31/2024	PLAN CHECK COMMENTS
3	03/12/2024	REVISIONS BY COUNTY

MANAGEMENT
LIONÄKIS PROJECT NO: [illegible]
CLIENT PROJECT NO: [illegible]

AGENCY

TITLE
FLOOR PLAN

SHEET
A-111

Capital Projects
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Washington Street Remodel Project – Update

On December 19, 2024, the Board of Supervisors gave staff direction to go out to bid for this project. At the mandatory bid walk we had 11 companies in attendance. Upon bid closing, the County received one proposal. This project was slated to go back to the Board on March 5th for award but staff pulled it from the agenda so we could conduct further analysis of the bid and the process. Upon further review of the proposal, we became aware of inadvertent omissions in the plans and specification and on March 26, 2024, asked the Board to reject all bids.

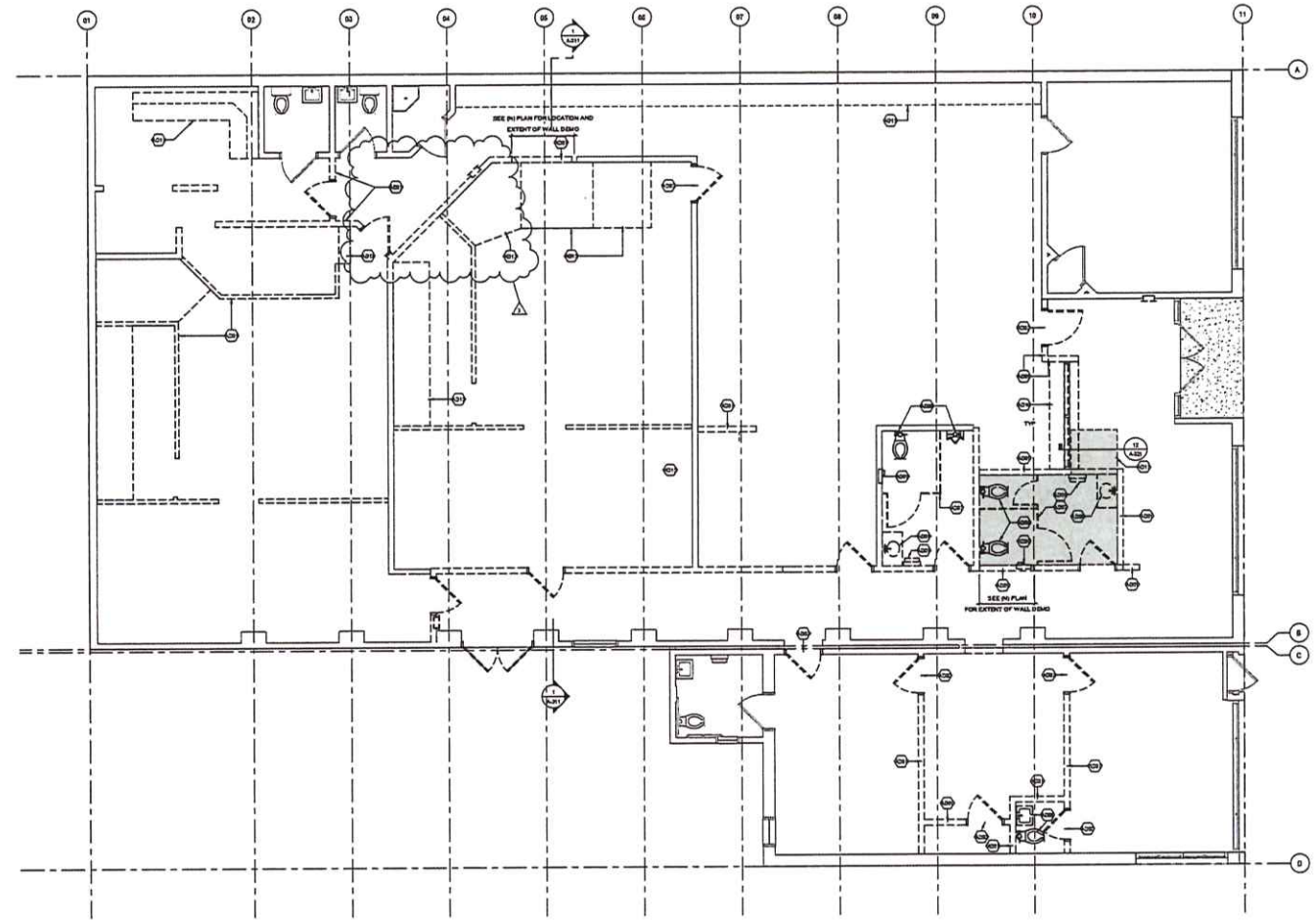
Plans and specification have been modified and are now scheduled for Board approval on April 16, 20224.

Project Schedule

Task	Date
• Board's Authorization to Bid Project	April 16, 2024
• Release of Bid	April 18, 2024
• Project Pre-Bid Mandatory Bid Walk	May 2, 2024
• Last Date to Submit Questions	May 13, 2024
• Bids Due	May 21, 2024
• Bid Protest Period Ends	May 31, 2024
• Board Award of Contract	June 18, 2024
• Notice to Proceed Issued	June 19, 2024
• Construction Completion	December 19, 2024
• Occupancy	January 1, 2025

Attachments

- Demolition Plan
- Floor Plan



1 DEMOLITION FLOOR PLAN - LEVEL 1 - OVERALL
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. BEFORE ANY DEMOLITION, CONTRACTOR TO VERIFY EXTENT OF WORK AND ISOLATE WORK AREA. VERIFY THAT ALL PARTITIONS WHICH ARE REMOVED ARE NOT SHEAR NOR LOAD BEARING.
2. CONTRACTOR TO COMPLY WITH COUNTY OF TUOLUMNE CONSTRUCTION WASTE GUIDELINES, OR TO A MINIMUM OF REQUIREMENTS LISTED IN CALGREEN 301.3.2 & 5.408.
3. THE CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD INSPECT ALL EXISTING CONDITIONS WHICH MAY REMAIN. IDENTIFY ANY DAMAGED CONDITIONS AND PROVIDE PATCHING AND REPAIR OF THESE ITEMS.
4. REMOVE ALL EXISTING ROOM FINISHES IN ROOMS THAT CONSTRUCTION IS TAKING PLACE.
5. ALL EXISTING, TO REMAIN FINISHES, TO BE PROTECTED AS NECESSARY DURING CONSTRUCTION.
6. ALL WALL MOUNTED ITEMS, SIGNAGE, EQUIPMENT, FURNITURE - REMOVE, STORE, AND REINSTALL OR RETURN TO OWNER
7. ALL FLOORING AND BASE WITHIN SCOPE OF WORK TO BE DEMOLISHED

CAL GREEN REQUIREMENTS BY CONTRACTOR

8. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR RESALE.
9. DETERMINE IF CONSTRUCTION AND DEMOLITION WASTE THAT WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
10. IDENTIFY DIVERSION FACILITIES WHERE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.COORDINATE WITH LOCAL WASTE MANAGEMENT SERVICES TO COMPLY WITH LOCAL JURISDICTION.
11. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME BUT NOT BY BOTH.

SHEET KEYNOTES

AD01 REMOVE WALL FRAMING AND SYP BOARD FINISH
AD02 REMOVE DOOR, FRAME, AND HARDWARE
AD07 REMOVE EXISTING TOILET PARTITIONS
AD08 REMOVE EXISTING PLUMBING FIXTURES
AD09 REMOVE EXISTING RESTROOM ACCESSORIES
AD11 REMOVE EXISTING CASEWORK
AD13 REMOVE RAISED FLOOR
AD15 EXISTING BUILT-IN SHELVING TO BE REMOVED. PREP WALL FOR PAINT
AD16 EXISTING WINDOW, WINDOW FRAME, AND TRANSACTION COUNTER TO BE SALVAGED FOR NEW CONSTRUCTION
AD17 SAW CUT, AS NEEDED. EXISTING SLAB TO REROUTE UNDERGROUND PLUMBING. CONTRACTOR TO LOCATE EXISTING SANITARY SEWER LINES

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TENANT IMPROVEMENT

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SONORA, CA 95370

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COUNTY OF TUOLUMNE
2 SOUTH GREENE ST., SONORA, CA

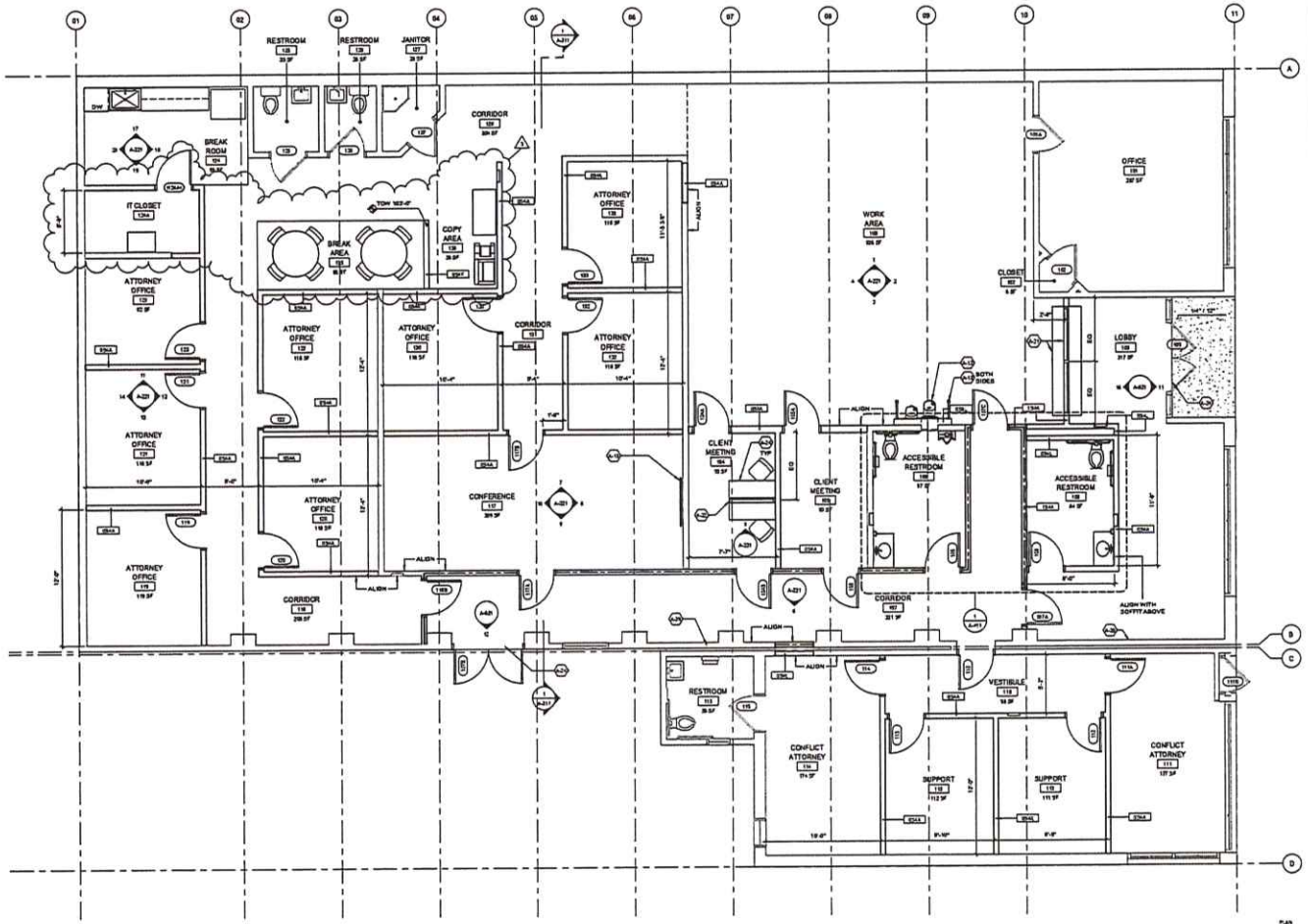
ISSUED		
NAME	DATE	DESCRIPTION
1	12/6/2023	PLAN CHECK COMMENTS
2	10/1/2024	PLAN CHECK COMMENTS
3	09/13/2024	REVISIONS BY COUNTY

MANAGEMENT
LIONAKIS PROJECT NO: 31477.01
CLIENT PROJECT NO: TBD BY CLIENT

AGENCY

TITLE
DEMOLITION FLOOR PLAN

SHEET
AD111



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL WALL DIMENSIONS ARE MEASURED FROM FACE OF STUDS, UNO.
2. DIMENSIONS NOTED "CLEAR" OR "CLR" ARE TO FACE OF FINISH.
3. ACCESS TO EXISTING EXIT WAYS TO REMAIN OPEN AT ALL TIMES DURING CONSTRUCTION.
4. PATCH AND REPAIR OF INTERIOR CONSTRUCTION AND FINISHES SHALL INCLUDE, BUT NOT BE LIMITED TO; WALLS, DOORS, FRAMES, SUBFLOOR, FLOOR FINISHES, CEILINGS ETC.
5. ALL EXISTING, TO REMAIN FINISHES, TO BE PROTECTED AS NECESSARY DURING CONSTRUCTION.
6. CONTRACTOR TO PROVIDE TEMPORARY BARICADES OF PARTITIONS AS REQUIRED.
7. CARPET TILE FLOORING WILL BE OFCI.
8. WALL PRIMER & PAINT WILL BE OFCI.

FLOOR PLAN LEGEND

- PARTITION TYPE INDICATOR
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2 SOUTH GREENE ST., SONORA, CA

ISSUED		
NUMBER	DATE	DESCRIPTION
1	12/22/2023	PLAN CHECK COMMENTS
2	1/31/2024	PLAN CHECK COMMENTS
3	03/12/2024	REVISIONS BY COUNTY

MANAGEMENT
LIONÄKIS PROJECT NO: [illegible]
CLIENT PROJECT NO: [illegible]

AGENCY

TITLE
FLOOR PLAN

SHEET
A-111

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Yaney Building Elevator Project- Update

Last time I gave an update to HPRC, the schedule noted that we would be awarding the bid for construction of the project February 2024. We are roughly 5 months behind that schedule. This is due to the delays in the Yaney Building Schematic Design Phase which information for this phase was needed to complete the Historic Building Analysis.

Below is the revised project schedule.

Project Schedule

Task	Date
• Board's Authorization to Bid Project	May 21, 2024
• Release of Bid	May 23, 2024
• Project Pre-Bid Mandatory Bid Walk	June 5, 2024
• Last Date to Submit Questions	June 13, 2024
• Bids Due	June 20, 2024
• Bid Protest Period Ends	July 1, 2024
• Board Award of Contract	July 9, 2024
• Notice to Proceed Issued	July 11, 2024
• Construction Completion	March 11, 2025
• Occupancy	March 25, 2025



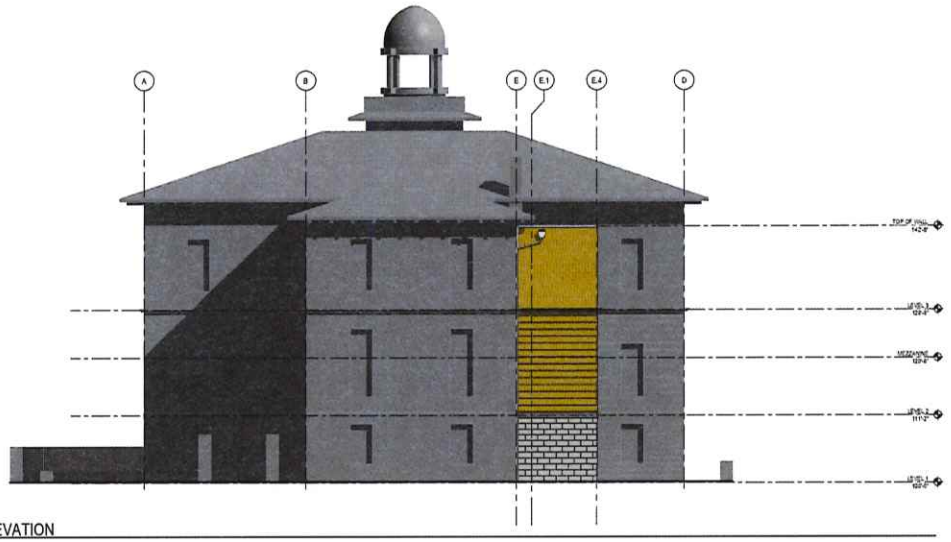
HISTORIC YANEY COURTHOUSE ELEVATOR ADDITION

LIONAKIS



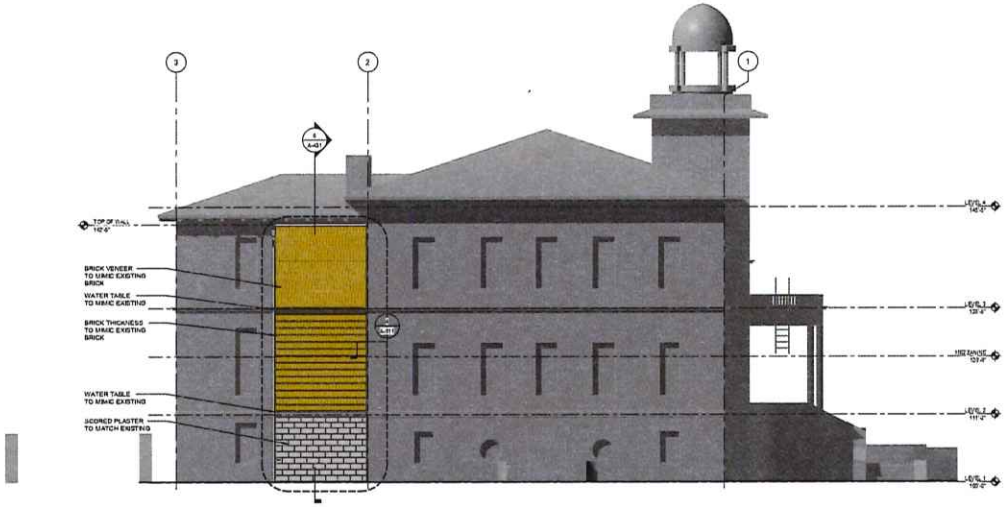
HISTORIC YANEY COURTHOUSE ELEVATOR ADDITION

LIONAKIS



1 SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

SHEET KEYNOTES

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PROJECT

YANEY HISTORIC COURTHOUSE ELEVATOR ADDITION

41 YANEY AVENUE
SONORA, CA 95370

CLIENT

COUNTY OF TUOLUMNE

2 SOUTH GREENE STREET, SONORA, CA

ISSUES

MARK	DATE	DESCRIPTION

MANAGEMENT

LIONAKIS PROJECT NO.	102173
CLIENT PROJECT NO.	TBD 99357

AGENCY

TITLE

ELEVATIONS - EXTERIOR

SHEET

A-211



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

SHEET KEYNOTES

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CONSULTANT

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ELEVATOR ADDITION

41 YANEY AVENUE
SONORA, CA 95370

CLIENT
COUNTY OF TUOLUMNE

2 SOUTH GREENE STREET, SONORA, CA

ISSUES

MARK	DATE	DESCRIPTION

MANAGEMENT

LIONAKIS PROJECT NO.	222173
CLIENT PROJECT NO.	TBD 00307

AGENCY

TITLE
ELEVATIONS -
EXTERIOR

SHEET
A-211

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REVISED: Yaney Building Remodel Project- Update

Since the last HPRC Meeting, County staff has been working on the following:

- Approved Agreement Amendment for additional Scope of Work. The additional Scope of Work included IT Systems analysis and design; Audio Visual design; and Generator analysis and design.
- Hired ETIC to conduct Hazardous Materials and Structural Investigation of the building. Work will commence in two weeks.
- Historic Building Analysis revised and out for comments.

Project Schedule

Task	
• Board's Authorization to Bid Project	October 15, 2024
• Release of Bid	October 17, 2024
• Project Pre-Bid Mandatory Bid Walk	October 24, 2024
• Last Date to Submit Questions	November 5, 2024
• Bids Due	November 14, 2024
• Bid Protest Period Ends	November 25, 2024
• Board Award of Contract	December 3, 2024
• Notice to Proceed Issued	December 9, 2024
• Construction Completion	December 9, 2025
• Occupancy	December 23, 2025