



HISTORIC PRESERVATION REVIEW COMMISSION



TERRY BREJLA, CHAIR
LISA DEHART, VICE CHAIR

SEPCIAL AGENDA

**HISTORIC PRESERVATION REVIEW COMMISSION
A.N. FRANCISCO BUILDING
48 YANEY AVENUE
4TH FLOOR CONFERENCE ROOM
FEBRUARY 27, 2023
1:00 p.m.**

You also may submit written comments by U.S. Mail to 2 South Green Street, Sonora, CA 95370 or email (DRuby@co.tuolumne.ca.us) 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 Staff and Commissioners

PUBLIC HEARINGS:

Presentation on future use of the Historic Yaney Street Court House and Elevator Location.

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.

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.



County Administration Office

“We Support the Board of Supervisors in achieving their goals through service & collaboration with the County Departments and the Community”

Tracie M. Riggs

County Administrative Officer

Eric L. Erhardt

Assistant County Administrative Officer

Capital Projects Director

Maureen Frank

Senior Administrative

Analyst

Liz Peterson

Administrative Analyst

Mark Fischer

Bobbi Donham

Caitlin Henry

Office of Emergency

Services Coordinator

Dore Bietz

Tracey McKnight

Sean Hembree

Economic Development

Robbie Bergstrom

Natural Resources

Andre Rivera

Homeless Services

Coordinator

Michael Roberson

Purchasing & Contract

Analyst

Leah Moroles

Executive Assistant/

Deputy Clerk of the

Board

Christina Cunha

Sr. Board Clerk

Heather Ryan

Executive Clerk

Jessica Alley

February 27, 2023

To: Historic Preservation Review Committee

From: Eric L. Erhardt, Assistant County Administrative Officer

Subject: Presentation on future use of the Historic Yaney Street Court House and Elevator Location.

Background

The Historic Yaney Street Courthouse, located at 45 Yaney Street Sonora, was completed in 1898 and served as the primary government building for Tuolumne for many years. This historic building once included the Superior Court, County Clerk, Tax Collector, Treasure, County Schools office, District Attorney, Sheriff, and other county officials. Over the course of following century, use of the building changed to primarily house the Superior Court of Tuolumne County. In 1981 the courthouse was listed on the National Register and later in 2007 the boundaries of the Historical registration were expanded to include Courthouse Park. The Superior Court occupied the space at 45 Yaney until November of 2022. Since that time this location has remained vacant.

It is the Counties intent to rehabilitate the building, while maintaining as much of the historical integrity as feasibly possible, to once again become a county government service building. This will include moving the Tuolumne County Board of Supervisors chambers back in the facility as it once was. Other offices that provide support to the Board of Supervisors that will also be moved into the building include the County Administrative Office, County Counsel, Human Resources, and the Office of Emergency Services. However, prior to being able to utilize this space, improvements need to be made which will include the addition of an elevator and secondary staircase. Both of which are required by law.

The Tuolumne County Ordinance code 2.38 establishes and outlines the roles and responsibilities of the Historic Preservation Review Committee. Furthermore, TCOC 2.38.090 (J) states “*the Commission shall act as an advisory agency to review projects with the potential to impact cultural resources on Tuolumne County-owned property and shall encourage construction or modifications of Tuolumne County-owned properties, which contain or are adjacent to cultural resources, to be accomplished in a manner that is consistent with the Secretary of the Interior’s Standards as defined in Section 14.04.390 of this Code*”.

County Staff has been working for the last year with Lionakis on a space needs study and programing document for the Historic Courthouse. The final layout and use of the space will be greatly determined by the location of the elevator and staircase. Staff has examined

numerous options for the placement of these required improvements with Lionakis, a structural engineer, and historical architect. Options for interior placement as well as exterior placement have been explored and those will be presented to the Committee on February 27th, 2023, for further discussion and feedback pursuant to the TCOC mentioned above.

Issues of Consideration

The California Building code requires, based on the potential occupancy load of the building, a secondary fire rated staircase to be accessible on all floors of the building. This egress route must be fire rated from the point of entry into the exit route and be continuous to the point of exit from the building. This would consume approximately 96 square feet of each floor of the building.

The American Disabilities Act requires public buildings to be accessible to all members of the public and staff, unless reasonable accommodations can be made to provide services on lower accessible floors. It is the Counties intent to relocate the Tuolumne County Board of Supervisors chambers in what was previously Department 1 of the Superior Court on the 3rd floor. This area is considered historically significant and by placing the Board of Supervisors Chambers in this location as opposed to other offices would require the least amount of modification, allowing the County to maintain as much of the historical appearance of the old courtroom as possible. As a result, the elevator will be required.

Following discussions with the structural engineer, if the elevator were to be placed inside the building, placement of the elevator away from the exterior walls would be the safest location and have the least impact on the structural integrity of the building. If placed near interior walls, only the areas immediately adjacent to the elevator would require seismic upgrade. Heavy equipment would need to be brought inside the building to excavate a pit that would be approximately 18 feet wide and 4-5 feet deep to create essentially a new structure inside the building that is tied into each floor of the existing building. Each floor would also need significant demolition and replacement around the elevator housing to secure it to the existing structure.

If the elevator were placed inside, the elevator space would consume approximately 64 square feet on each floor as well as an additional 64 square feet on the first floor for the elevator mechanical room. Collectively the elevator and staircase would require approximately 224 square feet on the first floor and another 160 square feet on each floor above the 1st. In addition to the square footage needed for the elevator and staircase another 976 square feet would be used for circulation for access to and from the elevator and staircase.

This would not be the first time that options for an exterior elevator have been explored. In 1963 the idea of an exterior elevator was presented, placing the elevator on the north side of the building just to the right of the staircase. This is the front of the building facing Yaney Avenue. To preserve the historical appearance of the front of the building staff did not look at this as an option. However, two other options were discussed. One being the southwest side of the building (Norlin Street), but this would eliminate the only ADA parking spot. Additionally, there is a large fuel tank in the ground in that area that provides fuel for the administrative building boiler as well as the generator which will eventually serve the old courthouse. The other option was the southeast (Green Street) corner. The total footprint for the elevator, elevator mechanical room, and staircase would be approximately 224 square feet. This location also provides for the most optimum use of the space of the interior of the building while minimizing the impacts of the interior of the building. While this would have an impact to the exterior appearance, staff would work with the architect to ensure the design would complement the design of the building. Additionally, throughout the property there are numerous HVAC components scattered about the exterior of the building including numerous units on the balcony. Staff will be looking at options to create an

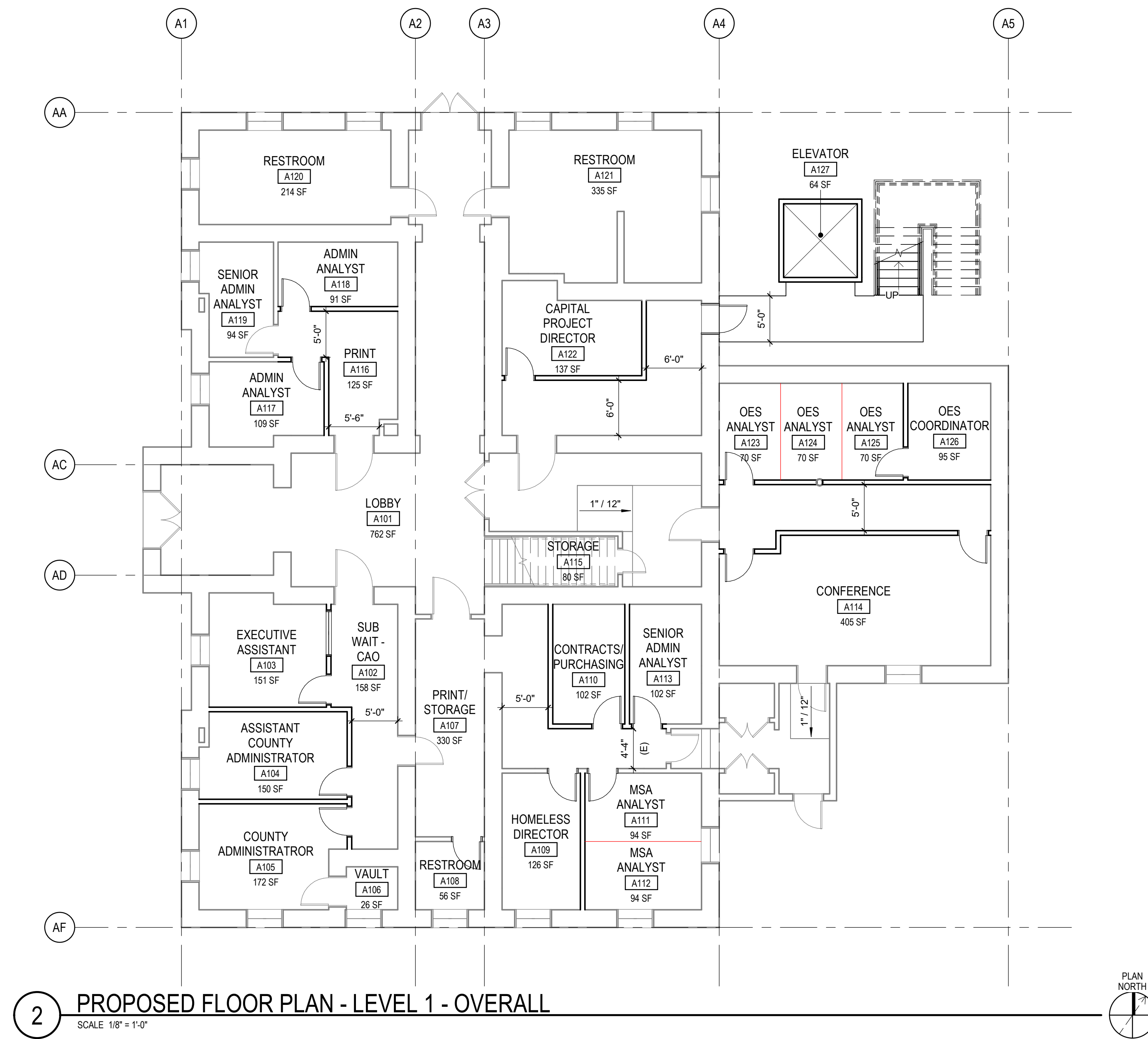
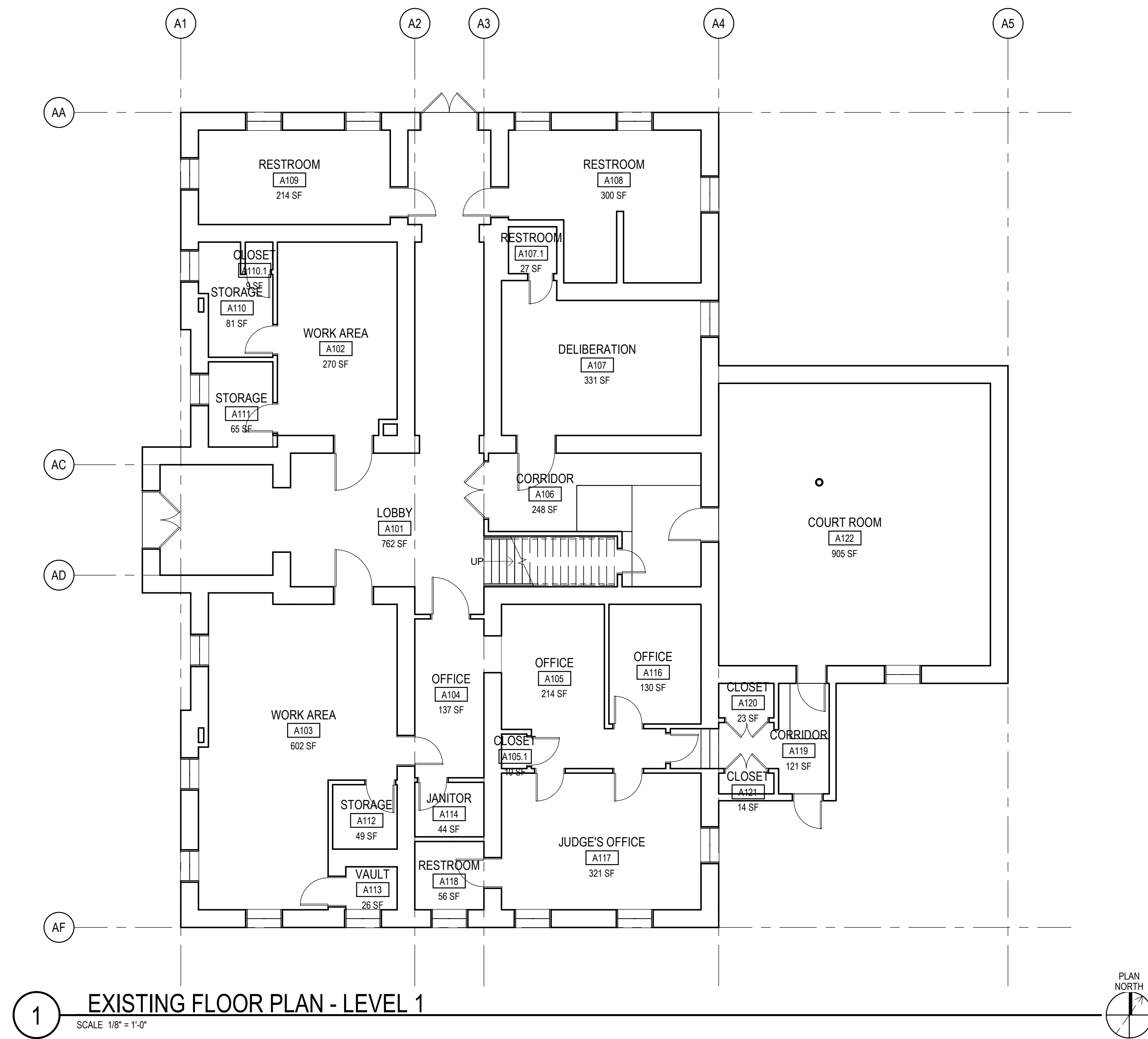
elevated mechanical space on the southwest side of the building where the ADA parking is currently at to relocate the HVAC components to a central location, restoring the areas around the building to its original look while maintaining the ADA parking spot. All these options will be presented at the February 27th Historic Preservation Review Committee meeting.

Recommendation

This presentation is intended to provide the Committee the opportunity to provide comments on the proposed placement of the elevator, second staircase at the historic Yaney Street Courthouse and the proposed floorplan.

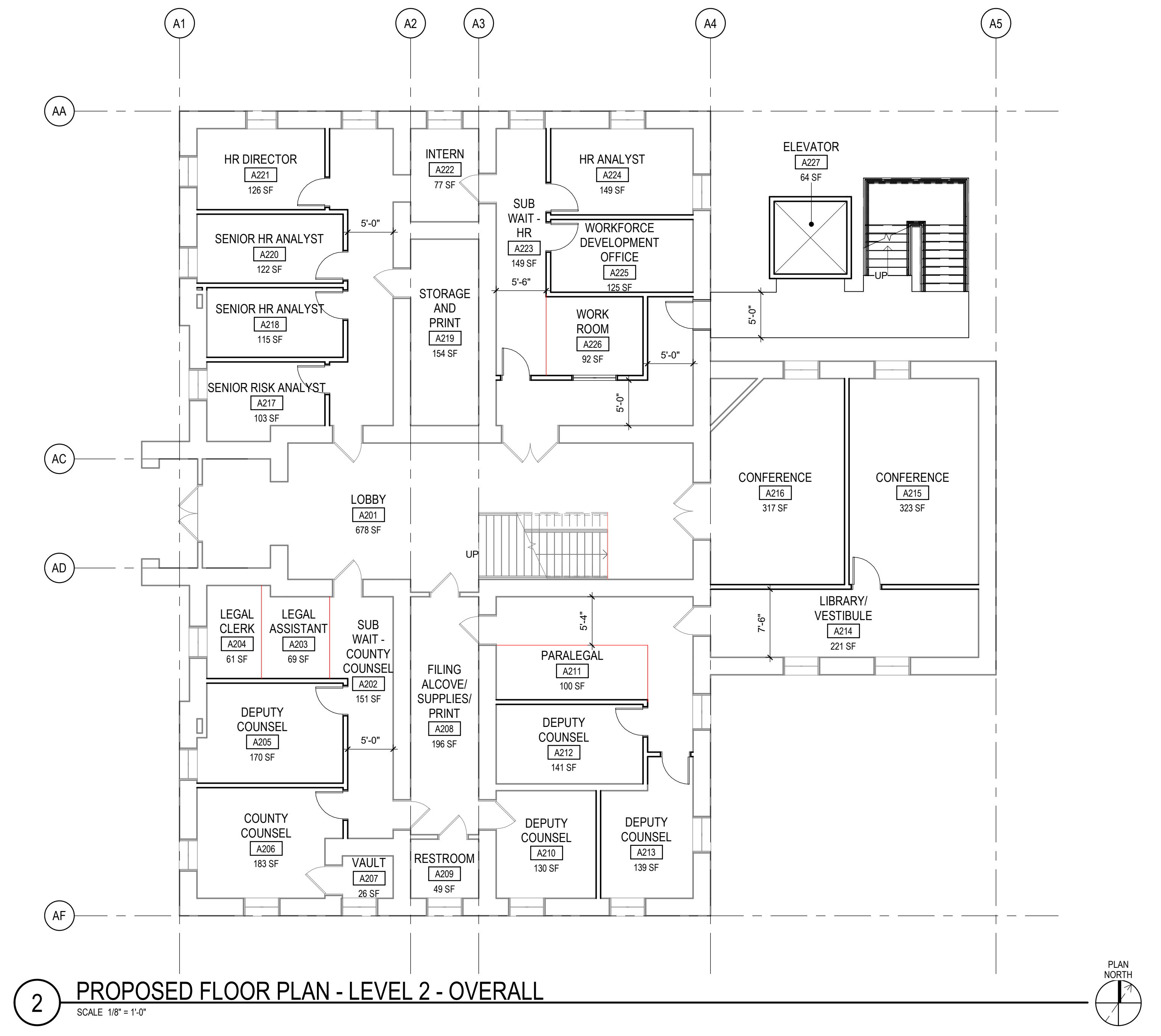
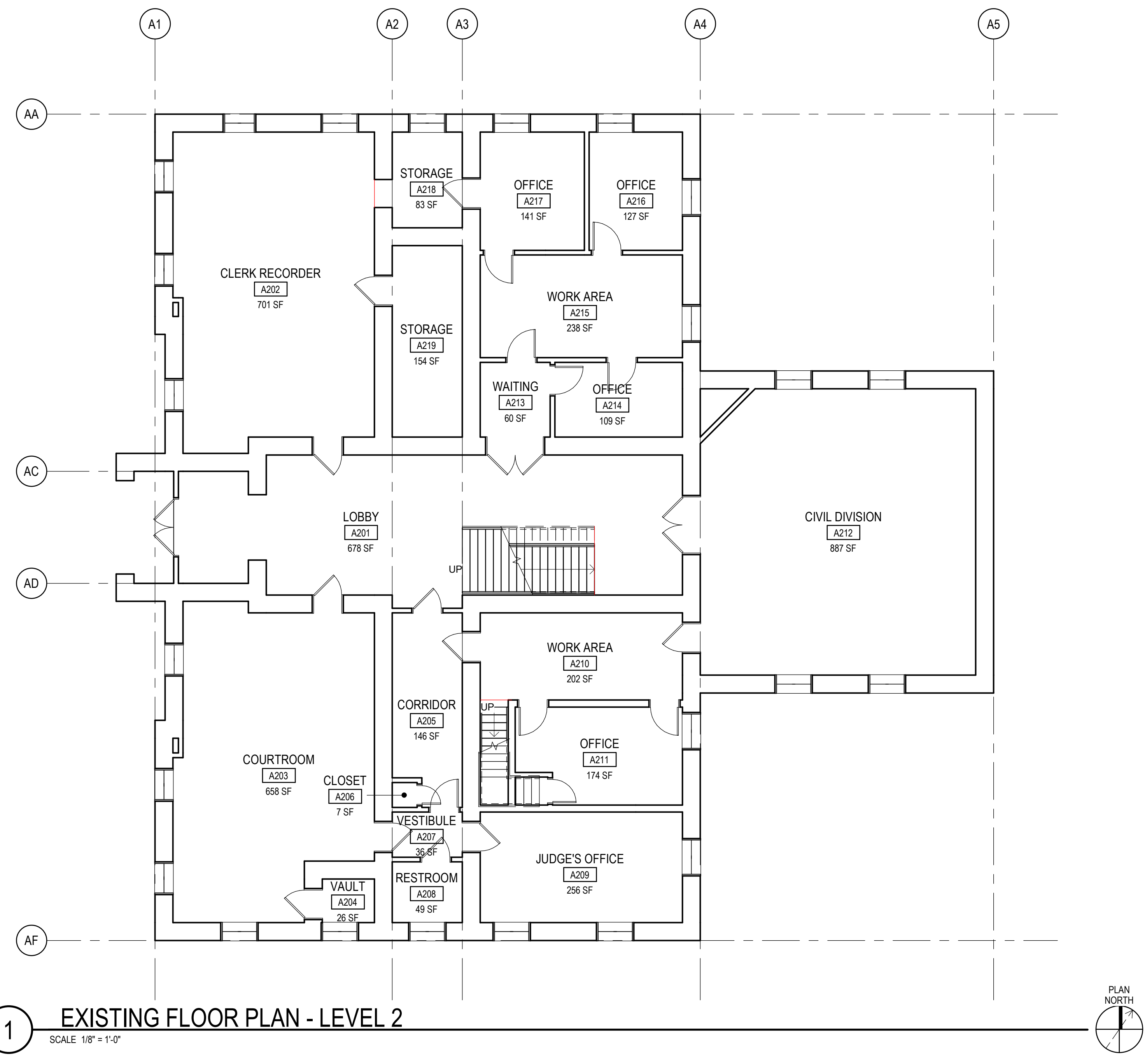
Attachments:

1. Yaney Courthouse draft floorplans with internal elevator/staircase
2. Yaney Courthouse draft floorplans with external elevator/staircase



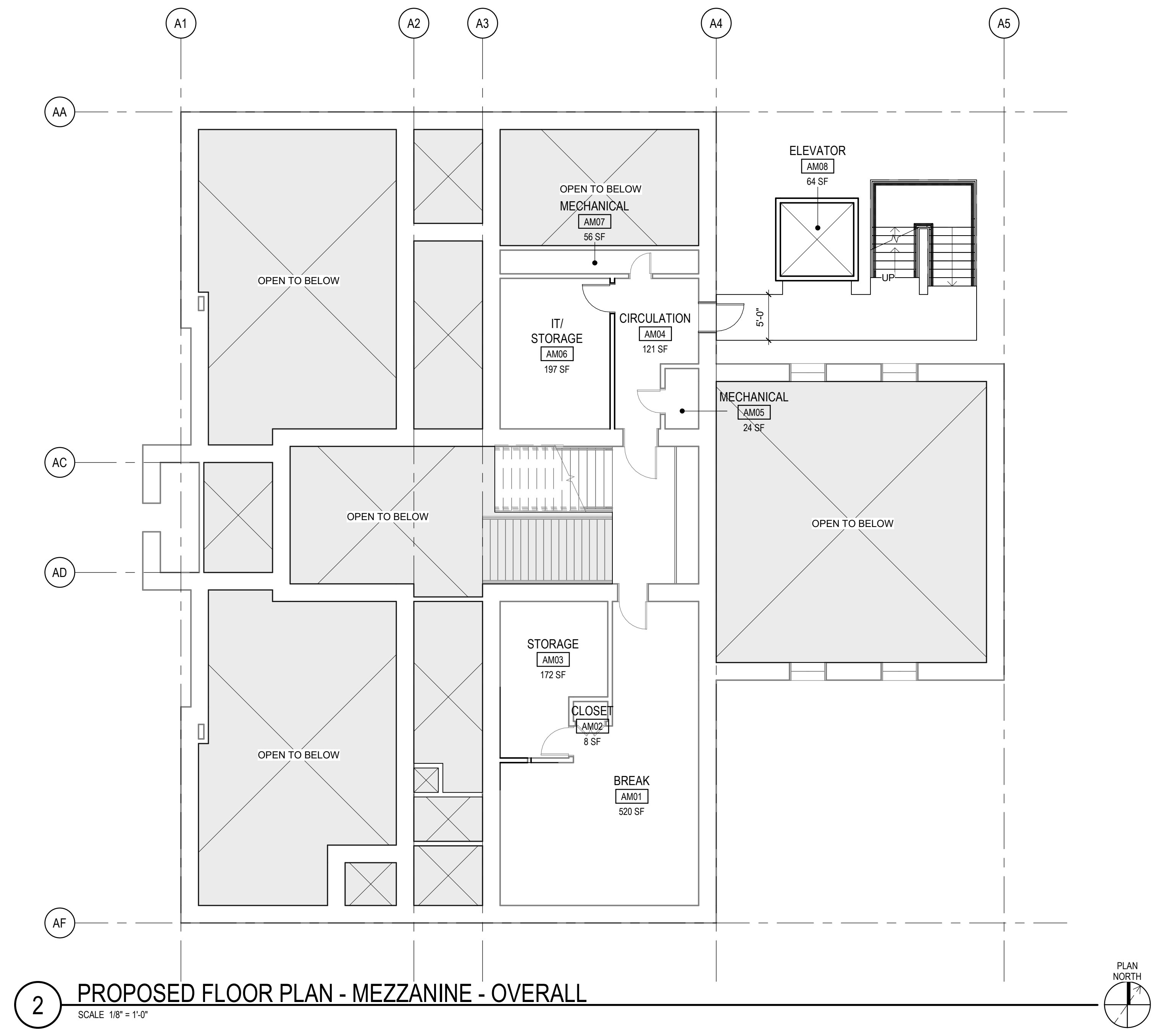
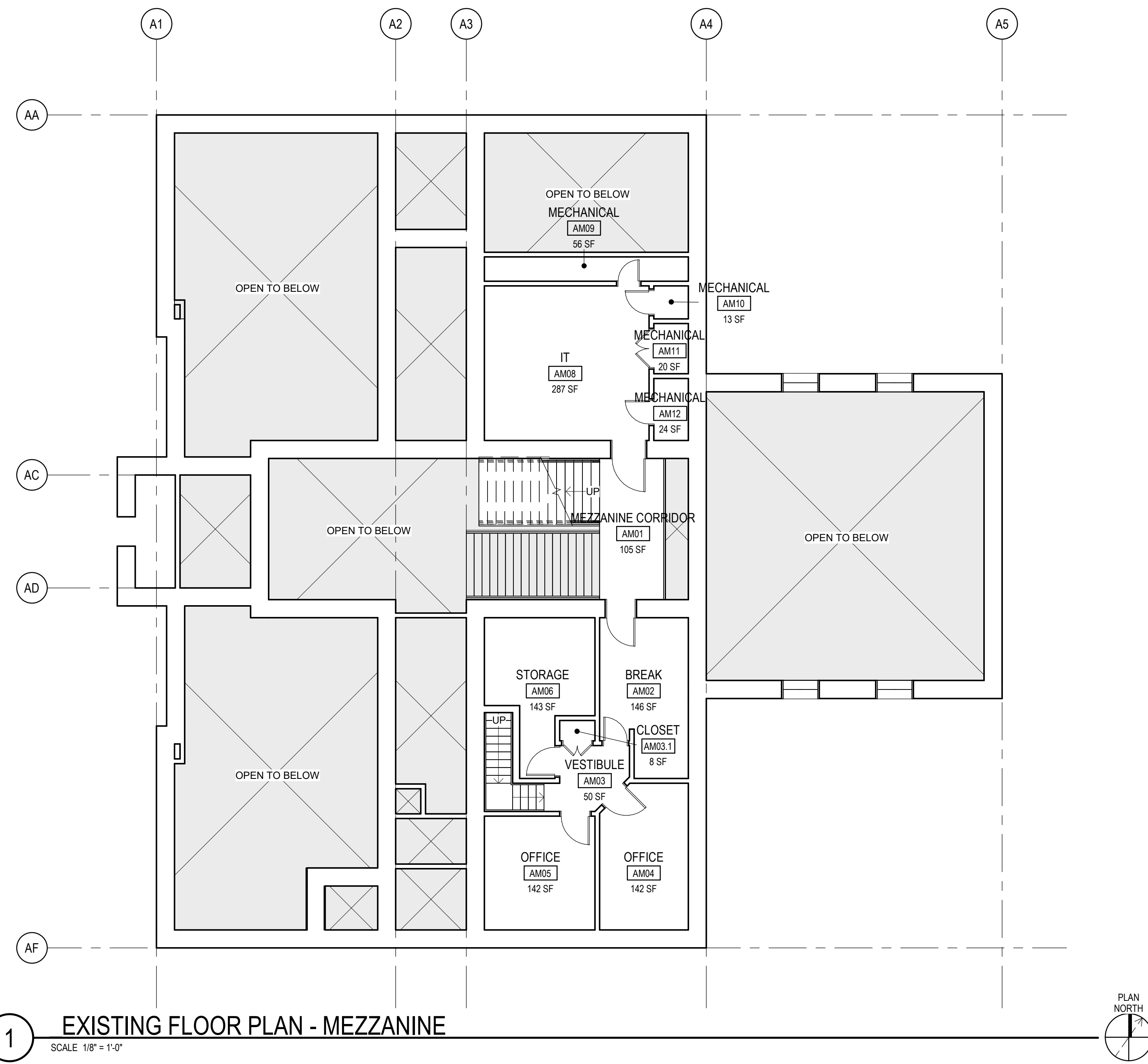
YANEY COURTHOUSE - LEVEL 1 FLOOR PLAN

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



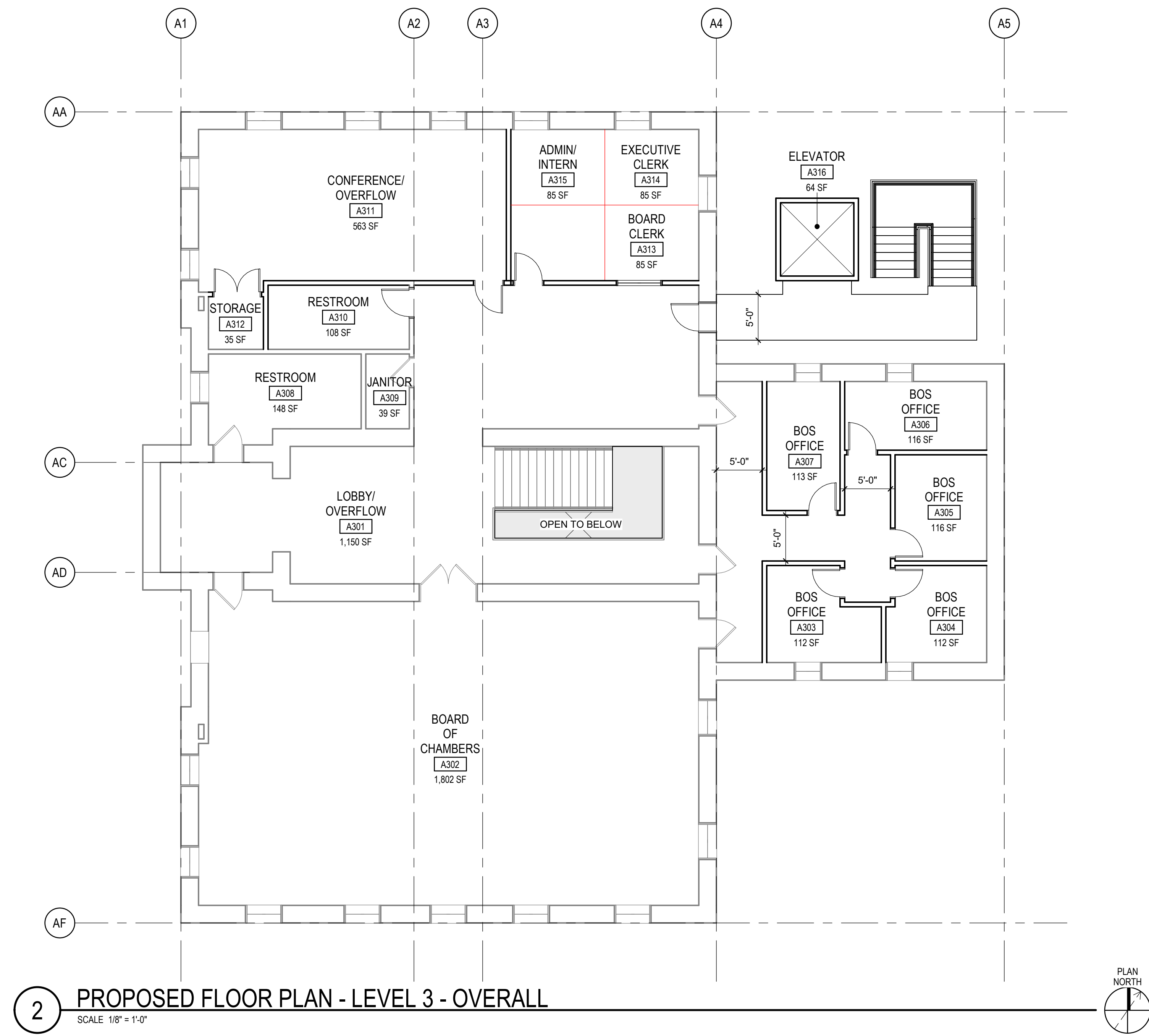
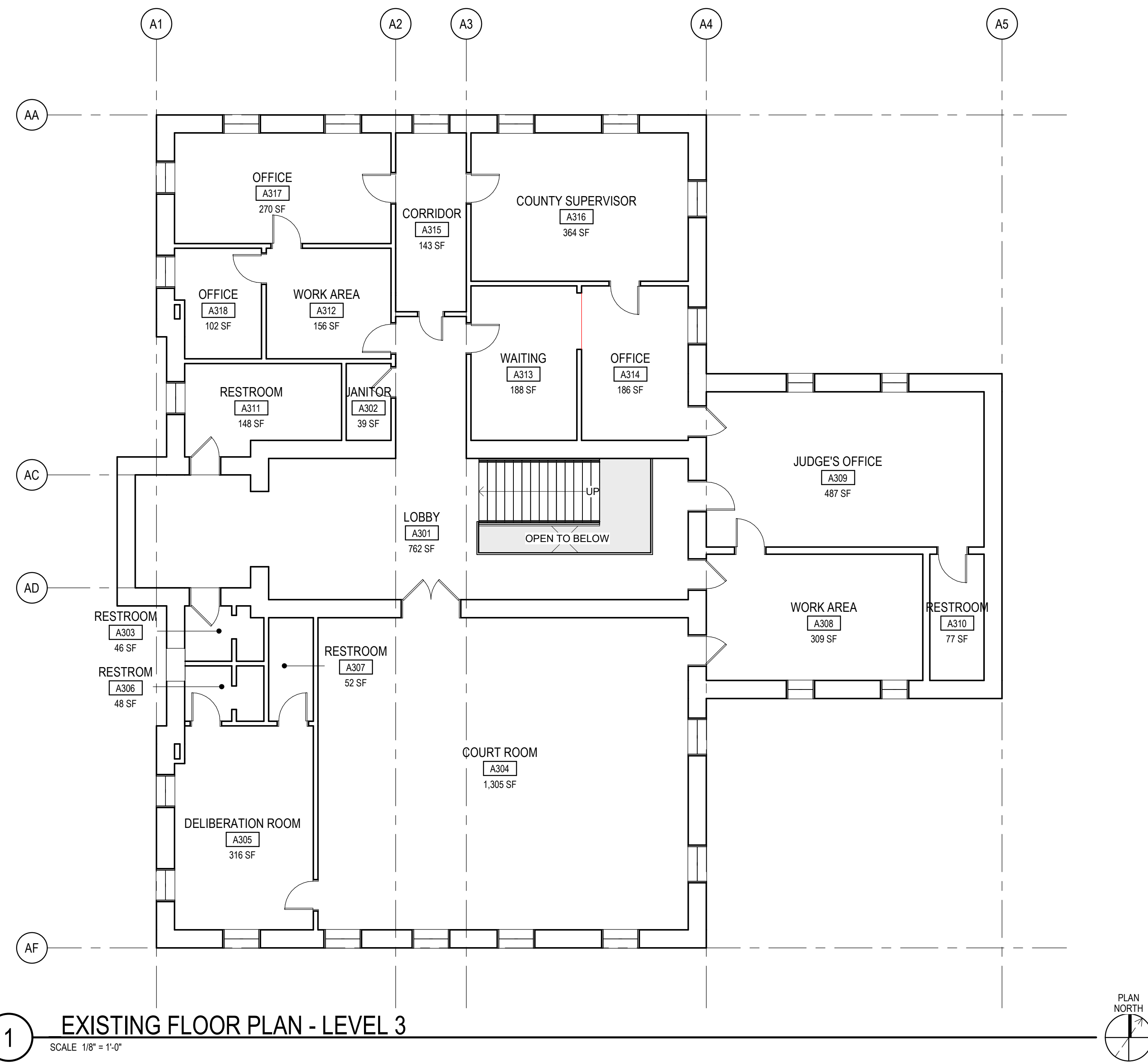
YANEY COURTHOUSE - LEVEL 2 FLOOR PLAN

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



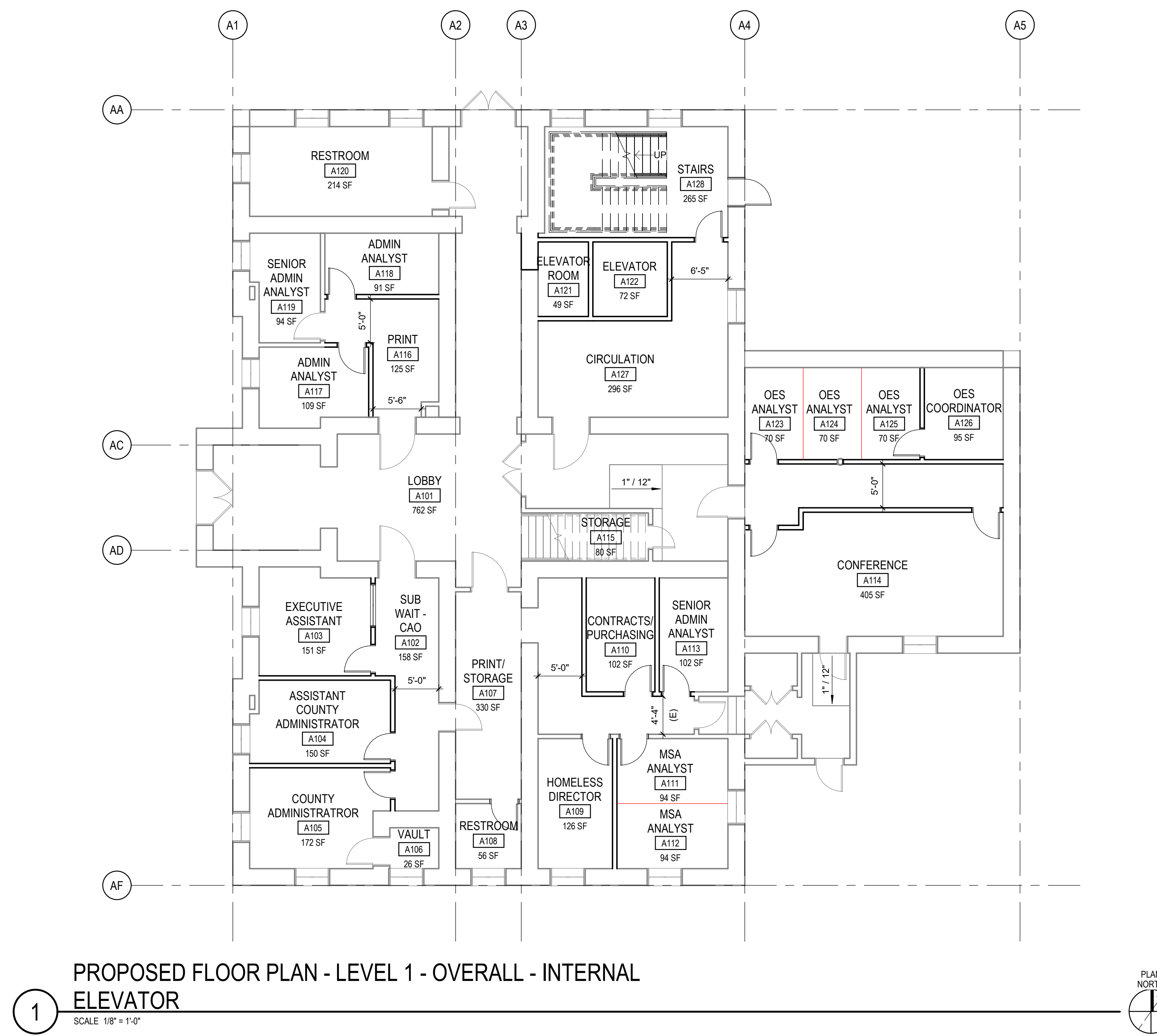
YANEY COURTHOUSE - MEZZANINE FLOOR PLAN

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



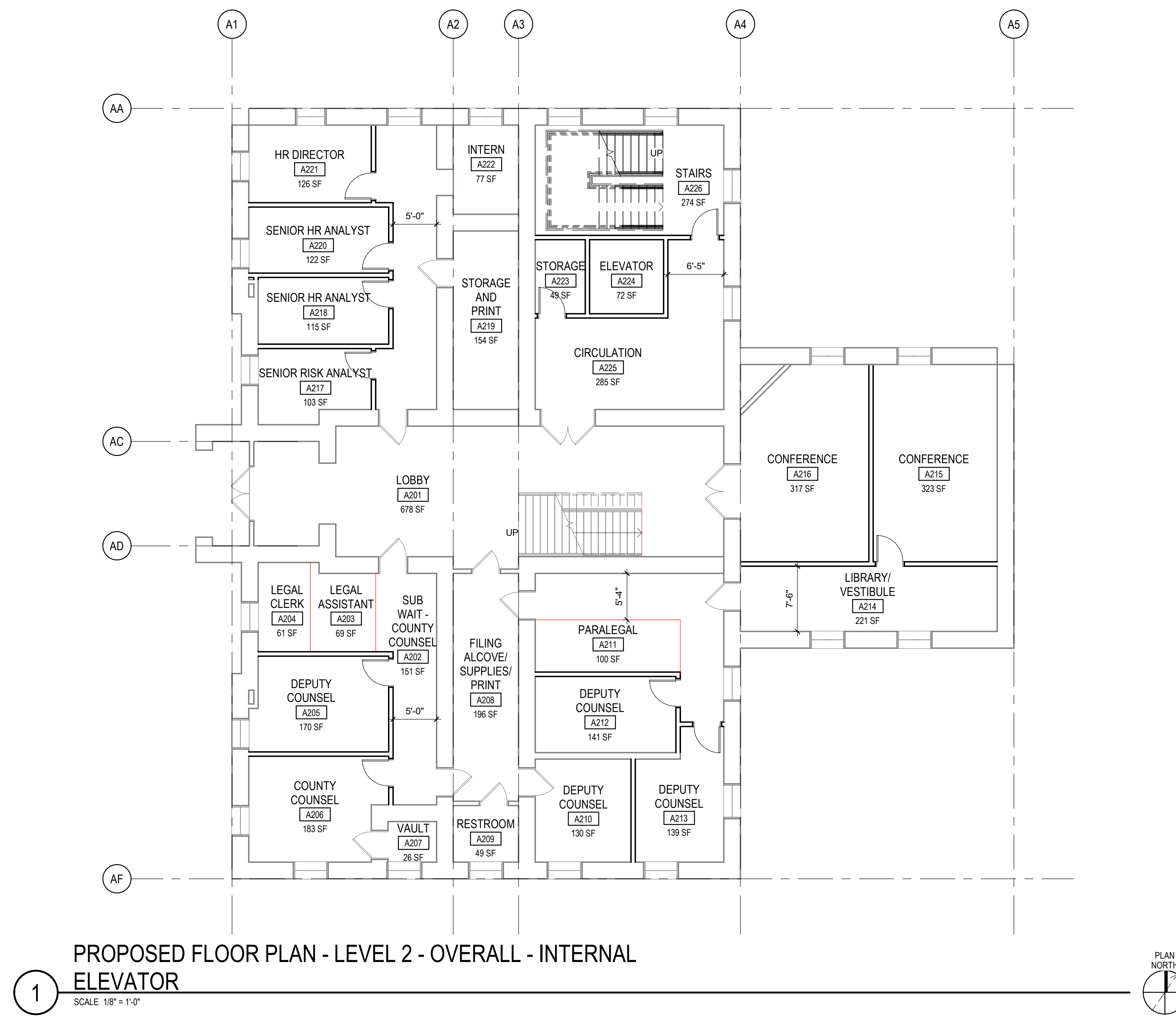
YANEY COURTHOUSE - LEVEL 3 FLOOR PLAN

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



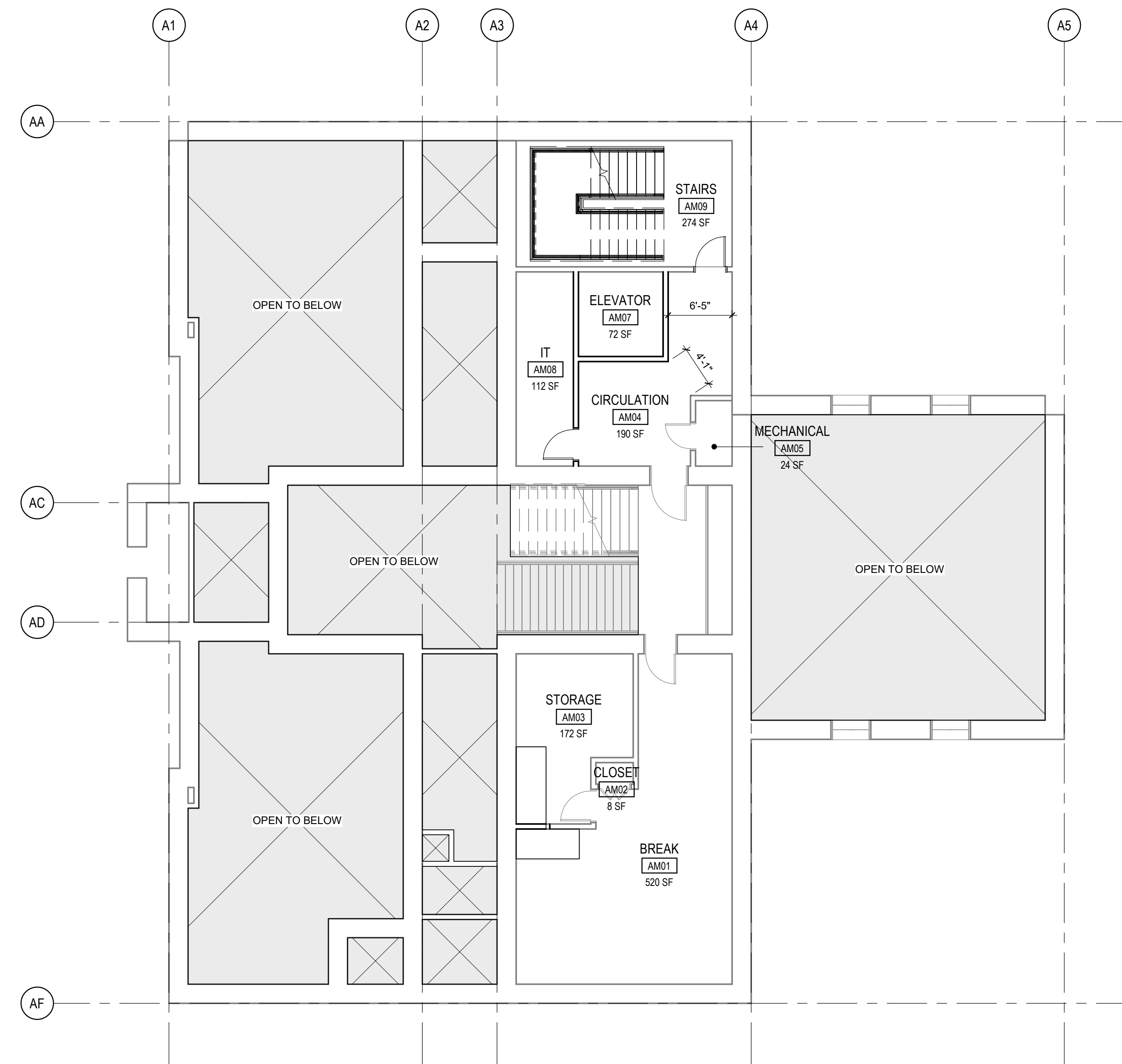
YANEY COURTHOUSE - LEVEL 1 FLOOR PLAN

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



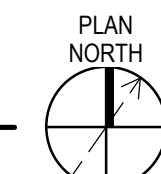
YANEY COURTHOUSE - LEVEL 2 FLOOR PLAN

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



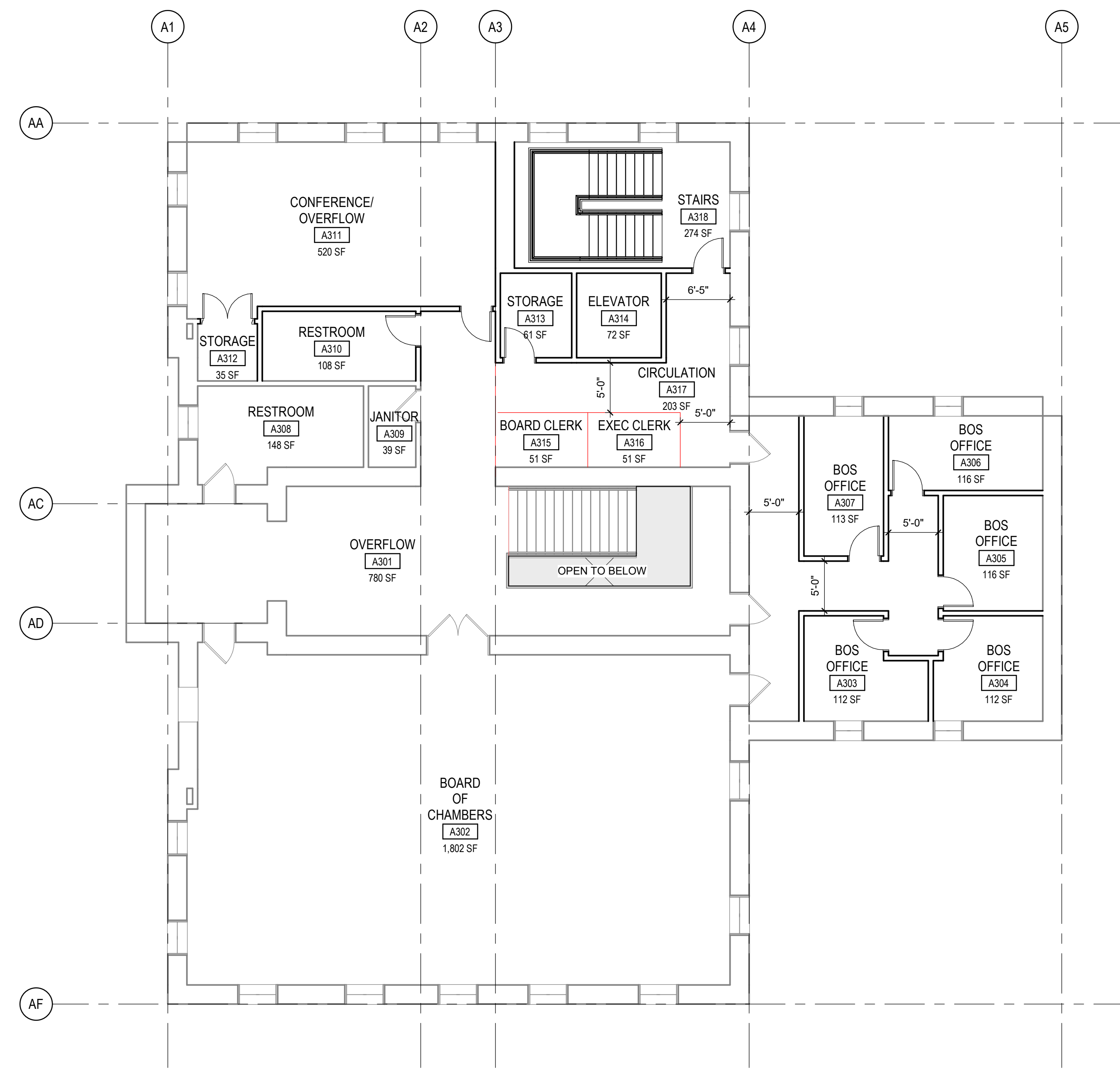
PROPOSED FLOOR PLAN - MEZZANINE - OVERALL - INTERNAL
 ELEVATOR

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



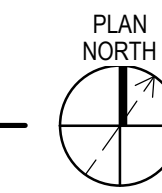
YANEY COURTHOUSE - MEZZANINE FLOOR PLAN

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



1 PROPOSED FLOOR PLAN - LEVEL 3 - OVERALL - INTERNAL ELEVATOR

SCALE 1/8" = 1'-0"



YANEY COURTHOUSE - LEVEL 3 FLOOR PLAN

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