



Historic Yaney Avenue Courthouse Historic Building Analysis

Tuolumne County, Sonora, CA

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Architecture, Preservation and Place

Draft APRIL 26, 2023

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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 to Tuolumne County with the intent to relocate the County Administrator's Office (CAO), Human Resources, the Board of Supervisors (BOS), and Council 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 County Administration and Board of Supervisors. 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 County Administrator's Office (CAO), the Board of Supervisors (BOS), and BOS Chambers and staff from the 4th Floor of the Tuolumne County Administration Building 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 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 1, 2023. The study is scheduled to be 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 Commissioners

Terry Brejla, Chair

Kurt Bryant

Lisa Dehart

Sharon Marovich

Aaron Rasmussen

Jeannette Simons

7.

8.

9.

Assistant County Administrator (Project Lead)

Eric Erhardt

Community Development Department Director

Quincy Yaley, AICP

Community Development Planning Manager

Dave Ruby

County Administrator

Tracie Riggs

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), Human Resources, 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 resolution provided 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 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 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 shape, 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 courthouse. Originally there was one courtroom and 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 interior 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. Many of the rooms seem to still have many of the original light fixtures.

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 ceiling 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.

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:

- 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, Judge's dais, and "Bar" railing separating the public from the proceedings.

3. Tertiary/Non-Contributing Features: these features are original 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 and 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
- Jury Deliberations Room A305
- 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 in the 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, 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 extent 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 is further developed, the design team shall include a *Secretary of the Interiors (SOI) Qualified* architectural historian or historic architect to provide guidance and consultation services during the development of the full rehabilitation scope, 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*.