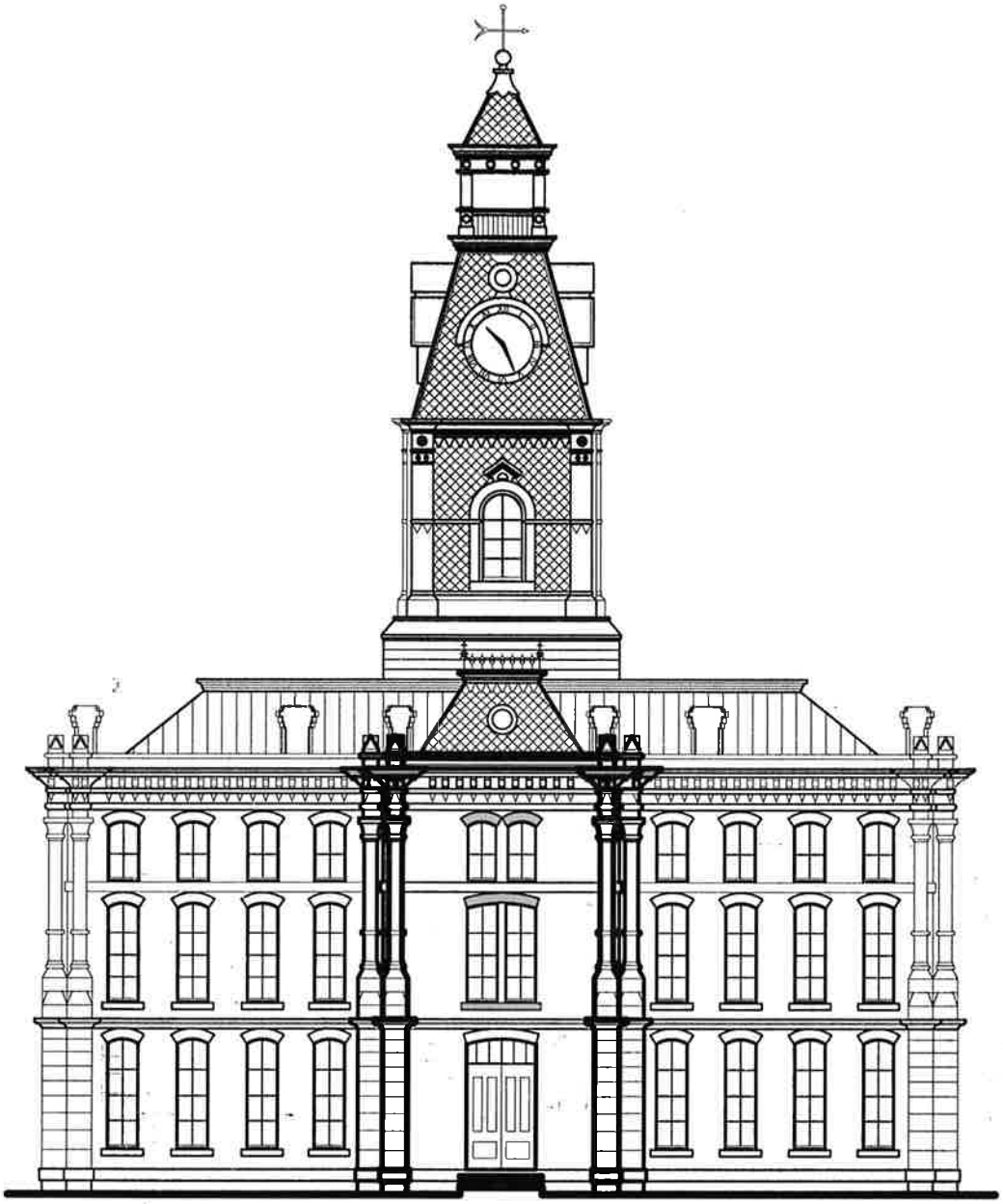
TITLE PAGES AND CONTENT



CLAY COUNTY COURTHOUSE OF 1884

Henrietta, Texas

A Historic Courthouse Master Plan

Prepared by

THE WILLIAMS COMPANY

August 2002

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Historic Courthouse Master Plan

Prepared for the Clay County Commissioners Court

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August 2002

ACKNOWLEDGEMENTS

CLAY COUNTY COMMISSIONERS COURT

County Judge:	Honorable Kenneth Liggett
Precinct 1:	Lindy Choate
Precinct 2:	Harlan Hicks
Precinct 3:	Wilson Scaling
Precinct 4:	Brice Jackson
97th District Judge:	Honorable Roger Towery
District Clerk:	Dan Slagle
County Clerk:	Kay Hutchinson
Tax Assessor-Collector:	Linda Sellers
County Treasurer:	Sue Brock
County Attorney:	Eddy Atkins

CLAY COUNTY HISTORICAL COMMISSION

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Section 1: Historical Background

Orientation and Significance

Clay County is on the Texas-Oklahoma border in North Central Texas, about 80 miles northwest of Fort Worth. It is bounded by the Red River and Oklahoma's Cotton and Jefferson counties to the north and northeast, and the Texas counties of Montague to the east, Jack to the south, and Wichita and Archer to the west. The Clay County seat of Henrietta is centered in the county on the Little Wichita River, a few degrees west of the 98th meridian that unofficially divides the United States into the "east and west." The Texas Legislature first organized Clay County in 1857 and named it for Kentucky statesman Henry Clay (1777-1852), revered U.S. congressman, senator and promoter of the Compromise of 1850 that secured the western boundary of Texas in exchange for $10 million in federal cash paid to the state. The town name of Henrietta is reputedly the feminized version of Clay's first name (his wife's first name was Lucretia).

The 1884 Clay County Courthouse has been the center of activity in Henrietta and the symbol of the town since its construction. The venerable building is significant as a traditional icon for the county and the community of Henrietta, and for its unusual architectural styling both in original and modified forms. The original clock and bell tower was so tall, 133 feet from its prominent wind vane down to the ground, that it could be seen about 25 miles from the Red River, guiding travelers south from Waurika to Henrietta. As a unique and dramatic building in Henrietta, the courthouse is sited squarely in the middle of town with commercial streets on all sides and "no back door," as locals are proud to describe. It is apparently the oldest surviving building in downtown, a reminder that "the town grew up around it" in another popular aphorism. Despite the loss of its tall tower by 1912, the courthouse still dominates the Henrietta skyline and is clearly visible to the southeast from the railroad and U.S. Highway 287, especially as these arteries enter the county from Fort Worth at Bellvue about 16 miles distant.

The Clay County Courthouse is obligingly mentioned in all standard texts on historic Texas courthouses, but rarely singled out for comment. The dean of Southwestern architectural historians, Professor Emeritus Blake Alexander of the University of Texas at Austin, describes this particular courthouse as a rather unusual interpretation of otherwise typical late 19th century eclecticism. By exaggerating corner columns, piling a clock tower of large components barely related to one another (a feature fortunately still evident in the similar 1884 Red River County Courthouse), and tying the composition together with a Mannerist pressed-metal entablature, the architects Wilson and Tozer crafted a building that could only have emerged from the American Midwest and Southwest, according to Alexander. As high-styled examples in Europe and the U.S. East Coast influenced designers, and clients, farther and farther west from traditional population centers, so grew the atmosphere for local interpretation, with occasional unique results. The Henrietta courthouse's original design could hardly be confused with any other,

including Clarksville's. Certainly after 1912 with its Renaissance dome replacing the tall tower, this building has occupied a single place in architectural categorization, now part of its significance in the pantheon of historic Texas courthouses. (Alexander, 2002)

Background and Establishment of Clay County and Henrietta – 1780s to 1862

From pre-contact times the Wichita and Comanche tribes freely hunted an abundance of wild game and buffalo in this area of cross timbers and grassy plains along the drainages of the Wichita, Little Wichita and Red rivers. Although these Native Americans did not have permanent camps within the present county's boundaries, they frequented temporary sites while on hunting expeditions. Beginning in the mid-18th century Spanish explorers passed through the area, leading to the first conflicts and expeditions against the Indians in the 1780s. Although present Clay County was thought to be a part of the Louisiana Purchase between 1803 and 1819, then a part of Mexico by the 1820s, and of the Republic of Texas by 1836, it was largely unexplored by Anglos until the mid-1840s.

During the years following the formation of the Republic, at least two Anglo forays, the Santa Fe and the Snivley expeditions, are known to have come through the area prior to Texas becoming a state. The Congress of the Republic of Texas voted for annexation to the United States on July 4, 1845, and the U.S. Congress admitted the Republic of Texas as the 28th state December 29 of that year. Following settlement of the U.S.-Mexico War, the California Immigrant Trail came from the east through the area in 1849, and Major Enoch Steen passed through on the Army's line of frontier forts in 1855.

An act of the Texas Legislature created Clay County from the western part of Cooke County on December 24, 1857. The act also required that Henrietta be established and named as the county seat. Clay County hosted its first ranchers and farmers in the late 1850s and early 1860s. Most ranchers lived in Montague County and grazed their cattle in Clay County, while farmers claimed homesteads for growing corn, wheat, oats, and vegetables.

By 1860, Clay County lay across a still-hostile frontier and on the western edge of organized Texas counties. Its population remained quite small with 107 whites and 2 free Negroes. The town of Henrietta was the only town of any consequence in the county and only had 10 houses and a general store. The first Clay County election was held in 1860 and those officials elected were: George Shelton, Chief Justice; E. Haller, County Clerk; C. T. Bailey, Sheriff; Perry Wilson, Tax Assessor; Sam Green, County Surveyor; W.T. Waybourne, County Treasurer. A post office was established at Henrietta in 1862, but protecting soldiers from Fort Belknap and Camp Cooper shortly withdrew because of the Civil War. Residents of the town and county soon fled to neighboring Montague and Cooke counties, and Henrietta was abandoned. Clay County was officially unorganized by the end of 1862.

Reorganization and Permanent Settlement – 1863 to 1882

In an attempt to rid the prairie of the encroachment of civilization, Native Americans burned the town of Henrietta to the ground in 1863. Throughout the mid-1860s, according to local chronicles, the county was considered a good place for outlaws and Confederate deserters. A few ranchers came back, and following the war's end in 1865 several families attempted to re-settle in Henrietta in the charred buildings, but were massacred by hostile natives and the area was once again deserted.

Fort Buffalo Springs was built in Clay County in the spring of 1867, 30 miles north of Fort Richardson at Jacksboro, but after an Indian raid was moved to Jack County and Fort Richardson in the fall. In 1869 the Army established Fort Still across the Red River in Oklahoma Territory, and troops frequented a trail between Fort Richardson and Fort Sill, passing through Clay County. However, several Native American bands persisted in their efforts to dissuade settlement, and in 1870 some 300 Kiowa under the command of Kicking Bird attacked Major Curwen B. McClellan and 50 men of the Sixth Calvary near the charred remains of Henrietta. Unadvisedly that same year the Koozier family tried to settle in Henrietta; Goodleck Koozier was murdered and his wife and two daughters kidnapped. In 1871 and 1872 Indians also attacked the McKenzie and Wilcox families. Kiowa Chief White Horse was indicted in 1874 for the murder of Mr. Koozier.

Henry Whaley was the first truly permanent settler of Clay County, homesteading in 1869 near present Waurika Bridge on the Red River, and growing oats for sale to Fort Sill. Also in 1869, Civil War veteran William Benjamin Worsham came to the area after experience with cattle drives on the Chisholm Trail; he later became a wealthy North Texas rancher, Henrietta banker and oil producer in Clay County. According to The New Handbook of Texas, Worsham "is credited with coining the term "nesters" in reference to farmers, who were regarded as the enemy by ranchers. The story is that one day while checking cattle, one of Worsham's cowboys saw at a distance the dwellings of farmers. He said they looked like bird's nests. The term spread throughout the Southwest." (Wheeler, 2002)

By 1873 the area once again hosted a few permanent settlers as Indian raids waned. The Texas Legislature arranged for Clay County to be reorganized, this time as a somewhat smaller 25 miles wide and 46 miles long, encompassing 1,150 square miles centered on the Little Wichita River's flow into the Red. An election was held for Clay County, and those elected were Thaddeus K. Davis, Sheriff; J.P. Earle, Surveyor; E. Worley, Treasurer; J.R. Medlin, Chief Justice of County Court; Alexander Dawson, E.C. Nichols and W. T. Thornton, Associate Justices.

Since the organization act designated Henrietta as county seat, it was platted by Earle, recently elected county surveyor, on September 9, 1875. But a lengthy struggle followed for county seat between residents of Henrietta and Cambridge (also called New Town, New Henrietta and Pinhead) three miles to the northeast (Kelsey, 1993). The county seat struggle was settled when the Fort Worth & Denver City Railway (later Burlington Route, now Burlington Northern-

Santa Fe) ran its main line between Texas and Colorado, from the southeast to the northwest of Clay County, through the Henrietta town site in 1882. The town incorporated that year, and five years later the Gainesville, Henrietta and Western Railway (later part of the Missouri, Kansas & Texas Railway, now abandoned) entered Henrietta, thus firmly establishing its standing as a commercial and marketing center for Clay County and beyond.

Courthouses, Style, and Architects – 1874 to 1885

On November 23, 1873, the Clay County Commissioners Court levied a special tax of 10 cents for each $100 of valuation on private property to build a courthouse in "the town of Henrietta." No mention is made of a new building soon thereafter, but the first Clay County District Court was held in 1874, for the trial of White Horse, in a frame building in Henrietta, since Clay County served as judicial center for the entire Texas Panhandle from 1875 through 1879 when Wheeler County assumed the role. In its October 12, 1877, special term, the Clay County Commissioners Court ordered bids to be received for the erection of a stone courthouse at the corner of Bridge and Omega streets for the first Clay County Courthouse. An advertisement for bids for a jail also was ordered and placed on June 10, 1878.

The commissioners court awarded the jail construction contract to J.T. (or J.L.) Thomas of Fort Worth on August 12, 1878. Reports conflict concerning the jail's completion, and no references appear in court minutes referring to the award of a construction contract for the courthouse, or acceptance of the jail. On September 4, 1879, the court appointed a committee to receive bids for finishing a "temporary courthouse," and the stone building ordered in 1877 eventually was completed. One surviving record of its service is Henrietta's Sanborn Fire Insurance Map of 1885 illustrating a one-story stone building at the southwest corner of Omega and Bridge streets, and labeled "Court Ho." Also an engraving of unknown origin depicting this "first Clay County Courthouse" was featured in the October 22, 1971, issue of the Texas Bar Journal.

Even before the first railroad arrived in Clay County, its commissioners must have realized a need for a larger courthouse. On August 30, 1880, they accepted a donation from W.S. Ikard (county commissioner of Precinct 1) of a block of land surrounded by Main, Ikard, Bridge, and Gilbert streets. The Texas Legislature in the spring of 1881, observing statewide prosperity and anticipating construction of a new Capitol in Austin, "passed an act authorizing counties to issue bonds to finance the erection of new courthouses," according to architect/historian Will Robinson, "enabling county commissioners' courts to finance elaborate works" (Robinson, 1974). For Clay County, land in addition to the Ikard gift must have been acquired in anticipation of a new building, since on May 8, 1882, the court agreed to sell seven lots in Block 18 (just west of the present courthouse square) to Vincent Stine and O.L. Pratt. The Fort Worth & Denver City Railway arrived at Henrietta in July 1882, part of a long anticipated connection between Texas and Colorado. Now the need for a larger and more permanent courthouse became evident as the city and county grew rapidly.

On December 26, 1883, the Clay County Commissioners Court authorized County Judge J.L. Craig "to advertise for plans and specifications for a courthouse building for Clay County to be built on the Public Square of the town of Henrietta" (the present square), cost was not to exceed $30,000. The court carefully examined all plans and specifications submitted, and accepted those of architect William H. Wilson of Dallas, Texas, on January 28, 1884. Those present were Hon. John T. Craig, Clay County Judge; G.W. Ford, Clerk by his deputy; S.M. Sears, G.C. Wright, Sheriff; W.S. Ikard, Commissioner Precinct 1; and J.R. Newcomb, Commissioner Precinct 2. The court authorized Judge J.T. Craig to advertise for bids for the erection of a courthouse "to be built in the town of Henrietta according to the plans and specifications of W.H. Wilson [of Wilson and Tozer], the plans to be filed in the Clay County Clerk's Office in February 1884." The Freemasonry organization's Henrietta Lodge No. 454 A.F.&A.M. laid the cornerstone of the new courthouse on June 23, 1884.

Architects William H. Wilson (b. 1855 in Virginia) and Guy M. Tozer (b. 1850 in Pennsylvania) practiced together in Dallas at this time, but apparently dissolved the partnership shortly thereafter. Both designers were listed in Dallas city directories separately after 1885, with Tozer leaving Dallas by 1894 and Wilson advertising architecture, building superintendency and interior design there through 1907. During their short collaboration, Wilson and Tozer competed with other late 19th century courthouse architects of the day including James Edward Flanders; both firms submitted plans for the Merchant Exchange Building in Dallas in 1883, but Flanders won that noted commission. Wilson, credited alone, also designed the 1884 Red River County Courthouse in Clarksville, Texas, but the two courthouse commissions are the only obvious evidence that he and Tozer left for posterity (pending additional research).

The Clay County Courthouse as originally designed in 1884 was a fine example of the architectural exuberance that marked the Victorian era abroad and in the United States after recovery from its Civil War. The courthouse plan takes the form of a cross with intersecting corridors on the ground floor. Not quite a symmetrical and equilateral Greek cross, the north-south element housing the stairwells is shorter and narrower than the east-west portion. Yet the apparent symmetry between the four legs of the cross is deceptive from the exterior as the interior offices and courtroom are restricted to the part oriented east-west, and the north-south axis is relegated to stairs and circulation.

All four facades are divided into three components each, marked by a stone belt course and reinforced by the size of the windows and the treatment of the columns. The general form of each facade is Classical, with fully round, paired columns at the corners, and an entablature with a pediment over a centered door at the ground floor. Materials are red brick with light tan colored sandstone at the belt courses, window trim and columns, and the cornice, entablature, and roof eaves are shaped and soldered sheet metal.

Wilson's and Tozer's design, as executed by contractor Strain, Risley and Swinburn, was at first glance a recognizable interpretation of French Second Empire Style. A rectilinear central block was topped by Mansard roof features over each projecting wing, and ultimately finished by a central tower that carried clock faces high in the air upon compact Mansard roofs on all four

elevations. The French Second Empire would have been known to the Dallas architects through popular publications, featuring such iconic examples as the Boston City Hall of 1861-65 and the State, War and Navy Building (now Old Executive Office Building) of 1871-87 in Washington, D.C. Some features in Henrietta, when taken individually, are similar to Second Empire interpretations of Wilson's and Tozer's more prolific competitor J.E. Flanders, particularly in the latter's Dallas County Courthouse remodeling of 1880 (Robinson, 1983).

But the Henrietta, Texas, version of Second Empire in 1884 interpreted certain architectural features with enthusiasm somewhat between naivete and gusto: corner masonry features that were treated as subtle pilasters in Boston and Washington jump from the Clay County building corners as fully turned, very un-Classical and blocky columns; here the entablature's metal dentil course is over-scaled, almost Mannerist in bulk; the four clock faces overwhelmed their supporting module of the tower (perhaps a reason they were removed by 1897); and the crowning belfry carried so much mass and detail that yet another large roof and wind vane seemed necessary to complete the composition as it rose higher and higher.

The Clay County Courthouse – 1885 to 1897

The Clay County Commissioners Court ordered their new building accepted on May 18, 1885, subject to certain limitations. The contractors were held liable for the terms of the contract let on April 28, 1884, and $800.00 was held in payment to Strain, Risley and Swinburn, pending satisfactory inspections. The Sanborn Fire Insurance Map of March 1885 shows both the first and the present Clay County Courthouses, with the present courthouse noted on the map as "Court house being built." The court appointed P. M. Stine as agent to sell the old courthouse on October 14, 1885. On November 9 Stine was appointed to sell Block 14, and the court rescinded the order to sell the old courthouse; the sale was ultimately approved by the court on December 4, 1885.

As the county found itself with surplus space in the new building, it rented various rooms to tenants from the private sector between 1885 and 1887. In 1890 the commissioners court adopted a resolution to allow the use of the Clay County Courthouse and courtroom for the U.S. District Court. Although the county had rented to tenants not associated with county government for reasons not stated in the minutes, the commissioners court issued an order on November 28, 1892, forbidding the use of the courthouse for balls and dances. Also in 1892, a proposition was offered by the Henrietta Water, Light & Co. to supply water for fire protection of the courthouse. The court accepted the proposition and hydrants were installed in the courthouse yard and one plug was provided in the interior hallway. Trees were set out in the courthouse yard and the chimneys were repaired in 1894.

Clay County is notoriously vulnerable to violent thunderstorms that produce destructive lightening. In an effort to protect the building and the people from such damage, the court had lightning rods installed on the courthouse in February 1894. Plumbing was installed in 1898, and the outside "facilities" retired. Within 10 years of construction, the building was experiencing roof leaks and repairs were made in 1896. The Clay and Red River county courthouses

originally shared Second Empire design features, with a few variations. The Clarksville building's entire base is of stone, and its corner columns are single units, making Wilson's deviation from Second Empire models even more pronounced. But Clarksville has retained its soaring tower, whereas the Clay County tower suffered partial removal in 1897, and complete dismantling and roof reconstruction in 1912.

The Courthouse in the Early 20th Century

Repairs to the roof were needed again in 1910. Legend states that the damage caused by the repeated roof leaks was substantial enough for the necessity of the roof to be completely redesigned and replaced. Commissioners Court approved an Order in December 1911 to get proposals for rebuilding the roof presumably in another design that would be less prone to leaking than the original design with the tall tower. The bid of A.Z. Rodgers in the amount of $2,000 was awarded on February 12, 1912. The resulting roof form removed the last traces of the original tower and substituted a low dome reminiscent of Brunelleschi's seminal Renaissance structure (1420-36) over the cathedral in Florence, Italy. The dome is covered with asbestos cement tiles painted red, further enhancing the Florence Cathedral connection. Simple gabled roof forms now radiate from the dome over each of the four projecting wings, no doubt solving or reducing chronic leakage problems.

Yet one year later the Court issued an order to "fix top" on the courthouse. The 1913 reference in the Commissioners Court Minutes raises a question as to whether the 1913 repair was a major or minor repair to the roof. There are no details recorded either in the 1912 or 1913 references in the Commissioners Court Minutes. However, the Sanborn Map dated March 1912 indicates a round member in the center of the roof, where as the previous Sanborn Map dated November 1907 indicates a square member in the roof. The Sanborn Maps are consistent with the February 1912 reference in the Commissioners Court Minutes of the Rodgers' $2,000.00 bid having been accepted to repair the roof, but no other details or records exist as to the exact repairs or changes made to the courthouse roof.

Several areas of the interior of the courthouse were finished with 1x6 "beaded ceiling," including the ceiling of the District Courtroom. On November 22, 1911, the court issued an Order for the installation of metal ceilings. They are beautiful pressed tin panels that measure 2'x2' and have a matching metal cornice around the perimeter of the ceiling. The metal ceilings remain in the District Courtroom, but are covered with a drop-in grid ceiling.

The Sheriff's Office and Abstractor's Office was added in the southeast corner of the courthouse adjacent to the County Clerk's Office. The exact date of the addition is unknown, but the addition was made between March 1912 and July 1922. This is evidenced by the Insurance Maps of Henrietta, Clay County, Texas, published in March 1912 and July 1922. There were no references in the County Commissioners Court Minutes for the records indexed in the Buildings and Grounds, Courthouse, or Sheriff Sections of the County Commissioners Court Minutes Index. On May 31, 2000, the current Clay County Clerk, Kay Hutchison, interviewed a former county employee who became County Clerk in 1935. Mrs. Hutchison was told that the

building addition was nearly new when she went to work for the county in 1928, and that the addition was used for the Abstractor's Office and Sheriff's Office during her tenure with the county. The Abstractor's Office was used by the local abstract companies to perform title research and it was not a function of Clay County. Therefore, the date of construction, the architect, contractor, the source of funding, etc., for the addition is undocumented as of this writing.

Remodeling versus Demolishing – 1938

From 1913 to 1938 little more than regular maintenance was performed on the building. In the 1930s the Clay County Courthouse was documented under the WPA (Works Progress Administration) programs and detailed photographs were made of the building. On August 22, 1938, a motion was made to construct a new courthouse, and an election was held. The citizens of Clay County voted against the new courthouse, 1,310 to 205, and the results of the election were entered into the Commissioners Court Minutes on October 10, 1938. By 1940, the building was once again in need of repairs, and the court issued an order to repair the courthouse.

The courthouse was maintained regularly during the 1940s. In addition to the regular maintenance that was performed, the District Courtroom was remodeled in 1942, the roof was repaired on the Sheriff's Office in 1943, and the roof and gutters were replaced in 1946.

During the 1950s there were very few entries to the Commissioners Court Minutes regarding repairs or changes to the courthouse, but the 1960s was a decade of some noticeable changes being made to the Clay County Courthouse. It was also the decade that the Clay County Courthouse was first recognized for its historic importance. The Texas Historical Commission recognized the Clay County Courthouse by designating it as a Recorded Texas Historic Landmark (RTHL) in 1962.

The majority and most notable changes to the building were made between 1961 and 1963 when 21 new windows were installed, new ceiling and lights were installed in the County Clerk's Office, the County Judge's Office was repaired, the Abstractor's Office was remodeled, and the ladies outside restroom was re-roofed. In addition, a sidewalk was added around the courthouse lawn.

The courthouse in recent years – 1970s to 2002

The decade of the 1970s was another period of time when no changes or modifications were being made to the courthouse, other than routine paint and masonry work. It was, however, a decade when the Clay County Courthouse received another historic designation. It was individually listed in the National Register of Historic Places in 1977. Another important historic designation was bestowed upon the courthouse in 1981 when the Texas Historical Commission designated it as a State Archeological Landmark.

In contrast, the 1980s saw many substantial changes to the interior of the building. In 1980 the District Courtroom, the men's and women's restrooms, and the Tax Office were remodeled. Also in 1980 the "Courthouse Offices" were remodeled at the cost of $12,787. Although there are no specific references in the records as to exactly what "remodeling" was performed during 1980, the physical evidence would support the theory that it was at that time the paneling and suspended lay-in grid ceilings and lighting was installed. New air conditioning was added to the District Courtroom in 1981, the first floor was rewired in 1982, and the carpeting was replaced on the first floor in 1982. In 1983, the County Clerk's Office also got new carpet and ceilings. In 1989, the damaged roof was repaired.

In 1992, the air conditioning system was renovated for $20,232, the masonry was cleaned and tuck-pointed again. In 1994, a structural survey was completed by Vector Engineering. Drawings were adopted for the new ADA requirements from Daugherty and Glover Architects.

By February 2000, the roof was again in need of repair and Whitestone Construction was employed to do the repairs on the roof.

FIGURE II-1. *Images such as the one above are extremely rare. A photograph of this detail and clarity can almost single-handedly make full restoration of an historic building exterior possible. This image shows the north facade of the Clay County Courthouse as the building neared completion in 1885. Notice the three people standing in the cupola atop the tower.*

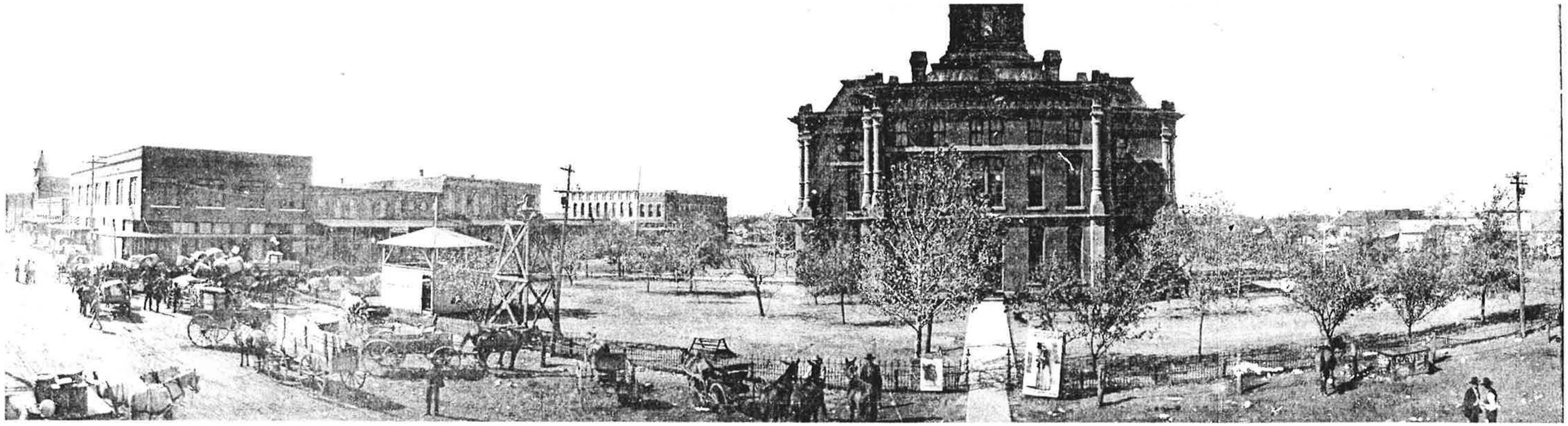
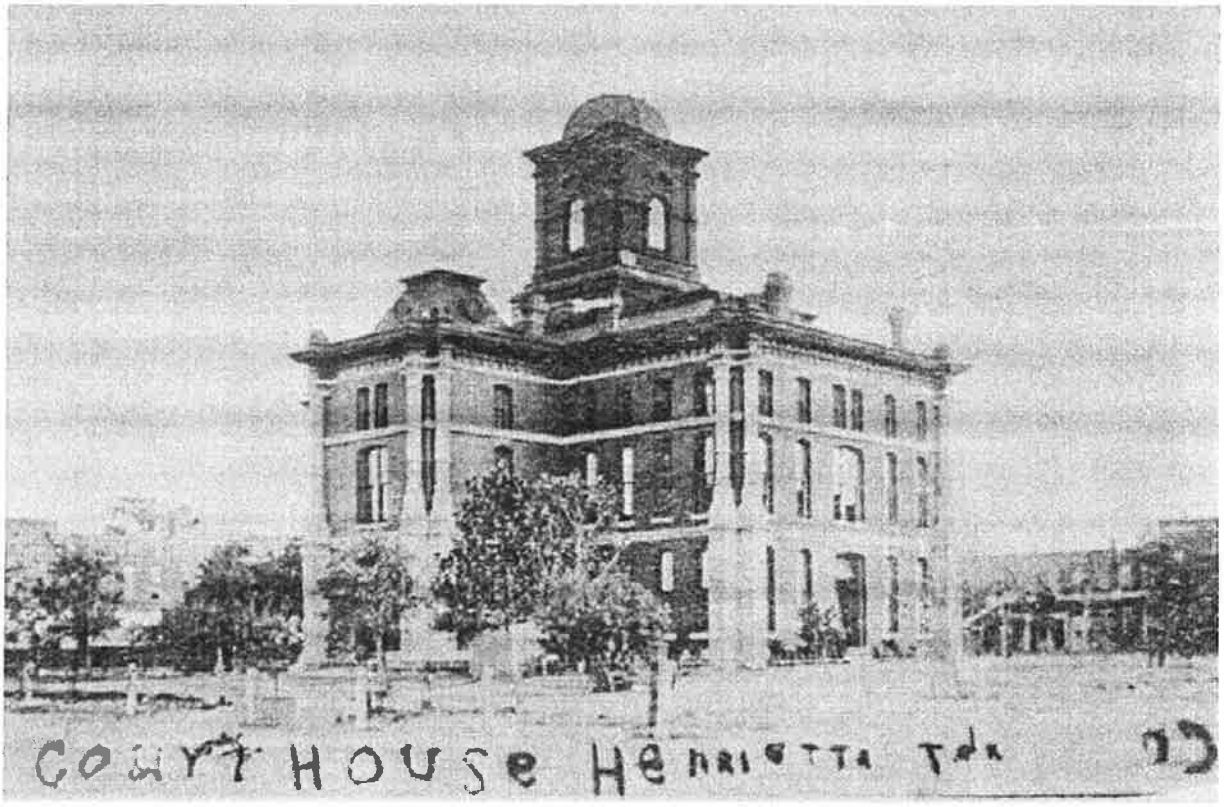
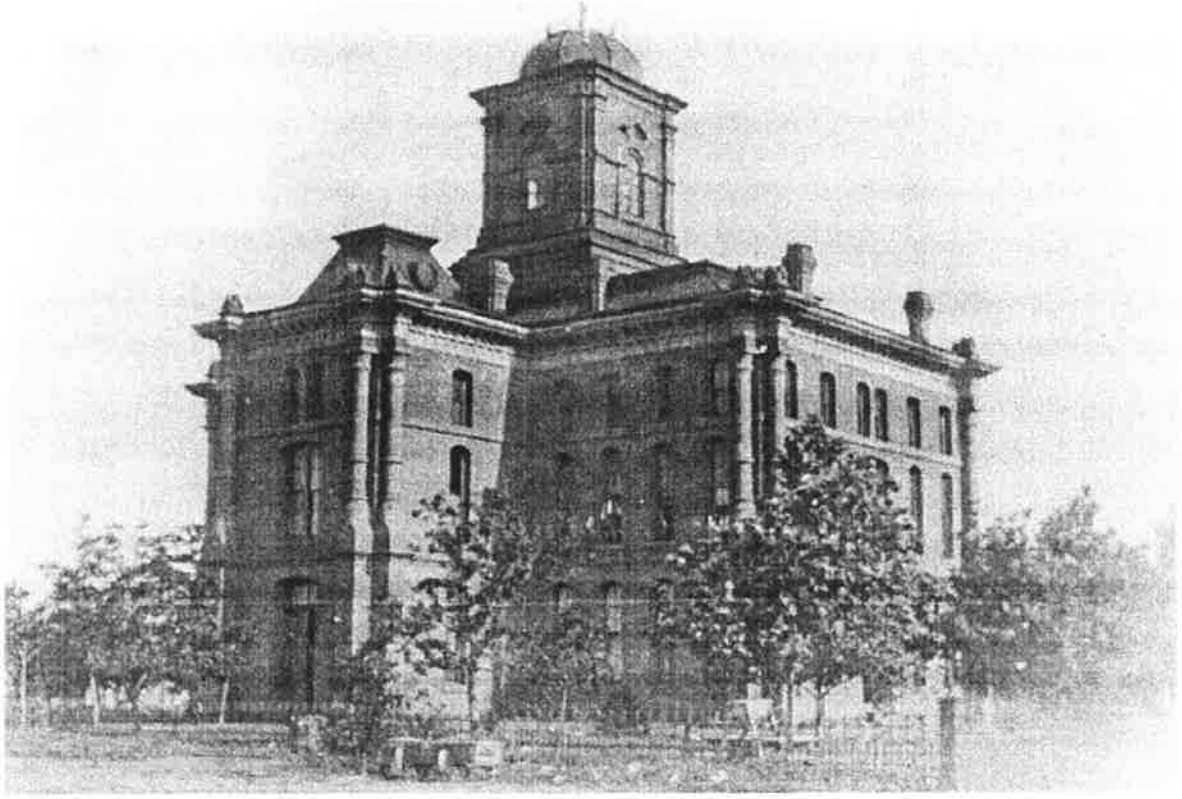
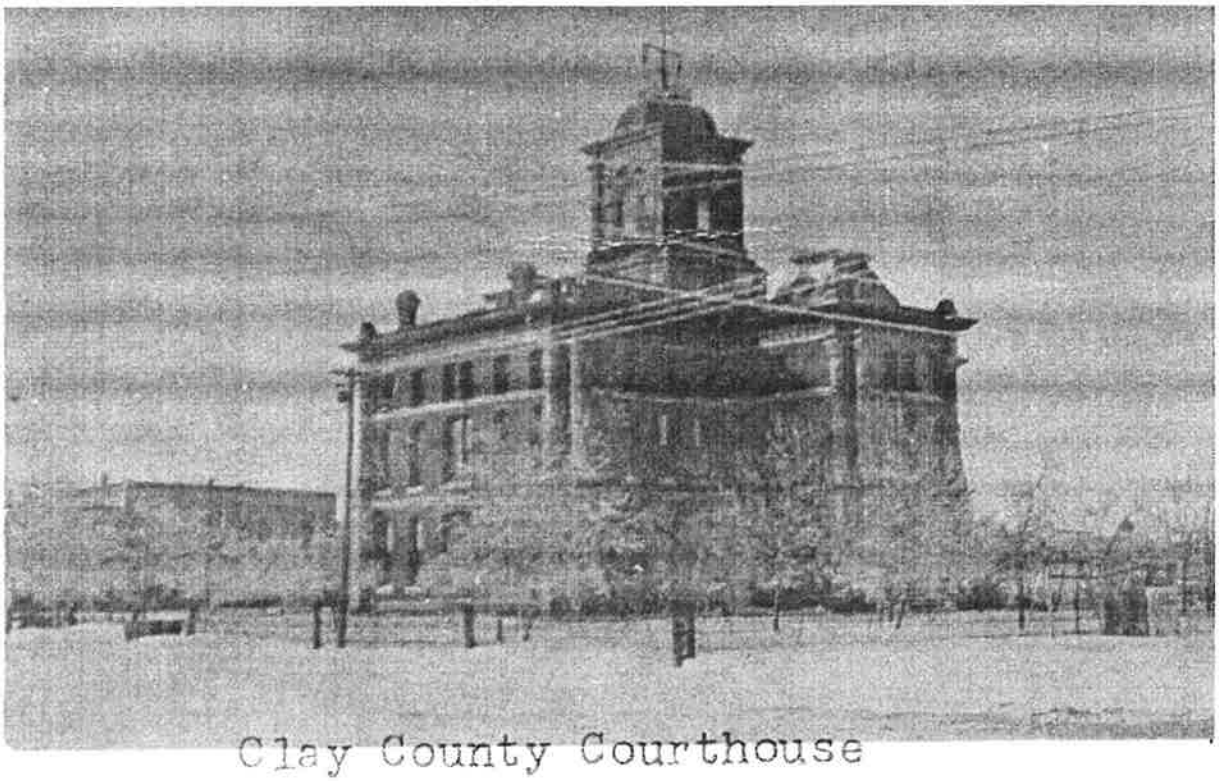


FIGURE II-2. *This image provides a glimpse into a typical day in the life of Henrietta, Texas around 1910. Horses are still the prevailing mode of transportation. The large signs mounted beside the courthouse square entry gate preach the tenets of the Temperence Movement, the predecessor of Prohibition a decade later. Then, as now, the courthouse dominates the scene. (The photo shows the east side of the courthouse square.)*
Site features, such as young trees, the original iron perimeter fence, bandstand, fire bell, and axial sidewalks can be seen. The original installation dates of these elements are not easily confirmed.



FIGURES II-3 (ABOVE) AND II-4 (BELOW). *The original tower was modified and lowered approximately ten years after the building was completed. These photos show the courthouse near the turn of the century, soon after the modifications were finished.*





*FIGURES **II-5** (ABOVE) AND **II-6** (BELOW). The modified tower. Fig. II-5 shows the northwest corner of the building, while Fig. II-6 likely shows the northeast corner.*

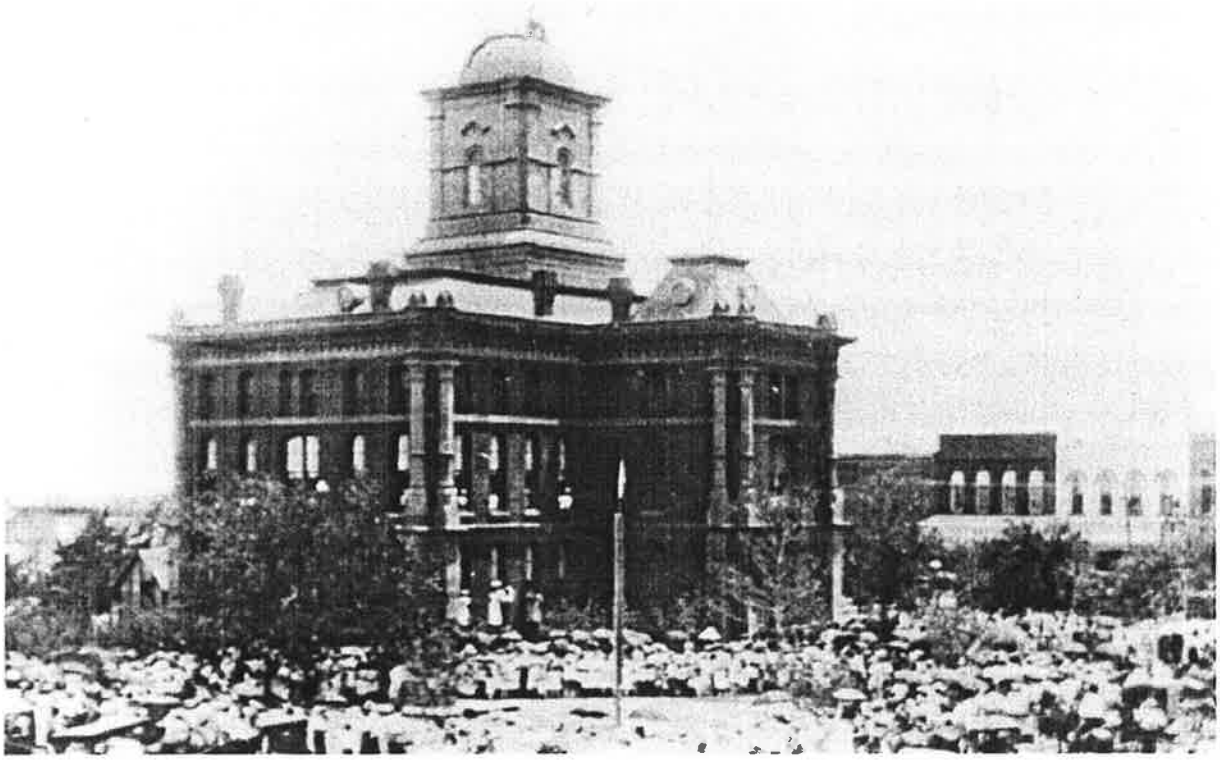


FIGURE II-7. The courthouse has often served as a backdrop for major gatherings in the community. The image above shows the courthouse in the midst of what appears to be a women's suffrage rally circa 1910.

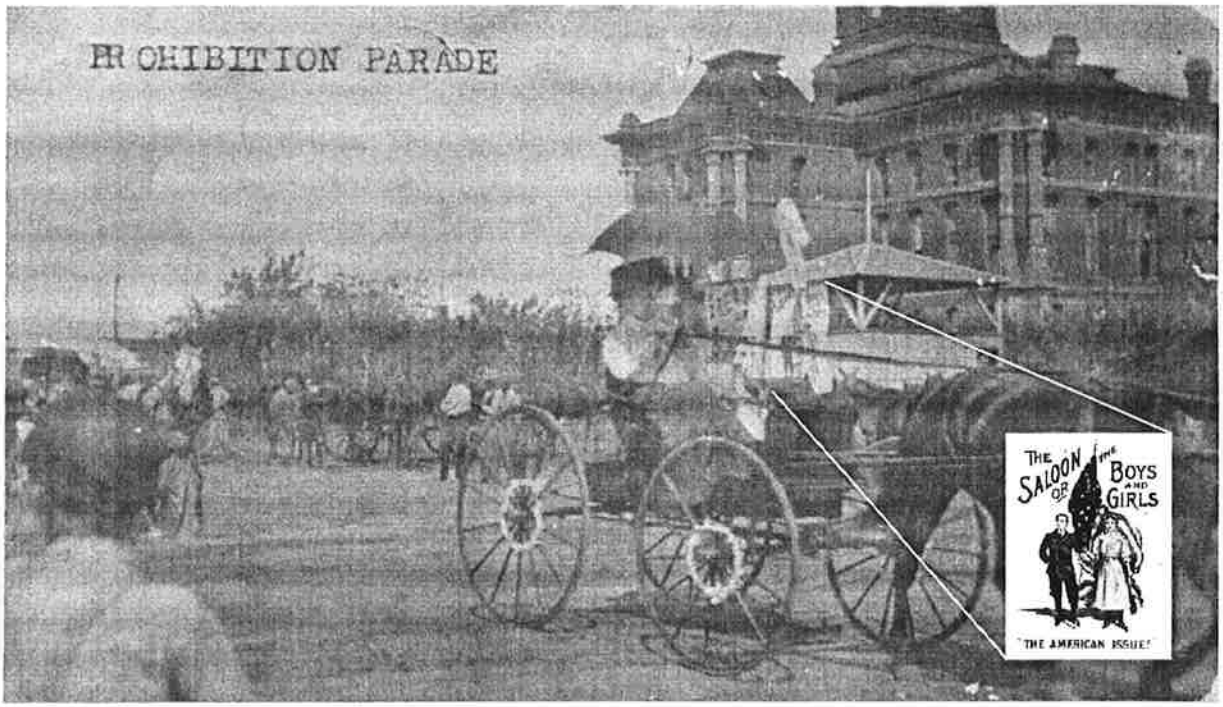


FIGURE II-8. Here the courthouse stands watch over a Temperance Parade circa 1910. The signs in the background read "BREAD NOT BOOZE" and "The Saloon or the Boys and Girls" (see inset).

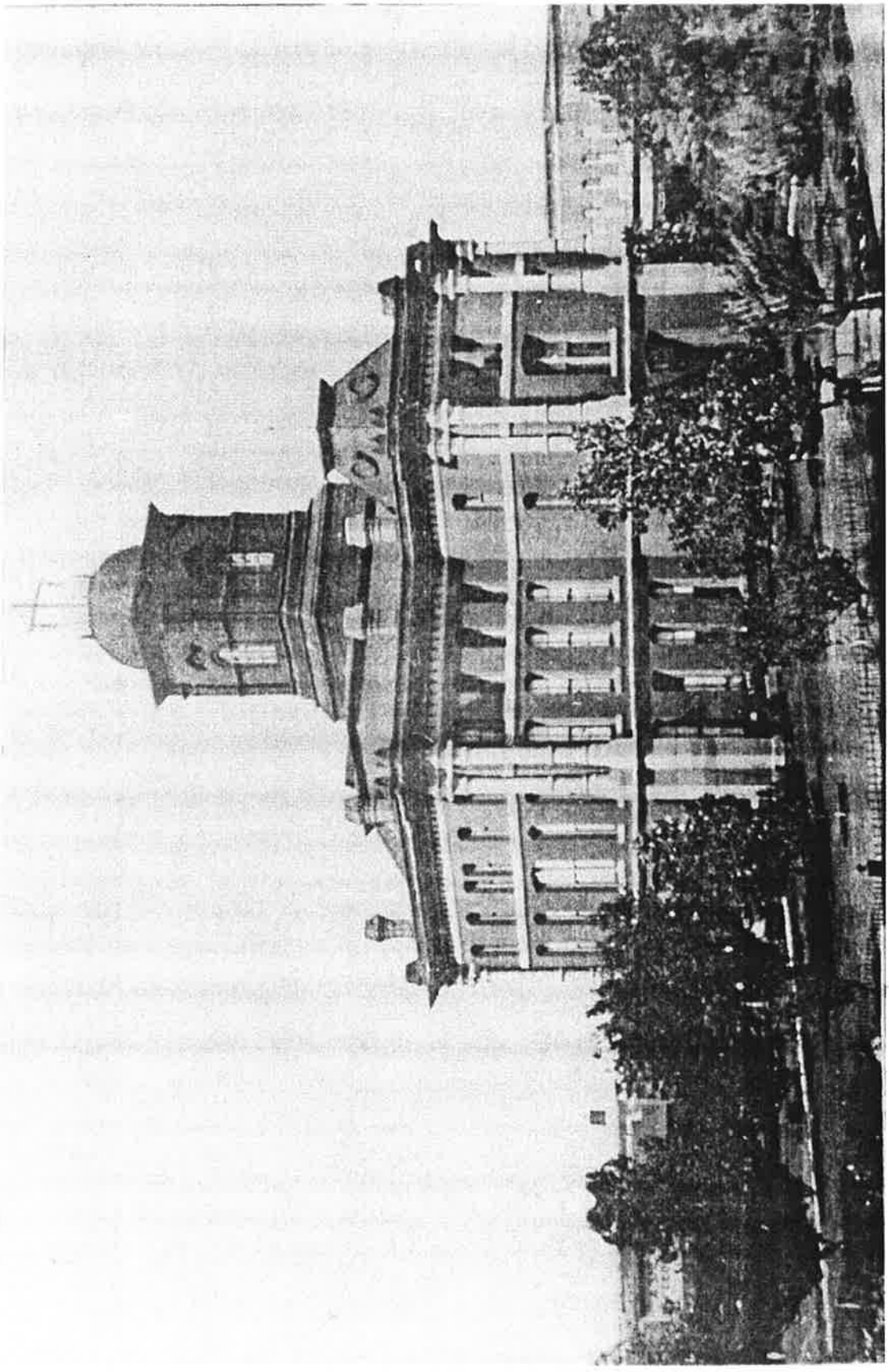
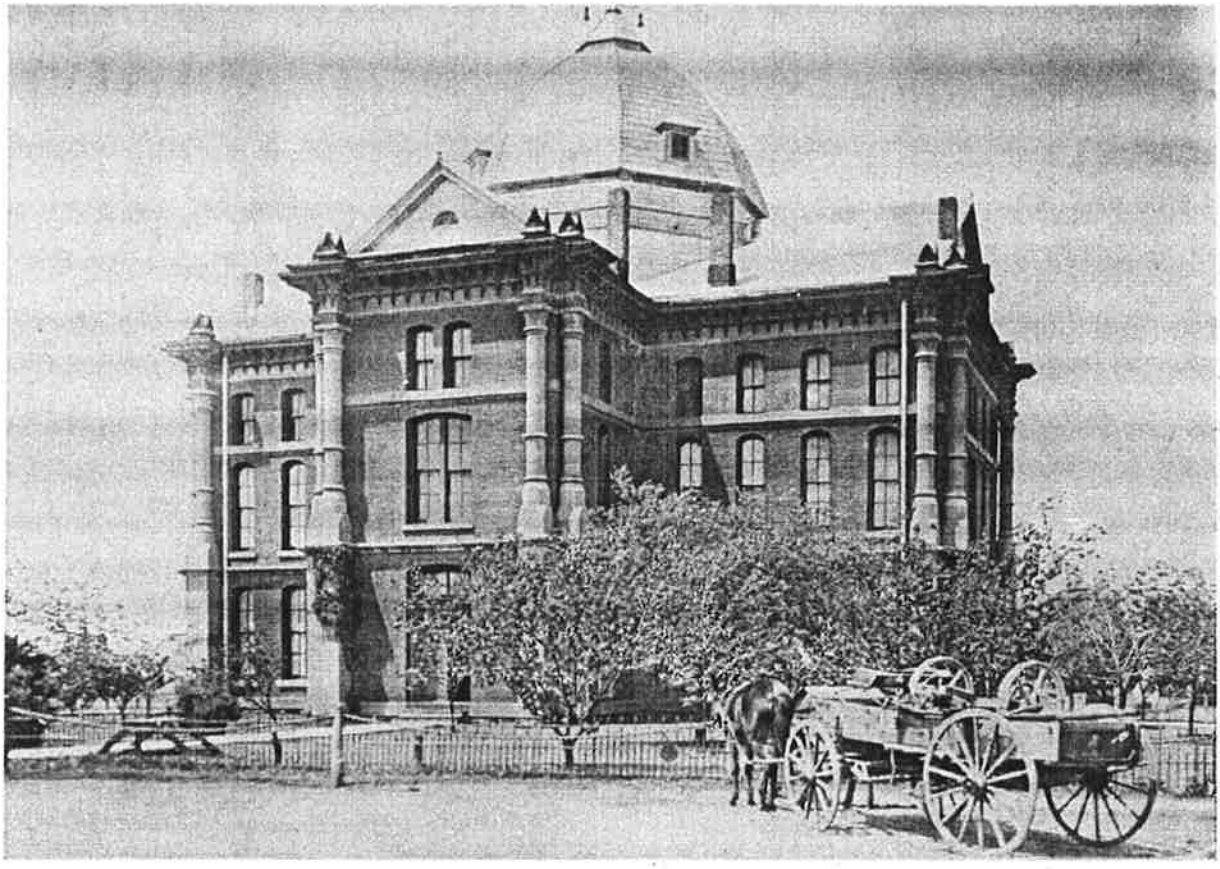
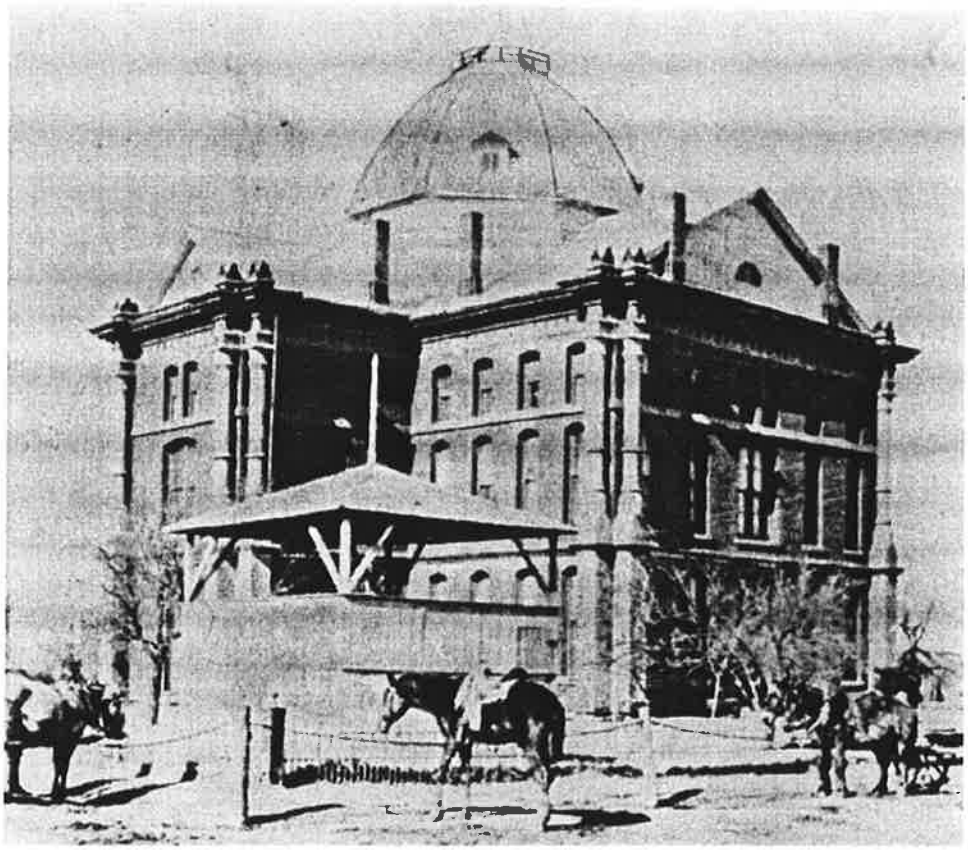
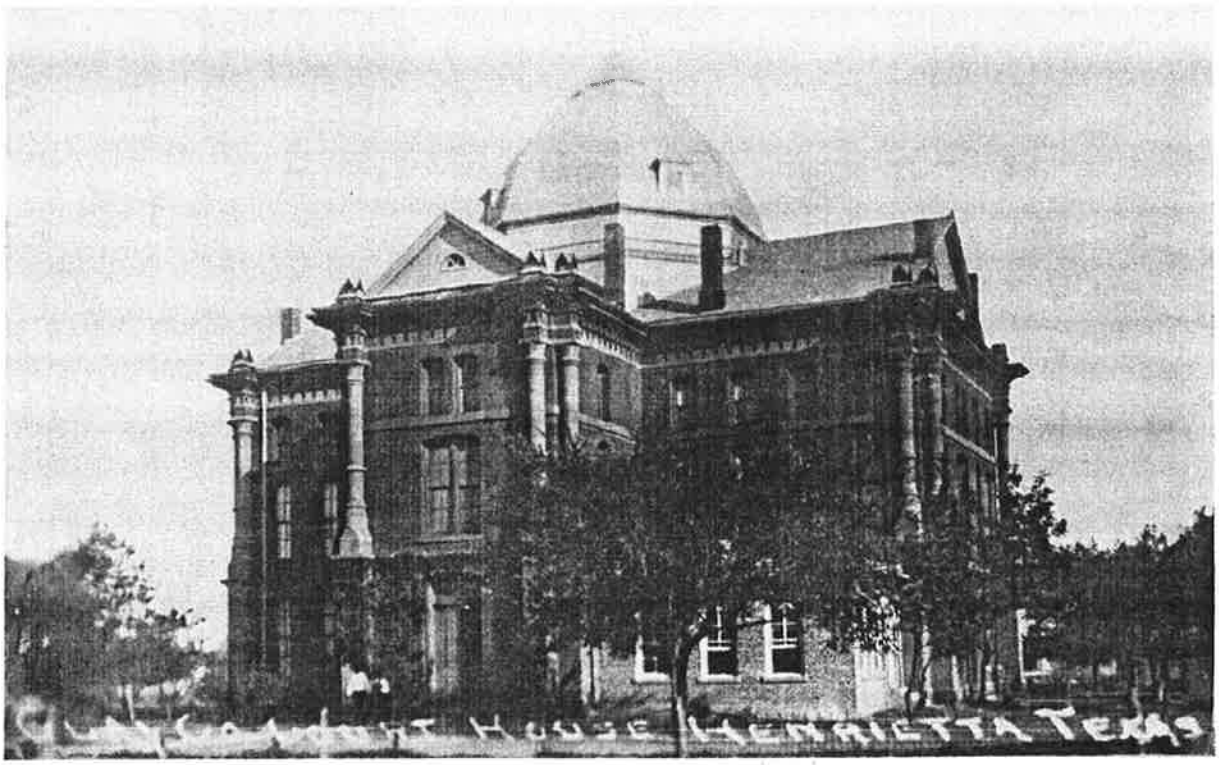


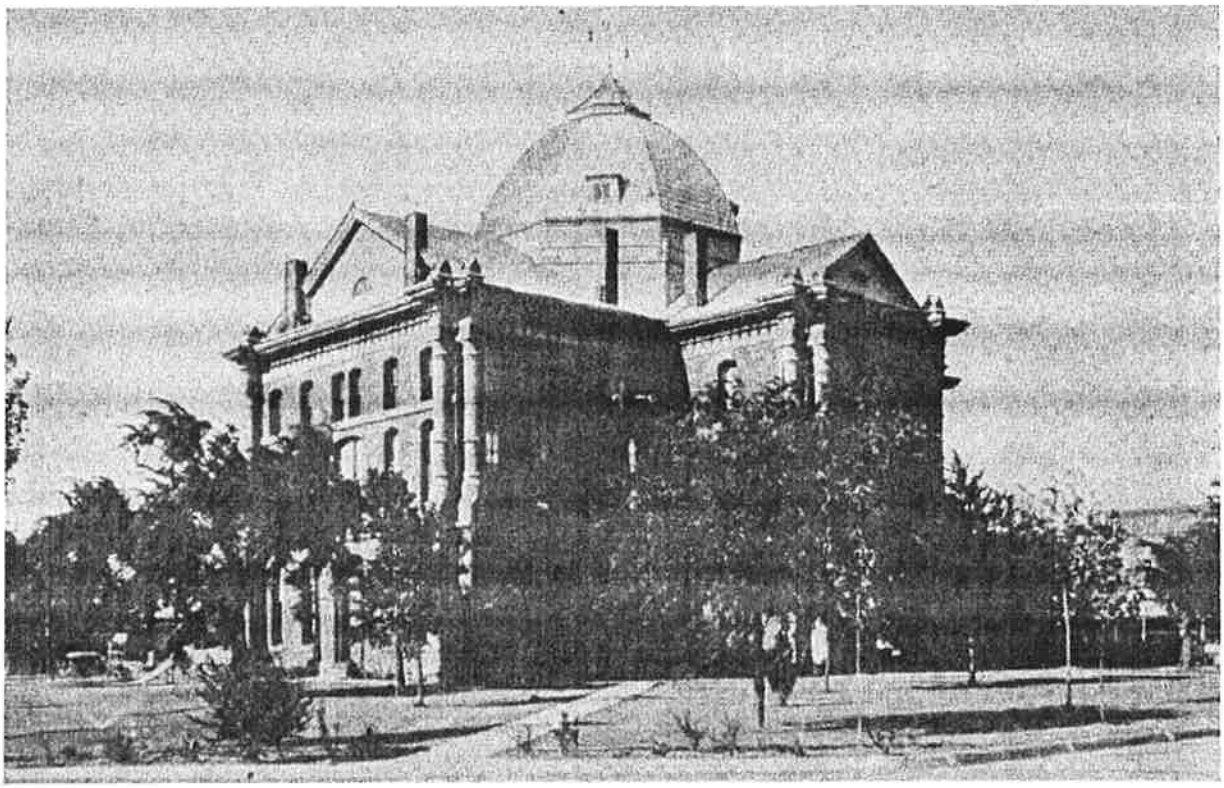
FIGURE II-9. This is the most detailed image available documenting the modified tower. This version of the tower lasted approximately fifteen years (1897-1912).



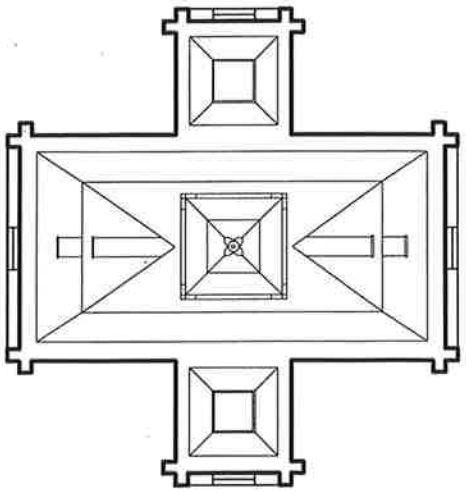


FIGURES II-10 (ABOVE) AND II-11 (LEFT). *In 1912, the remaining portions of the original tower and roof were removed and replaced by the dome pictured above. Evidence discovered in the attic suggests that the roof was finished with metal shingles. Note that the roof drainage system has shifted from internal to external downspouts. The iron fence is still in place at this time. The lack of a railing around the widow's walk atop the tower suggests that Fig. 10 is slightly earlier than Fig. 11.*





FIGURES II-12 (ABOVE) AND II-13 (BELOW). *The 1920s saw the construction of a one-story annex at the southeast corner of the building. The annex was created to house the sheriff's office and provide much needed expansion space for other office functions. The annex is clearly visible in the photo above. Note that the iron fence has been removed and that new diagonal sidewalks have been added to the site.*



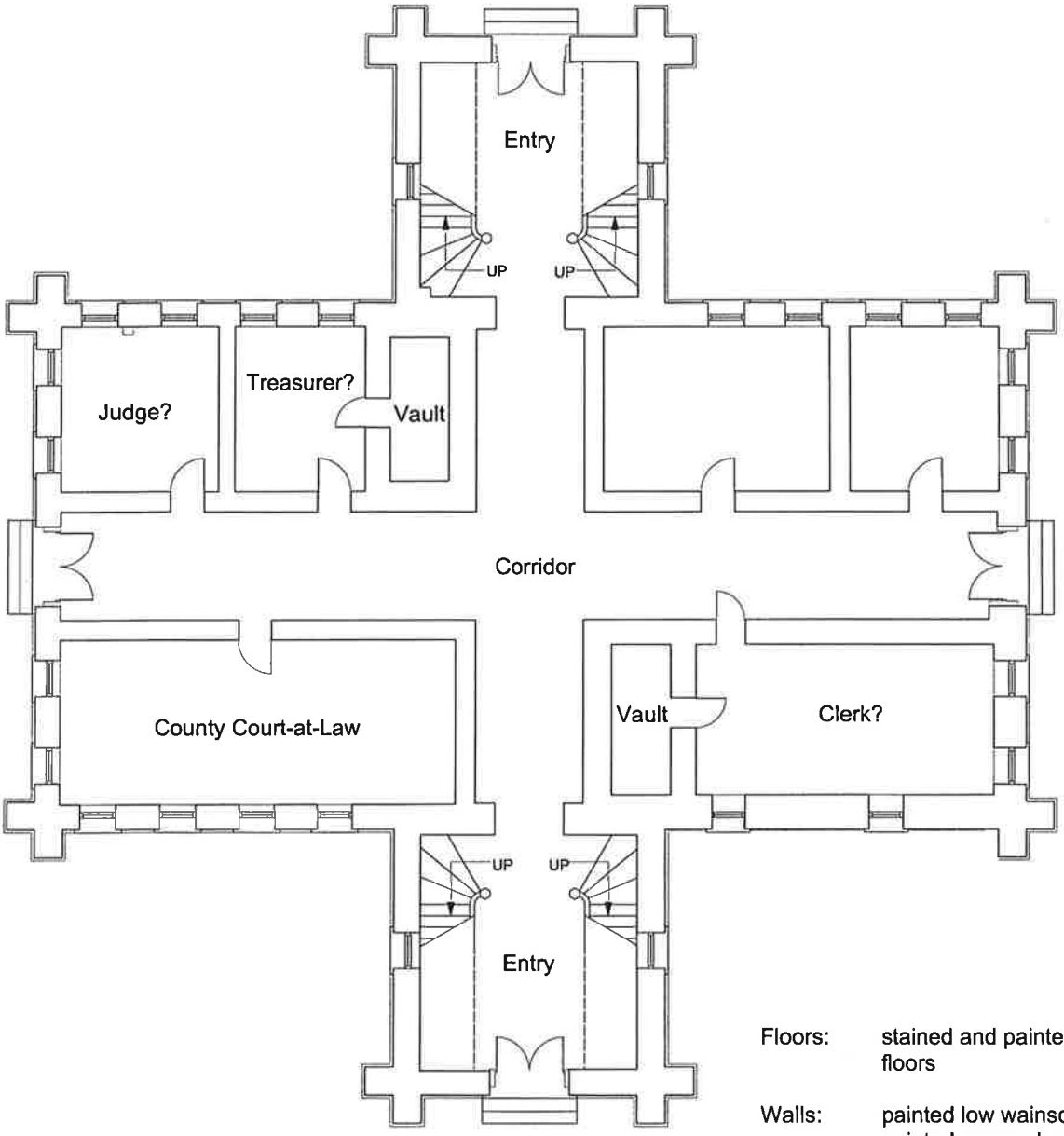
1885 SITE PLAN

0 10 20 40 60 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



Floors:	stained and painted wood floors
Walls:	painted low wainscot and painted upper plaster
Ceiling:	painted beaded board
Structure:	brick bearing walls and wood joist floors and roof

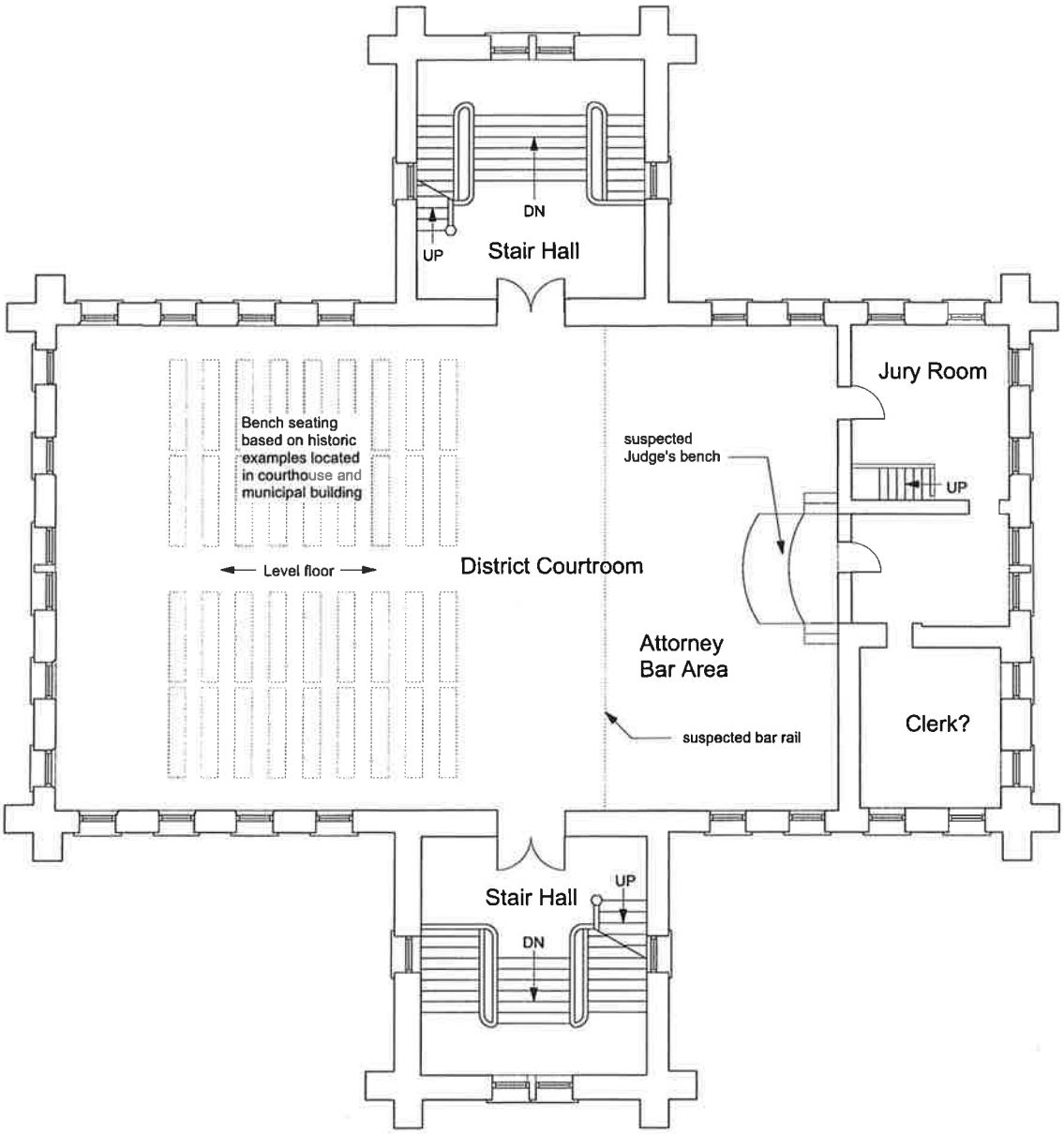
HISTORIC (1885) FIRST FLOOR

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



Note: There are no known original plans or early interior photographs. All furnishing assumptions are based on similar conditions of the sister courthouse at Red River County.

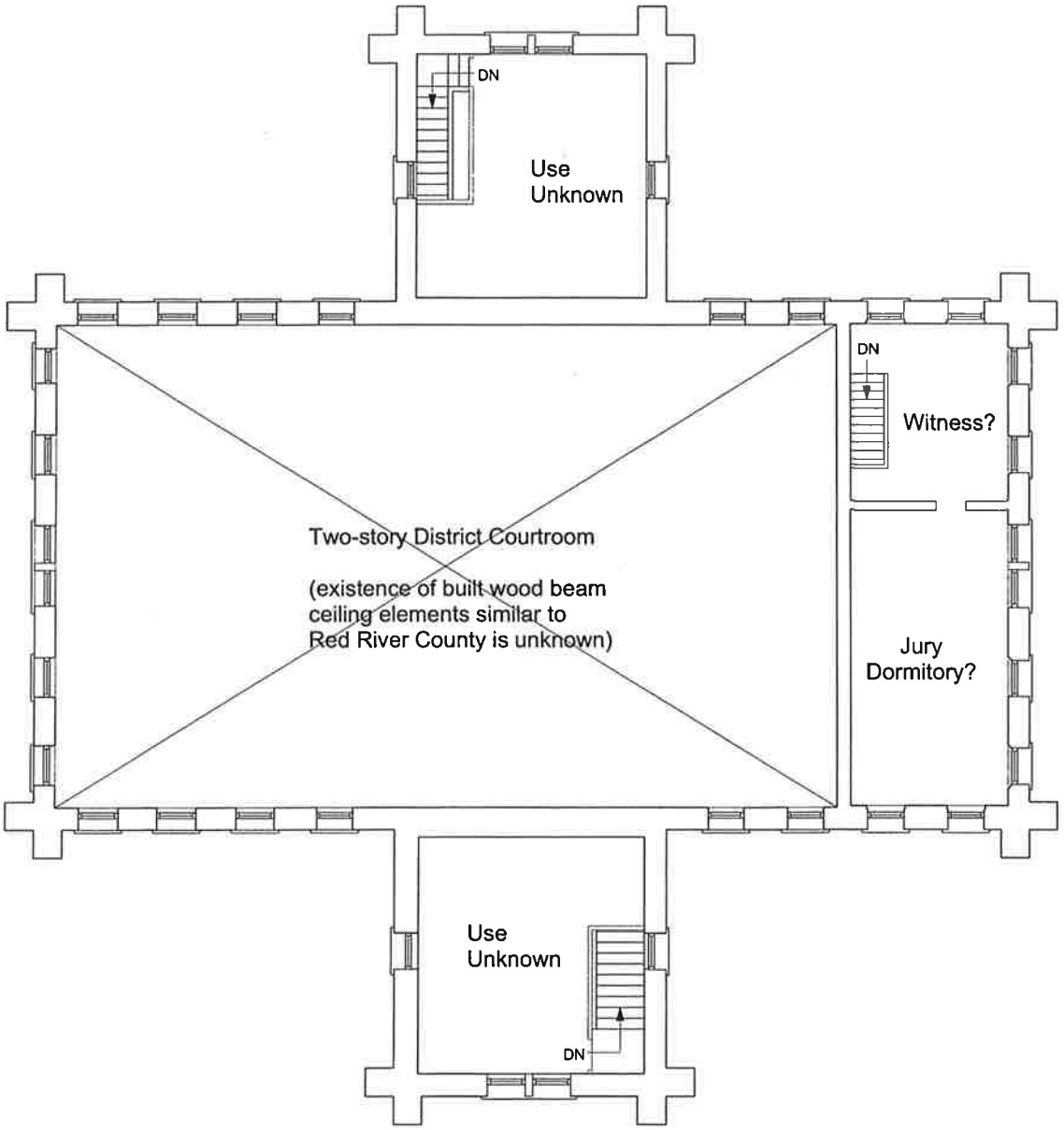
HISTORIC (1885) SECOND FLOOR

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



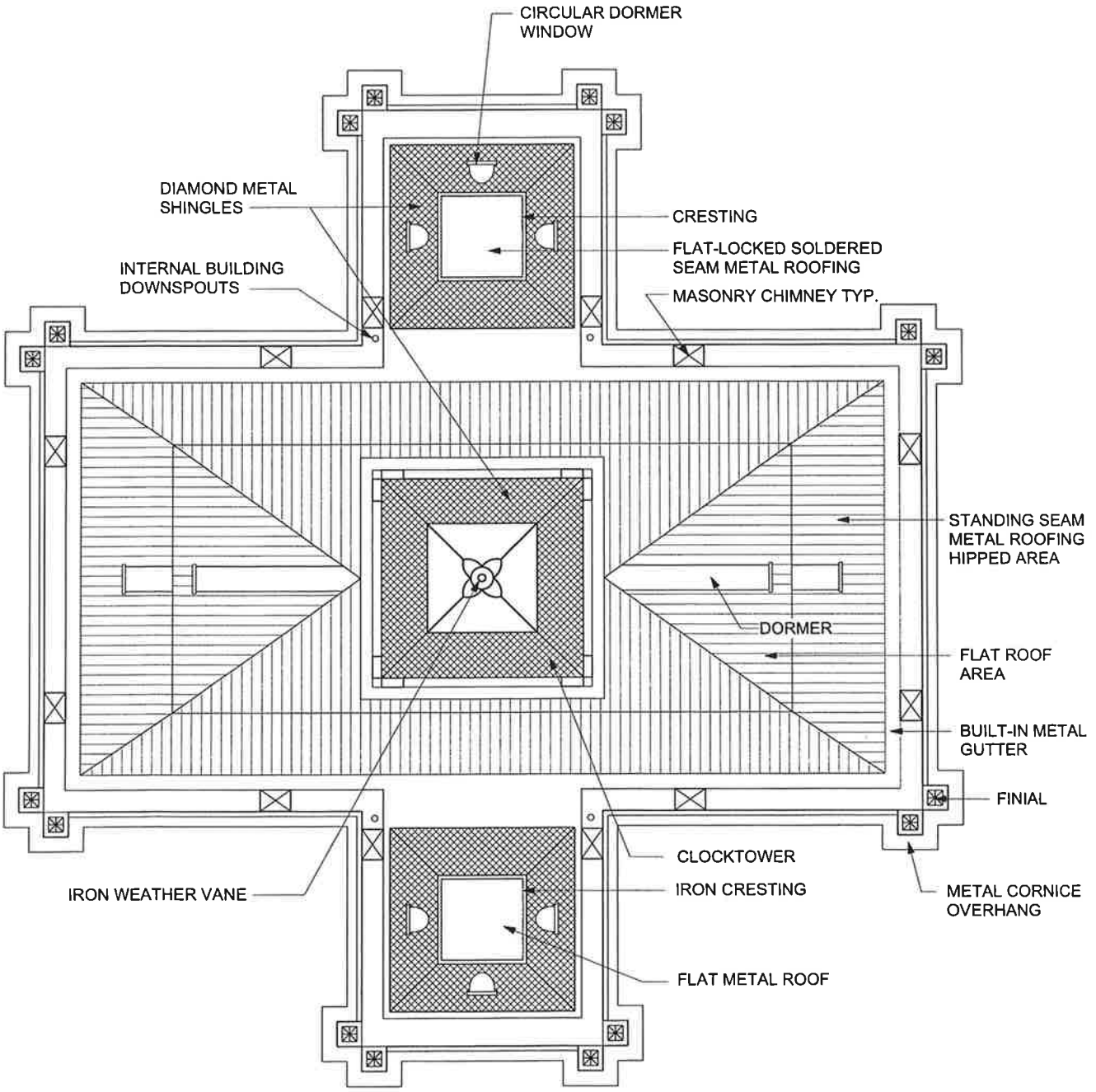
HISTORIC (1885) THIRD FLOOR

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



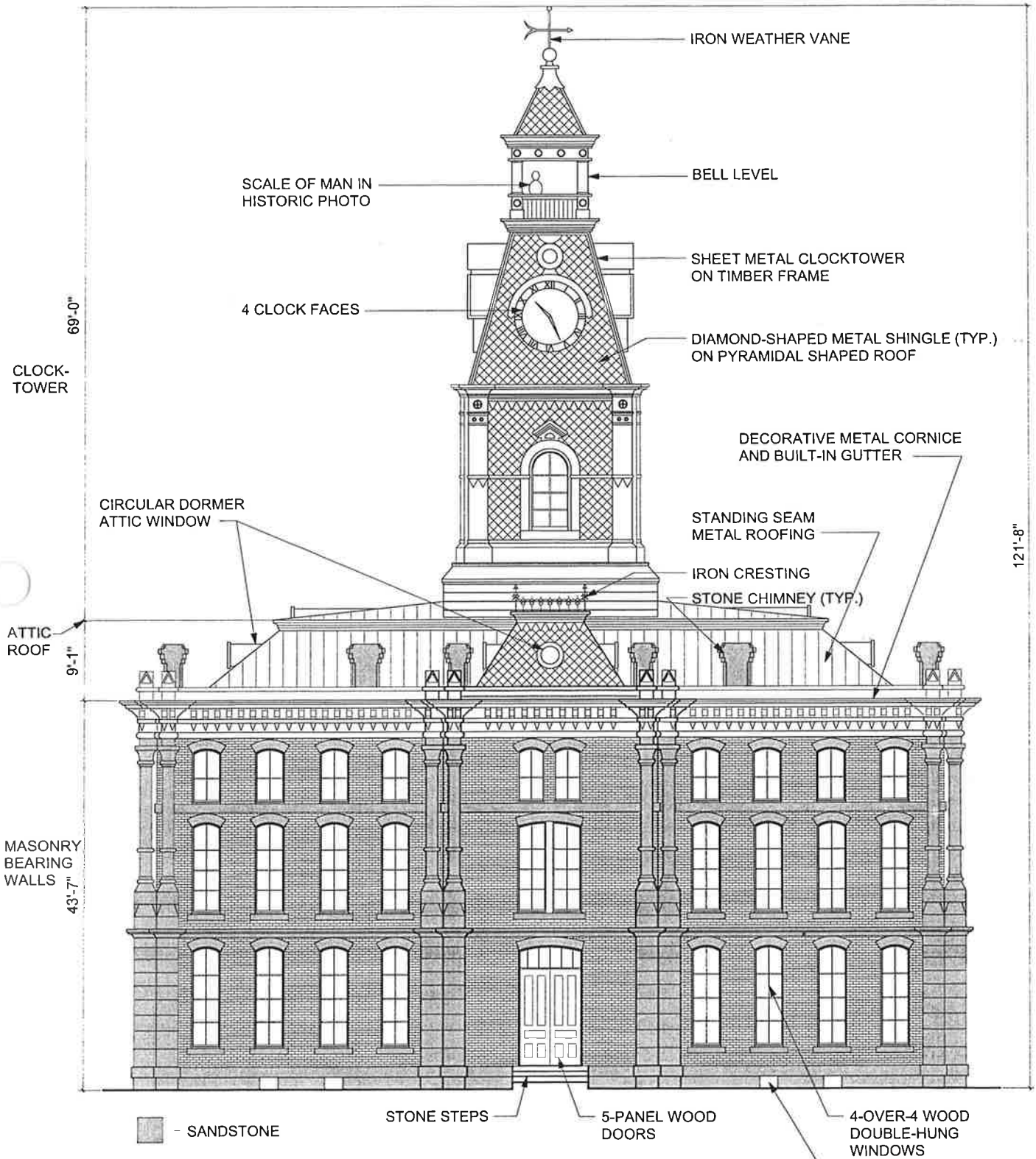
HISTORIC (1885) ROOF PLAN

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH

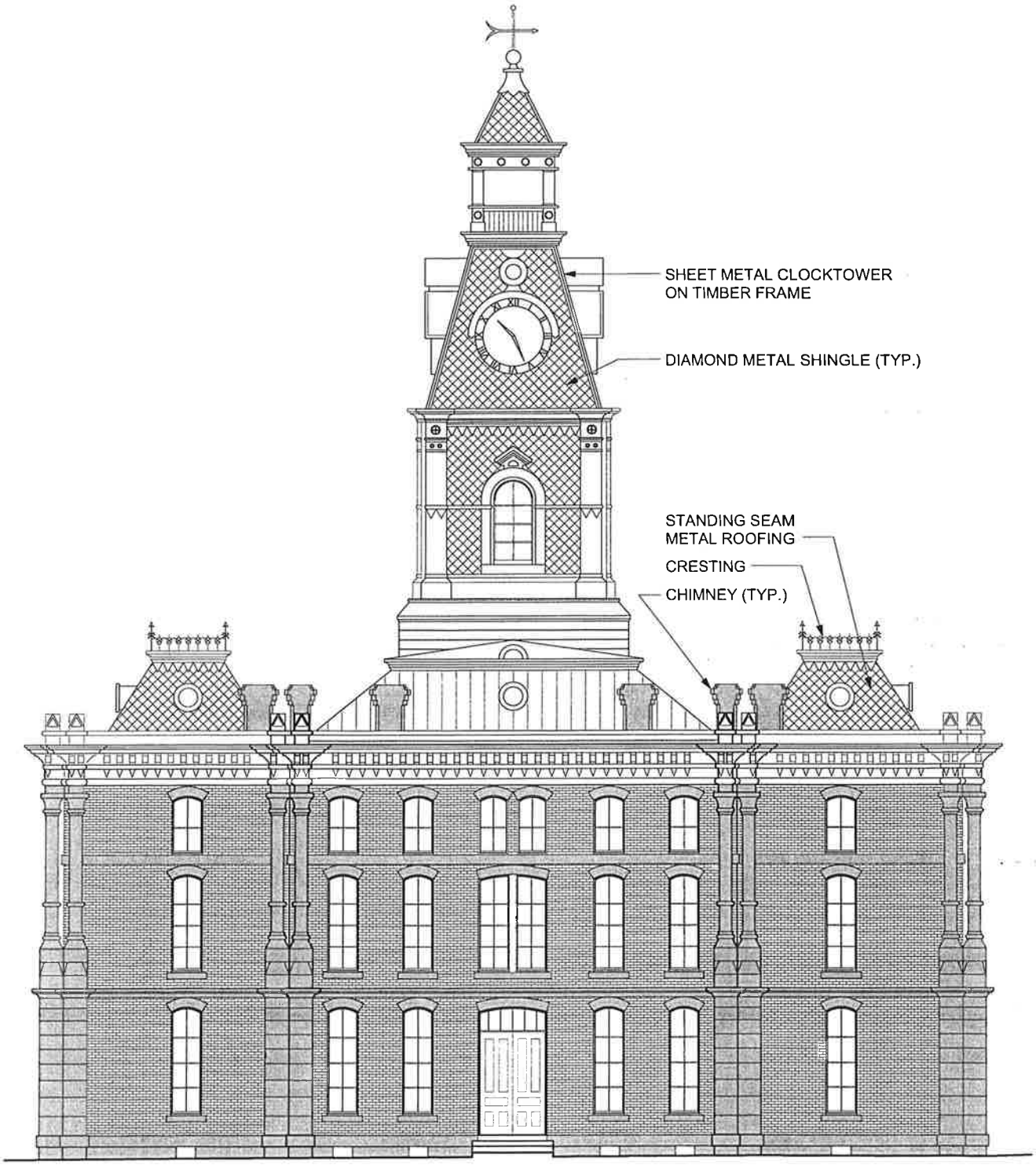


HISTORIC (1885) NORTH AND SOUTH ELEVATIONS

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX



HISTORIC (1885) EAST & WEST ELEVATIONS

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

SECTION 2: SUMMARY OF MODIFICATIONS

The following pages summarize the activities that have been conducted by the County with regard to the courthouse. These entries were researched by the citizens of Clay County for inclusion in the master plan.

All of the information contained in the summary can be found in the written records of the Clay County Commisioners Court. Though the court record is an invaluable source of information for those interested in getting an accurate picture of the life of the building, it is by no means complete or wholly reliable. Sometimes, major changes to the building are listed simply as "maintenance" or "repair." Fortunately, contract amounts, personnel references, and other clues help to clarify most mysteries.

Summary of Modifications

Date	Subject Matter or Interested Party	Proceedings	Book	Page	Reference
December 24, 1857	Clay County created	Clay county was created from the western portion of Cooke County on December 24, 1857 by an Act of the Texas Legislature. The Act also required that the settlement of Henrietta be named the County Seat.	*The Handbook of Texas Online.*		*The Handbook of Texas Online*, the Texas State Historical Association, February 15, 1999.
1862-63	Clay County	Deserted because of marauding Indians; they burned all of the buildings.	*A History of Clay County.*		Taylor, William Charles, *A History of Clay County*, photo copy of transcribed excerpt, no date given.
1865	Second settlement attempt	Attempted to settle 8 or 10 families in the charred buildings; several were massacred, the others left the area.	Ibid.		
1869	First permanent settler	Henry Whaley was the first truly permanent settler of Clay County; near present day Waurika bridge; grew oats to sell to Ft. Sill.	Ibid.		
1873	Third and final settlement	The Texas Legislature arranged for Clay County to be reorganized as the county had been abandoned due to the Indian attacks.	Ibid.		
November 24, 1873	Clay County Property Owners	Special tax levied of 10 cents to build courthouse	1	4	Clay County Commissioners Court Minutes
September 9, 1875	The Town of Henrietta	The town of Henrietta was first platted by J. P. Earle, County Surveyor.	A1	464	Clay County Deed Records.
1875-1879	Clay County Courthouse	Order special term to receive bids for erection of Courthouse.	1	133	Clay County Commissioners Court Minutes
June 10, 1878	Clay County Courthouse and jail	Advertisement for bids for erection of jail and courthouse.	1	161	Ibid.
August 12, 1878	Clay County Courthouse and jail	Plans & Specifications for jail and courthouse awarded.	1	171-175	Ibid.

Date	Subject Matter or Interested Party	Proceedings	Book	Page	Reference
September 4, 1879	Clay County Courthouse	Committee appointed to receive bids for finishing courthouse.	1	275	Ibid.
August 30, 1880	Deed	Clay County received the deed for the public square from E. F. & W. S. Ikard on August 30, 1880.	1	343	Ibid.
1881	Town of Henrietta	The Town of Henrietta was incorporated.	*The Handbook of Texas Online*		*The Handbook of Texas Online*, the Texas State Historical Association, February 15, 1999
May 8, 1882	Sale of Old Public Square	The Clay County Commissioners Court ordered that the Old Public Square (7 lots in Block 18) in the north part of Henrietta be sold. May 8, 1882 sold to Vincent Stine and O.L. Pratt.	2	56	Clay County Commissioners Court Minutes
December 26, 1883	Judge authorized to advertise for plans	On December 26, 1883, the Clay County Commissioners Court authorized County Judge J.L. Craig to advertise for plans and specifications for a courthouse building for Clay County to be built on the new Public Square in the town of Henrietta and the cost not to exceed $30,000.00	2	202	Ibid.
January 28, 1884	Plans accepted Bond Judge authorized to advertise for bids.	The Clay County Commissioners Court carefully examined all plans and specifications submitted to the Court, and accepted the plans and specifications of W. H. Wilson of Dallas, Texas. The Court also approved a Bond in the amount of $80,000.0 for A. V. Winter for the Courthouse. The court authorized county Judge J. T. Craig to advertise for bids for the erection of a Courthouse to be built in the town of Henrietta according to the plans and specifications of W. H. Wilson, the plans to be filed in the Clay County Clerk's Office in February 1884.	2	203	Ibid.
June 23, 1884	Henrietta Lodge No. 454 & AM	Laid Cornerstone for new Courthouse.	2	260	Ibid.

Date	Subject Matter or Interested Party	Proceedings	Book	Page	Reference
May 18, 1885	Acceptance of Courthouse from contractors, Swain, Risley, and Swinburn	As the Clay County Courthouse was nearly completed and satisfactory so far, and the county was out considerable expense and inconvenience in the payment of office rent, the Court ordered the building to be accepted on May 18, 1885, subject to certain limitations. The contractors would still be liable for the terms of the contract let on April 28, 1884, and that $800.00 would be held back in payment to Swain, Risley and Swinburn. Ordered by Court that Grand Jury room in new Courthouse be rented to Lodge of Knights of Honor to be used as Lodge Room two nights each month. Court further ordered by the Court that P. M. Stine be authorized to rent the old Courthouse or any room in new Courthouse so as not to interfere with its use for county purposes. Ordered by Court that the South Room on the third story of the Courthouse be rented to George A. Watts for a Law Office from 10th day of June 1885.	2	389	Ibid.
June 1885	B. J. Turner	Ordered that Courtroom be rented to B. J. Turner for an office for period of one year from June 10, 1885.	2		Ibid.
October 14, 1885	P.M. Stine	Appointed agent to sell old courthouse.	2	425	Ibid.
November 9, 1885	P. M. Stine	Appointed agent to sell pt. Blk. 14, Henrietta Rescinds Order to sell old Courthouse (Blk. 2, p 425).	2 2	436 439	Ibid.
December 4, 1885	P. M. Stine	Report Sale of Old Courthouse approved.	2	444-445	Ibid.
November 1886	Courthouse	Room in third story, north wing of courthouse rented to Henrietta Silver Corvet Band.	2	543	Ibid.

Date	Subject Matter or Interested Party	Proceedings	Book	Page	Reference
1886-87	Courthouse	Grand Jury Room rented to Odd Fellows for lodge rooms.	2	546	Ibid.
June 28, 1887	G. C. Wright, Sheriff	Appointed to care for Courthouse.	3	63	Ibid.
February 13, 1888	B. F. Turner, County Judge	Authorized to lease old public square to Henrietta Improvement Company.	3	107	Ibid.
May 13, 1889	O. H. Harry	Court House fence accepted and warrant drawn for $1,394.00 to O. H. Harry.	3	215	Ibid.
March 6, 1890	City of Henrietta	Sale of old wooden jail building.	3	267	Ibid.
November 26, 1890	Paul Jail Building Mfg., Co.	New Jail received. Ordered that courthouse be used by United States Court at Henrietta.	3	313 315	Ibid.
January 5, 1891	Courthouse	Band Boys use the south room on the ell on the third story. Provide two water hydrants on courthouse lawn by Henrietta Water, Light, & Ice Company.	3	325 487	Ibid.
November 28, 1892	Residents of Clay County	Use of Courthouse for Balls and dances forbidden.	3	494	Ibid.
December 19, 1892	T. C. Barrett, Co. Judge	Authorized to execute deed to City of Henrietta.	3	495	Ibid.
January 9, 1893	T. J. Barrett, Co. Judge	Calvary Troop G, Texas Volunteer Guard authorized to occupy room on third story, east side.	3	499 500	Ibid.
November 13, 1893	Town of Henrietta	Leased Old Public Square.	3	577-578	Ibid.
February 13, 1894	A. L. Ball	Awarded contract for lightning rods on Courthouse. Order to construct water closet in courthouse.	3	514 515	Ibid.
February 12, 1894	G. E. Mars A. L. Matlock	$202.50 allowed for lightning rods on Courthouse. Account allowed for trees to be planted on Courthouse lawn.	4 4 4	25 24 32	Ibid.

Date	Subject Matter or Interested Party	Proceedings	Book	Page	Reference
May 14, 1894	John Schwend	Account allowed for $13.00 of repairs to Courthouse chimneys.	4	60	Ibid.
November 23, 1896	J. D. Bell	Awarded contract for repairing and repainting Courthouse roof leaks.	4	245	Ibid.
December 14, 1896	J. D. Bell	$64.98 allowed for painting roof, $25.00 reserved on warranty.	4	246	Ibid.
January 11, 1897	S. M. Satterfield	Awarded contract for painting Courthouse doors and windows.	4	249	Ibid.
May 10, 1897	S. M. Satterfield	Account for painting Courthouse and jail allowed.	4	276	Ibid.
July 13, 1898	Patterson & Hanagan	Contract plumbing and drainage let.	4	337	Ibid.
August 12, 1898	Emmett Patton	Authorized sign contract for Vault District Clerk's Office.	4	340	Ibid.
September 28, 1898	Patterson & Hanagan	Contract on Plumbing and Drainage extended.	4	341	Ibid.
October 19, 1898	Patterson & Hanagan	Authorized to extend plumbing and draining service 200 ft.	4	346	Ibid.
December 22, 1898	Commissioners Court Paulin & Orendorff Co.	Report of Superintendent on Vault in District Clerk's Office.	4 4	362 363	Ibid.
July 18, 1900	Public Scales	The Court ordered that public scales be placed just north of the courtyard fence between the north entrance to the yard and the northeast corner of same...etc.	4	496	Ibid.
March 10, 1910	Barber & Taylor	Contract to repair Courthouse roof and paint.	5	210	Ibid.
November 22, 1911	Metal Ceilings	Metal ceilings added.	5	309	Ibid.
December 1911	Courthouse Roof	Proposals for Courthouse Roof.	5	312	Ibid.
February 12, 1912	A. Z. Rodgers to Reconstruct Courthouse Roof	Clerk ordered to issue warrant for $2,000.00 on contract price of Courthouse roof.	5	314	Ibid.

Date	Subject Matter or Interested Party	Proceedings	Book	Page	Reference
1912-1922	Addition of Sheriff's Office and Abstracter's Office	The Sheriff's Office and Abstracter's Office were added in the southeast corner of the Courthouse adjacent to the County Clerk's Office. The exact date of the addition is unknown, but the addition was made between March 1912 and July 1922. This is evidenced by the Insurance Maps of Henrietta, Clay County Texas published in March 1912 and July 1922. There were no references in the County Commissioners Court Minutes for the records indexed in the Buildings and Grounds, Courthouse, or Sheriff Sections of the County Commissioners Court Minutes Index. On May 31, 2000, the current Clay County Clerk, Kay Hutchison, interviewed a former County employee who was the Clay County Clerk in 1935. Mrs. Hutchison was told that the building addition was nearly new when she went to work for the County in 1928, and that the addition was used for the Abstracter's Office and Sheriff's Office during her tenure with the County. The Abstracter's office was used by the local Abstract Companies to perform Title research, and not a function of Clay County. Therefore, the date of construction, the architect, contractor, the source of funding, etc., for the addition is undocumented as of this writing.	Insurance Maps of Henrietta, Clay County, Texas March 1912 Insurance Maps of Henrietta, Clay County, Texas July 1922	10 2	Sanborn Map Company, 11 Broadway, New York, New York Ibid.
July 26, 1913	Repairs	Fix top	5	429	Clay County Commissioners Court Minutes
January 26, 1925	Paint	Order to paint woodwork.	6	462	Ibid.
January 28, 1925	Paint	Contract to paint woodwork.	6	464	Ibid.
March 23, 1925	Wiring	Award contract to re-floor halls of courthouse. Contract for wiring.	6	497	Ibid.

Date	Subject Matter or Interested Party	Proceedings	Book	Page	Reference
August 2, 1925	Concrete Walks	Concrete walks around Courthouse.	6	550	Ibid.
August 9, 1925	Remove Stove Room	Order to remove Stove Room.	6	651	Ibid.
January 24, 1927	Sidewalks	Contract for sidewalks around Courthouse.	6	560	Ibid.
March 14, 1927	Courthouse Lawn	Courthouse lawn to be improved.	6	564	Ibid.
March 19, 1927	Courthouse and Jail Improvement Fund	Fund levied for Courthouse and jail improvements.	6	568	Ibid.
1927-1937	Courthouse	Regular maintenance.	6 through 7	568-273	Ibid.
August 22, 1938	Construct Courthouse	Motion to construct new Courthouse.	7	290	Ibid.
October 10, 1938	Election Results	Results of election for Courthouse; 1,310 to 205 against new courthouse.	7	296	Ibid.
September 23, 1940	Courthouse Roof	Order to repair Courthouse roof immediately.	7	397	Ibid.
November 25, 1940	Courthouse Roof	Contract approved.	7	404	Ibid.
December 9, 1940	Courthouse Roof	Contract rearranged.	7	404	Ibid.
August 21, 1942	Plumbing Repair	Repair plumbing	7	542	Ibid.
September 14, 1942	Paint and Linoleum	Paint woodwork inside and out, walls kalsomined, and lay linoleum in all offices, and construct a large filing cabinet in the Auditor's Office.	7	544-545	Ibid.
November 23, 1942	Paint	Contracts to paint and caulk exterior woodwork.	7	553-555	Ibid.
April 12, 1943	Courtroom Remodeled	Order to remodel the District Courtroom.	8	4	Ibid.
April 10, 1943	Roof Repair	Order to pay for work on roof of Sheriff's Office.	8	53	Ibid.
October 9, 1944	Repairs	General Repairs.	8	86	Ibid.

Date	Subject Matter or Interested Party	Proceedings	Book	Page	Reference
November 6, 1944	Door and Window Stops	Order to replace the Courthouse door and window stops.	8	86	Ibid.
April 8, 1946	Fluorescent Lighting	Order to install fluorescent lighting in the County Clerk's Office.	8	210	Ibid.
November 11, 1946	Courthouse Roof	Order to re-roof and replace gutters on Courthouse.	8	247	Ibid.
April 14, 1947	Paint	Order to paint 2 coats of windows, cornice, window sills, stone columns, sand and putty windows.	8	296	Ibid.
August 28, 1950	Restroom Repair	Order to repair Colored Restroom.	8	296	Ibid.
January 8, 1951	Courthouse Closed	Order close courthouse on Saturday evening.	8	574	Ibid.
December 12, 1960	District Courtroom and Jury Rooms	Order to pay for extra work in the District Courtroom and Jury Rooms.	9	30	Ibid.
April 24, 1961	Windows	Order to pay for windows installed in the District Clerk's Office and the adjoining office to the north.	9	530	Ibid.
August 14, 1961	Ladies Lounge	Order to pay for remodeling of the Ladies Lounge upstairs and a new glass door in the Courthouse.	9	544, 546	Ibid.
August 28, 1961	Doors, Materials	Order to pay for East doors to Courthouse, chairs, lumber and materials in library.	9	547	Ibid.
November 13, 1961	Window Replacement	Order to pay for labor and materials for installation of 8 windows in Courthouse.	9	557	Ibid.
November 27, 1961	Window Replacement	Order to pay for labor and materials for installation of 6 windows in Tax Collectors Office.	9	559	Ibid.
December 11, 1961	Window Replacement	Order to pay for labor and materials for installation of 7 windows in Courthouse: 2 in County Clerk's Office, 2 in Sheriff's Office.	9	561	Ibid.
August 22, 1962	Furniture	Order to pay for work on old and new furniture in Courthouse.	9	592	Ibid.
September 10, 1962	Courthouse	Closed for reunion. Lawn for pioneers only.	9	595	Ibid.
October 8, 1962	Repairs, Furnishings	Order to pay for work completed on installation of new ceiling and lights in County Clerk's Office, furniture in Tax Collector's office.	9	598	Ibid.

Date	Subject Matter or Interested Party	Proceedings	Book	Page	Reference
January 28, 1963	Repair County Judge's Office	Order for payment for repairs to jail and County Judge's Office.	9	519	Ibid.
February 25, 1963	Remodel Abstracter's Office	Order to accept bids to remodel Abstracter's office.	9	619	Ibid.
June 13, 1963	Outside Restroom Roof	Order to advertise for bids to install new asbestos roof, replace metal flashing, replace cornice and gutters on Ladies Outside restroom.	10	162	Ibid.
July 27, 1964	Courthouse	Contract for repairs with Wrangler and Sharp.	10	48	Ibid.
May 14, 1966	Sidewalks	Order to pay for sidewalk around courthouse lawn.	10	528	Ibid.
May 9, 1966	Courthouse	Install cold drink and candy machine.	10	155	Ibid.
July 14, 1975	Contract with J. Sivadon	Work on outside of courthouse approved.			
September 25, 1975	Paint and Masonry Work	Order to pay for painting and masonry work on Courthouse.	11	46	Ibid.
July 14, 1980	Remodel Courtroom	Contract to remodel Courtroom.	11	407	Ibid.
May 19, 1980	Remodel Men's Restroom	Order to advertise for bids to remodel Men's restroom in the Courthouse.	11	399	Ibid.
June 26, 1980	Remodel District Courtroom	Order to pay Joe Gentry $300.00 for plans and blueprints for remodeling the District Courtroom for offices of the District Judge, 97th District.	11	406	Ibid.
July 14, 1980	Remodel Offices	Bid for remodeling the courthouse offices awarded to Burleson, Marshall and Opela for $12,787.	11	407	Ibid.
August 11, 1980	Remodel District Courtroom	Extra expense for remodeling Courtroom $707.34.	11	418	Ibid.
September 22, 1980	Remodel Tax Office	Order to advertise for bids to remodel Tax Office.	11	427	Ibid.
November 17, 1980	Remodel Ladies Restroom	Order to advertise for bids to remodel Ladies restroom per plans in Judge's Office.	11	441	Ibid.
August 24, 1981	Air Condition District Courtroom	Order to purchase air conditioning system from Harry's Refrigeration & Electric of Henrietta for $4,303.	11	521	Ibid.

Date	Subject Matter or Interested Party	Proceedings	Book	Page	Reference
September 8, 1981	Air Condition District Courtroom	Contract install/bond Harry's Refrigeration. District Courtroom $2,258.20.	11	525	Ibid.
May 24, 1982	Electric Wiring	Courthouse electric wiring 1st floor.	11	596	Ibid.
December 13, 1982	Carpeting 1st Floor	Courthouse renovation for $654.64. Carpet 1st floor from Waggoner's.	12 12	19 12	Ibid.
December 12, 1983	Carpet and Ceiling County Clerk's Office	Replace carpet and ceiling in County Clerk's Office.	12	149	Ibid.
May 8, 1989	Roof Damage	Order to obtain estimates for repairing the roof damage.	13	20	Ibid.
May 11, 1992	Air Conditioning	Blain Electric was awarded the contract for air-conditioning renovation for the Courthouse for $20,232.	13	297	Ibid.
July 13, 1992	Masonry Repair	Contract with Masonry Specialist, Marble Falls, for masonry cleaning and tuck pointing defective brick and stone mortar joints of Courthouse at a cost of $9,850.	13	304	Ibid.
September 14, 1992	Paint Windows and Metal Cornice	Order to accept a proposal from Restoration Specialist to paint the windows and metal cornice of the Courthouse for $4,850, and to coat the roof for $9,950.	13	317	Ibid.
April 11, 1994	ADA	Order to accept drawings of Daugherty & Glover, Architect's drawings for new ADA requirements.	13	443	Ibid.
August 23, 1994	Structural Survey	Structural Survey by Vector Engineering.	14	90	Ibid.
December 22, 1994	Courthouse Lights	Order to approve historical lights around the Courthouse.	14	443	Ibid.
February 14, 2000	Roof Repair	Repair roof – employ Whitestone Construction Co.	17	427	Ibid.
October 8, 2001	Courthouse	Court approves signage-prohibiting use of skateboards, scooters, and skates on courthouse property.			

KEYNOTES

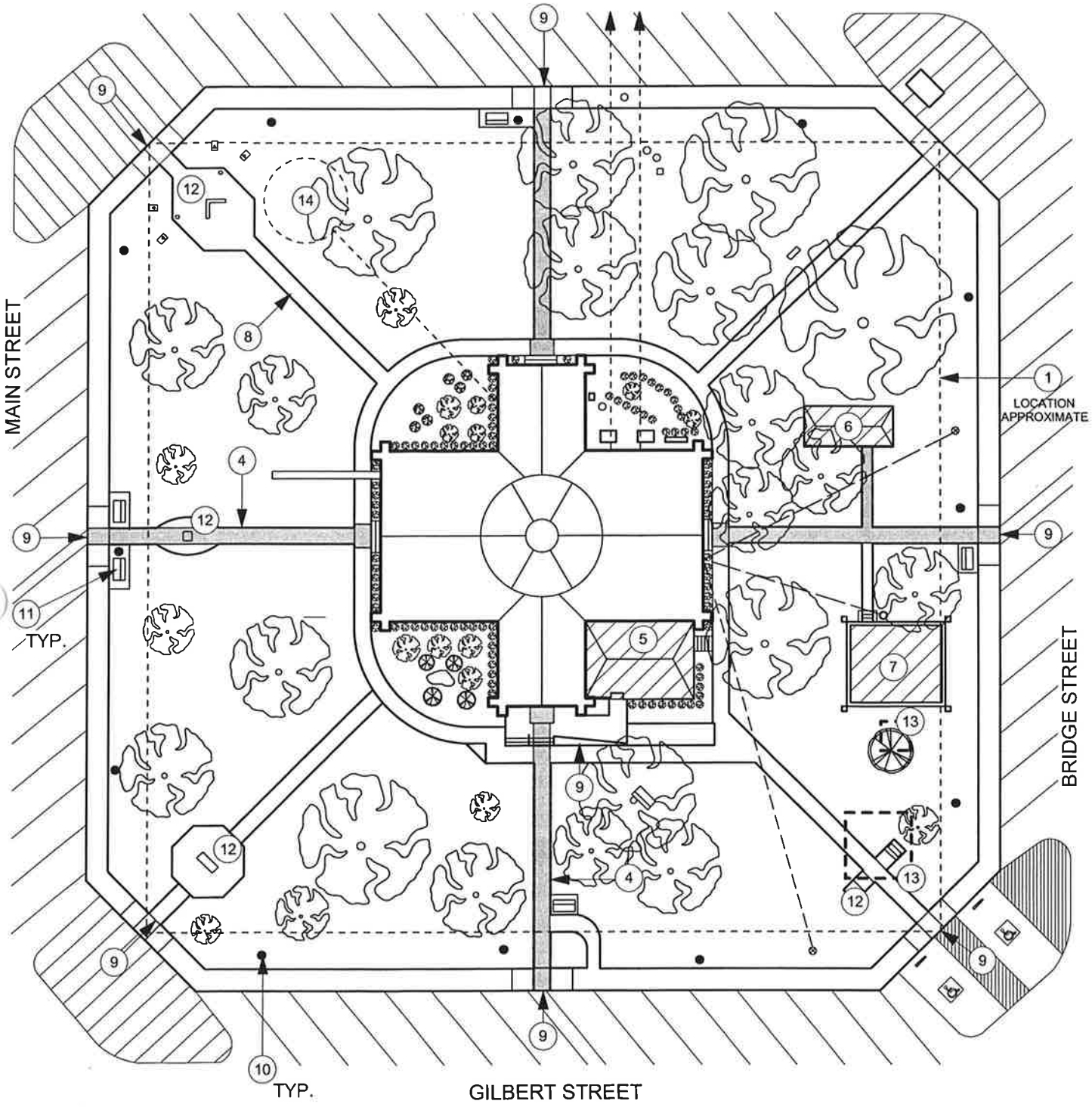
1. FENCE INSTALLED (LATER REMOVED) (1889)
2. WATER HYDRANTS INSTALLED (LOCATION UNKNOWN) (1891)
3. TREES PLANTED (LOCATION UNKNOWN; EXCEPT AS SHOWN IN HISTORIC PHOTOS) (1894)
4. SIDEWALKS INSTALLED [SHADED AREA] (1910'S, 1920'S)
5. ANNEX CONSTRUCTION (1920'S)
6. RESTROOM BUILDING CONSTRUCTED (1920'S)
7. BANDSTAND CONSTRUCTED (1920'S); ENLARGED (1950'S)
8. NEW SIDEWALKS INSTALLED [NON-SHADED] (1966)
9. ADA RAMPS CONSTRUCTED (1994)
10. STREETLAMPS INSTALLED (1994)
11. BENCHED INSTALLED
12. MEMORIALS AND SIGNAGE INSTALLED (ref. Section III for dates)
13. HISTORIC WOODEN BANDSTAND AND BELL PLATFORM INSTALLED (1900'S, REF. PHOTOS)
14. CISTERN INSTALLED (LATER ABANDONED, DATES UNKNOWN)

SITE ALTERATION KEYNOTES

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX



SITE PLAN ALTERATIONS

0 10 20 40 60 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH

KEYNOTES

1. WC CONSTRUCTED (LOCATION UNKNOWN) (1894)
2. STEEL VAULTS AND DECORATIVE DOORS INSTALLED (1897-8)
3. WOODWORK PAINTED (1925)
4. NEW FLOORING INSTALLED IN CORRIDORS (1925)
5. WIRING INSTALLED (1925)
6. PAINT INTERIOR WOODWORK (1942)
7. LINOLEUM INSTALLED IN ALL OFFICES (1942)
8. PLASTER WALLS CALCIMINED (1942)
9. DISTRICT COURTROOM REMODELED (1943)
10. NEW GLASS DOORS INSTALLED AT ENTRANCES (1961)
11. WINDOWS REPLACED (1961)
12. DROPPED CEILINGS INSTALLED (1962)
13. ANNEX ADDED (ca. 1922); REMODELED (1963)
14. COURTHOUSE REMODELED; ELEVATOR INSTALLED (1980)
15. A/C INSTALLED IN DISTRICT COURTROOM (1981)
16. CARPET INSTALLED IN FIRST FLOOR (1982)
17. A/C SYSTEM RENOVATED (1992)
18. ADA UPGRADES (1994)

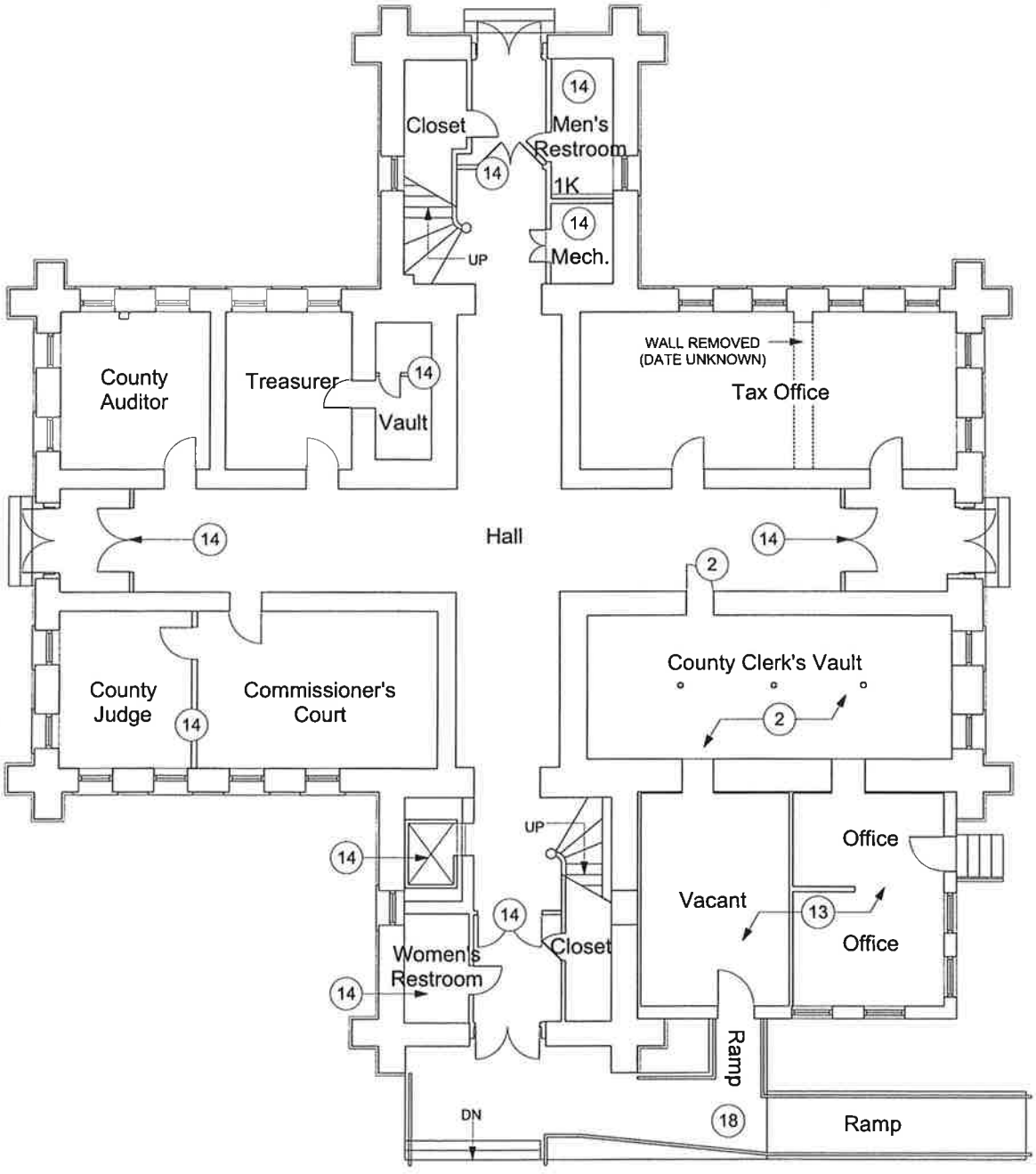
FLOOR PLAN ALTERATION KEYNOTES

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



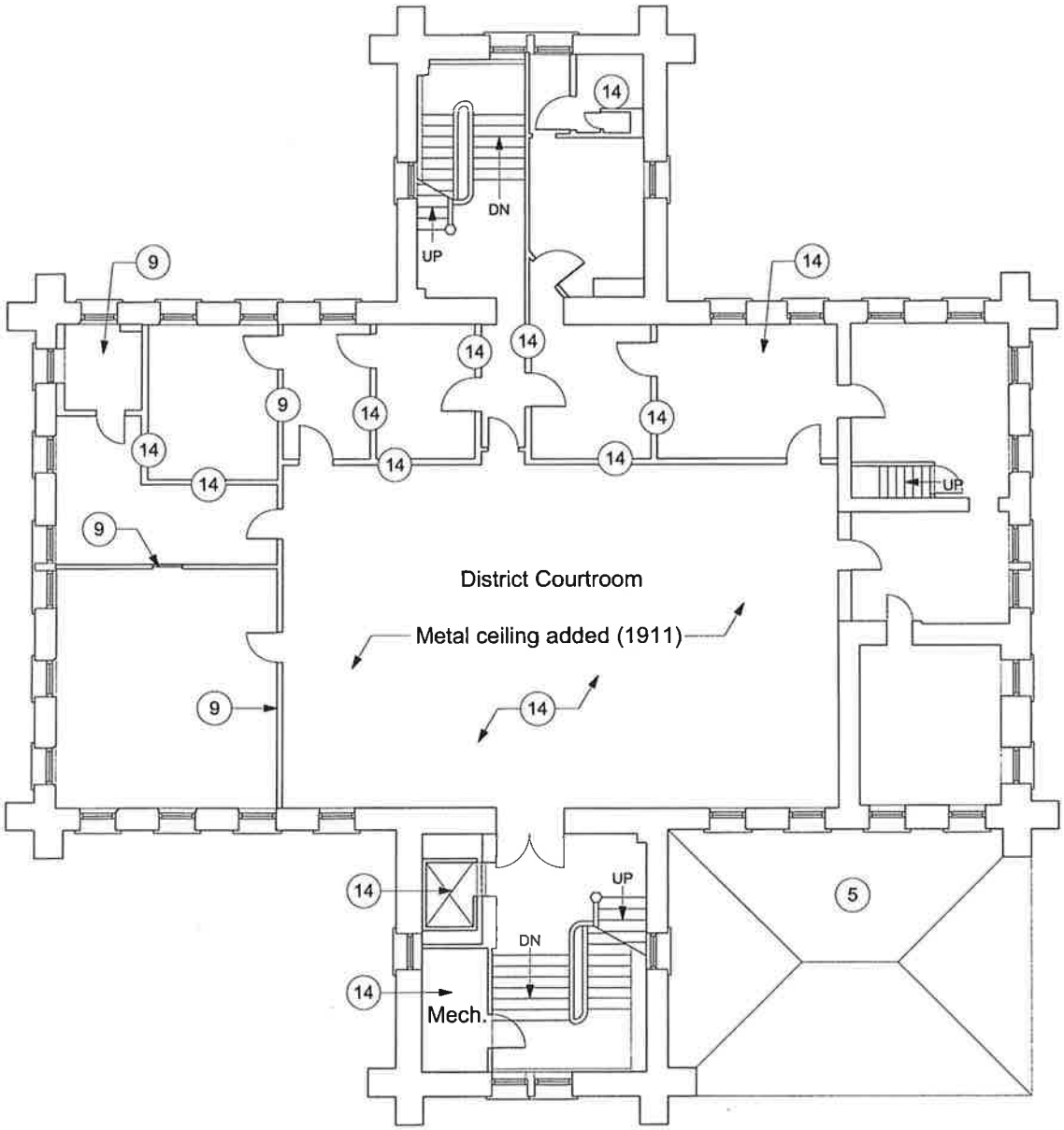
FIRST FLOOR ALTERATIONS

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



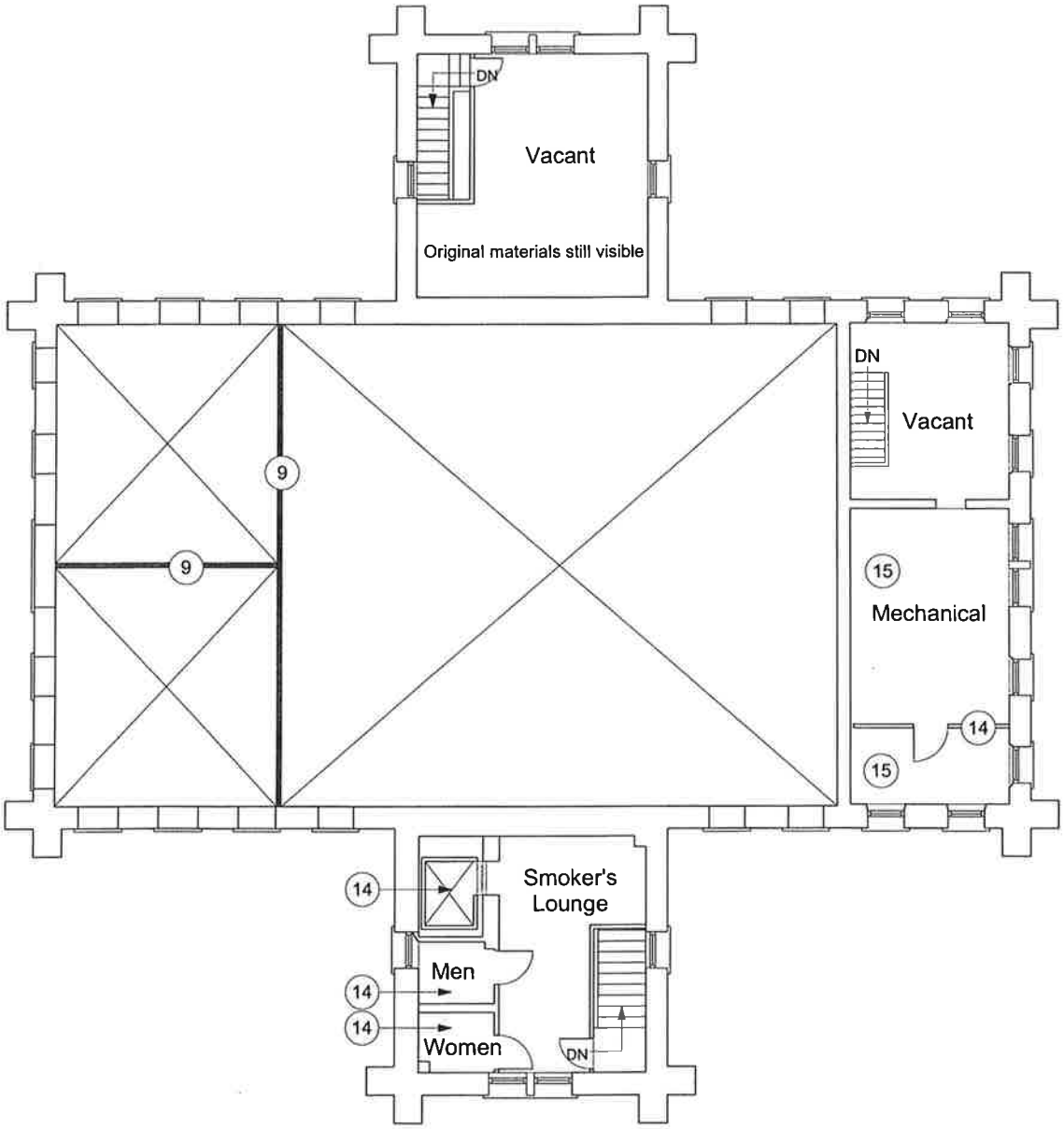
SECOND FLOOR ALTERATIONS

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



THIRD FLOOR ALTERATIONS

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH

KEYNOTES

1. LIGHTNING RODS INSTALLED ON ORIGINAL CLOCKTOWER (1894)
2. ORIGINAL TOWER SHORTENED (1896)
3. TOWER AND ROOF REMOVED; DOME AND ROOF CONSTRUCTED (1912)
4. ROOF REPAIRED (1940)
5. ANNEX ROOF REPAIRED (1943)
6. NEW ROOF INSTALLED (MINERAL FIBER SHINGLES) (1946)
7. NEW GUTTERS INSTALLED (1946)
8. ROOF COATED (1992)
9. ROOF REPAIRED (2000)
10. CHIMNEYS REMOVED (1946?, DATE UNKNOWN)

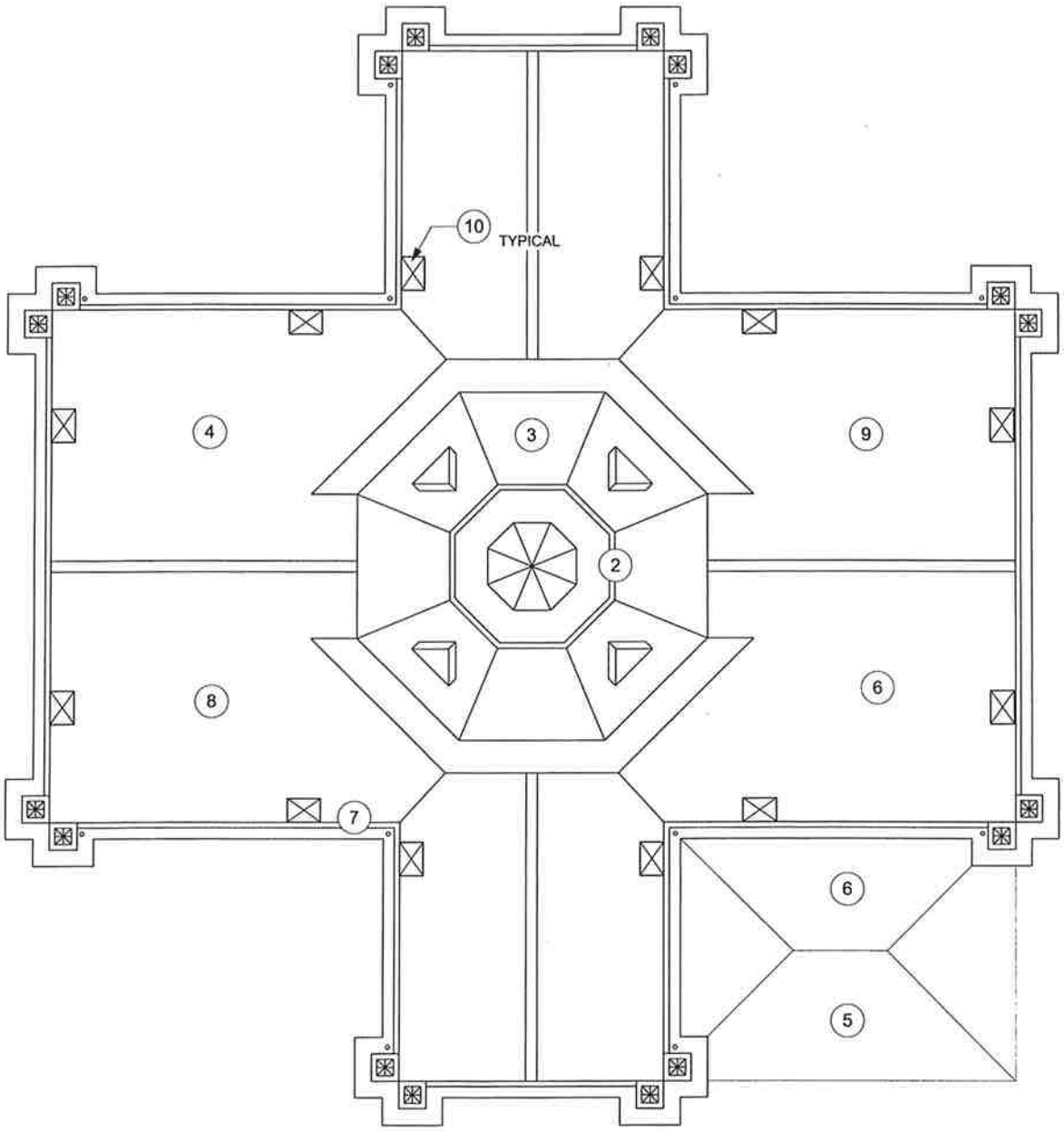
ROOF ALTERATION KEYNOTES

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



ROOF ALTERATIONS

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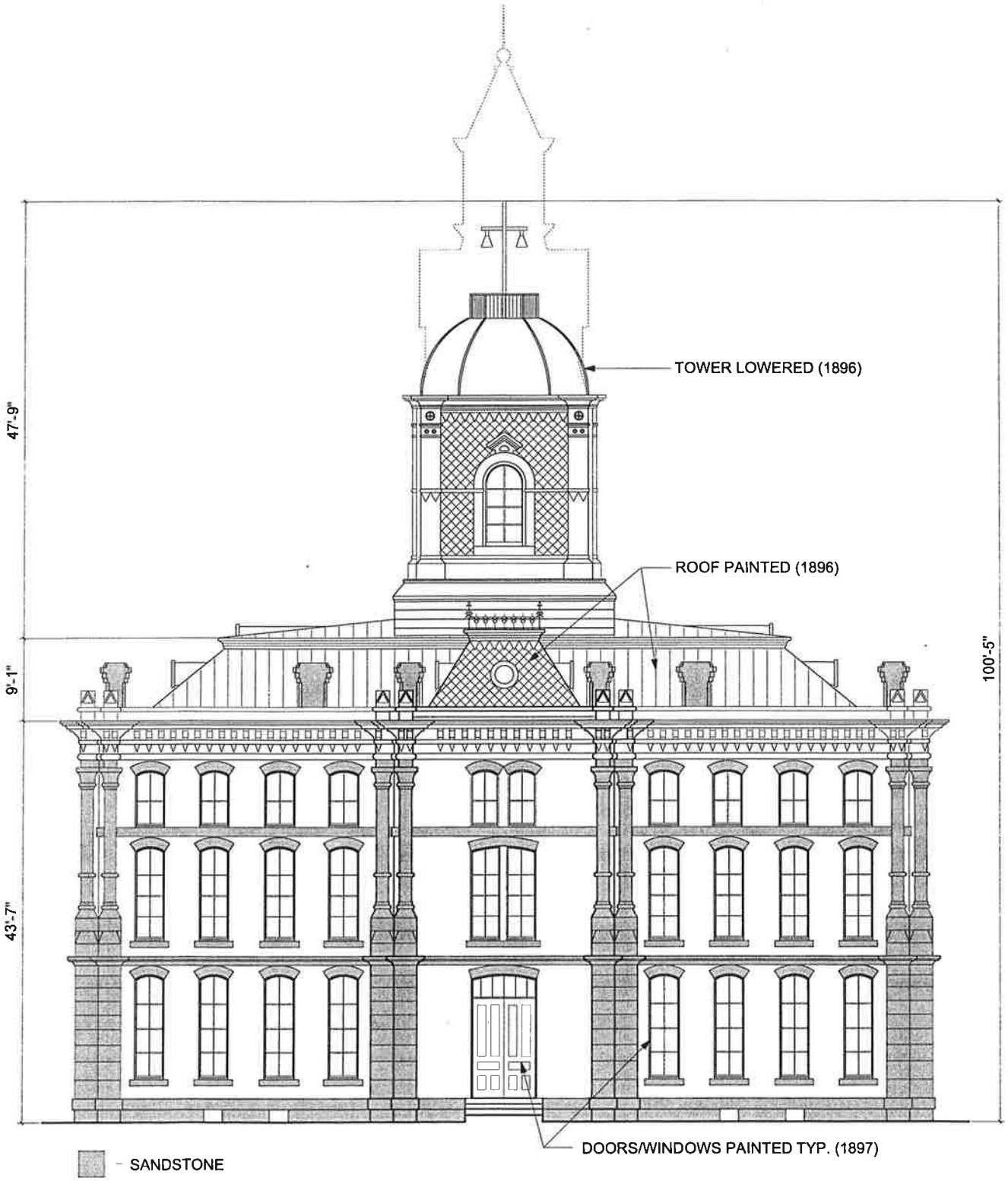
THE WILLIAMS COMPANY

Austin, TX

NORTH

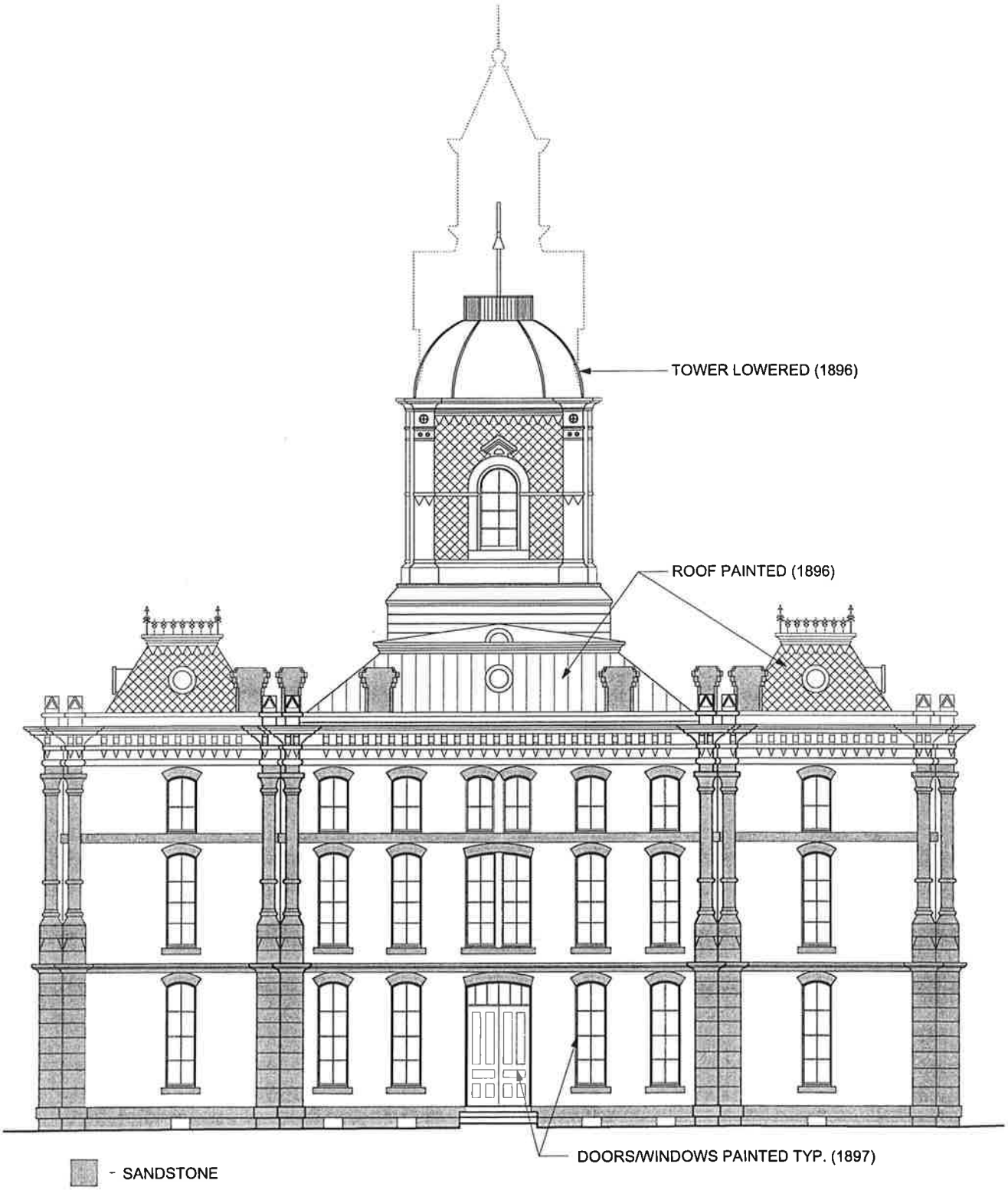


1897-1912 NORTH AND SOUTH ELEVATIONS

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX



1897-1912 EAST & WEST ELEVATIONS

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

KEYNOTES

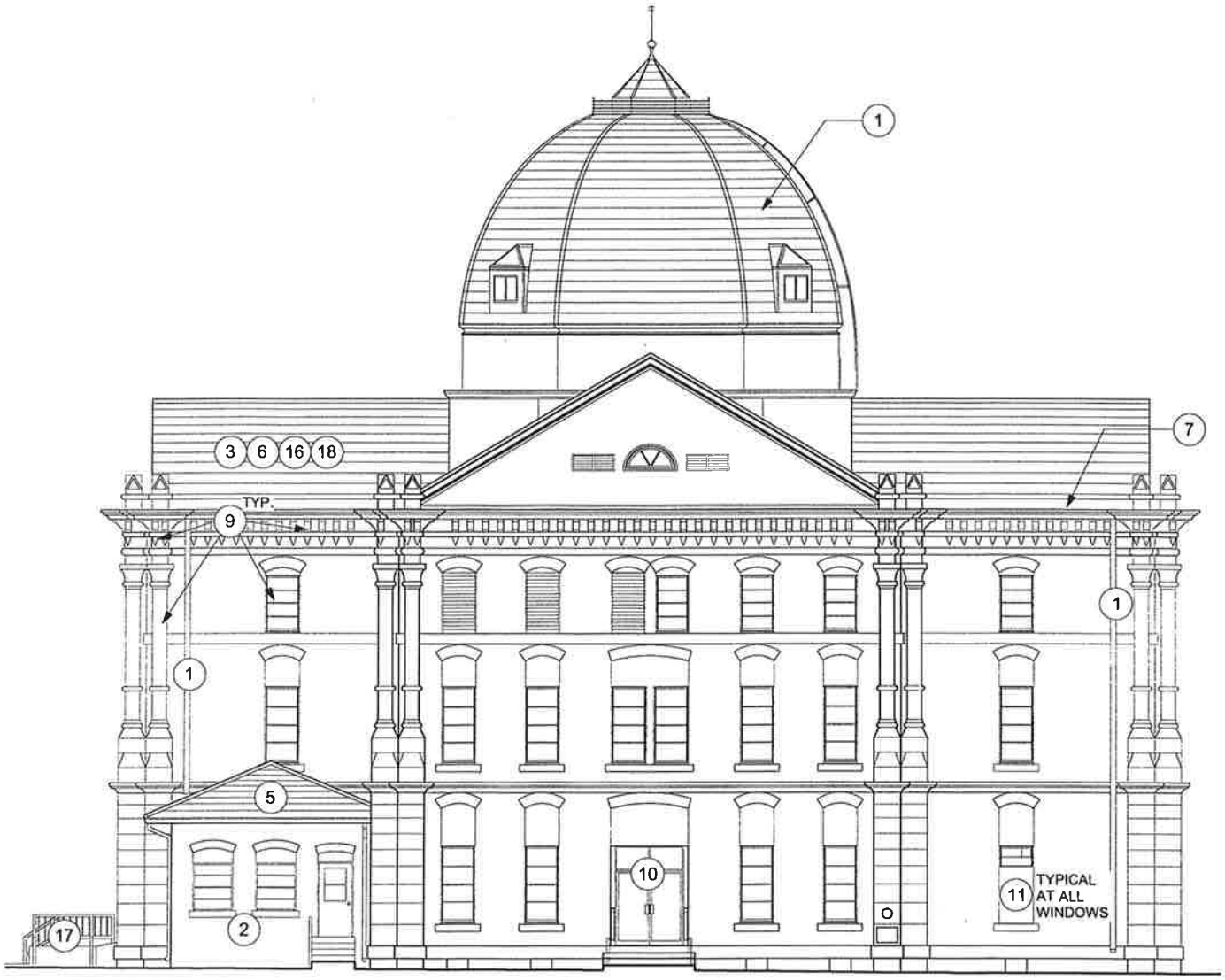
1. DOME, NEW ROOF, NEW EXTERNAL DOWNSPOUTS CONSTRUCTED (1912)
2. ANNEX CONSTRUCTED (1920'S)
3. ROOF REPAIRED (1940)
4. EXTERIOR WOODWORK PAINTED (1942)
5. ANNEX ROOF REPAIRED (1943)
6. NEW ROOF INSTALLED @ COURTHOUSE (1946)
7. NEW GUTTERS INSTALLED @ COURTHOUSE (1946)
8. SAND AND PUTTY WINDOWS (1947)
9. PAINT WINDOWS, CORNICE, WINDOW SILLS, STONE COLUMNS (1947)
10. INSTALL NEW GLASS DOORS AT ENTRANCES (1961)
11. WINDOWS REPLACED (1961)
12. EXTERIOR WOOD AND METAL PAINTED (1975)
13. MASONRY REPAIRED (1975)
14. MASONRY REPAIRED (1992)
15. EXTERIOR WOOD AND METAL PAINTED (1992)
16. ROOF COATED (1992)
17. ADA RAMP CONSTRUCTED (1994)
18. ROOF REPAIRED (2000)
19. FIRE ESCAPE SLIDE INSTALLED (DATE UNKNOWN, 1920'S?)

1912-PRESENT ELEVATION ALTERATION KEYNOTES

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

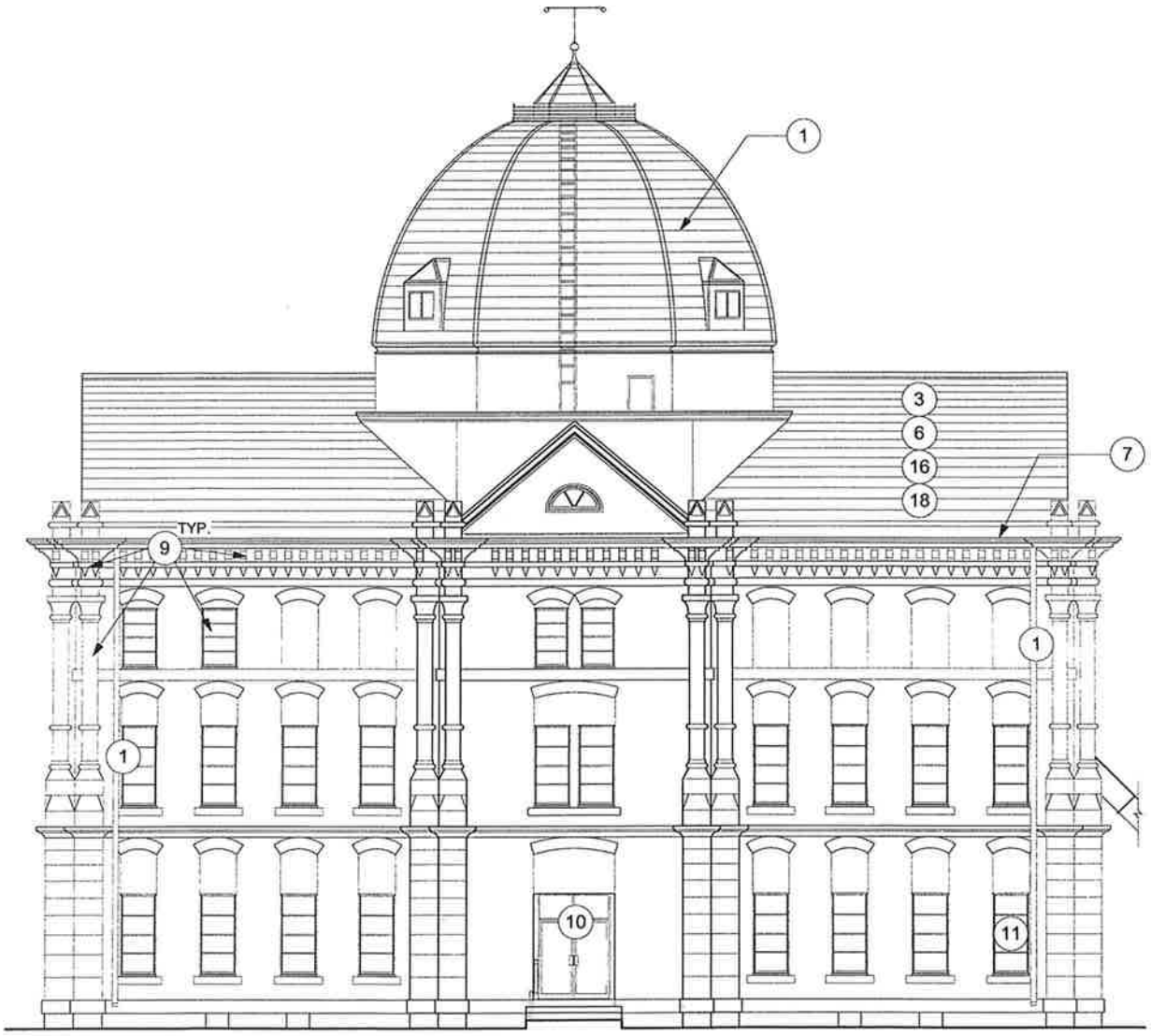


1912 - PRESENT EAST ELEVATION ALTERATIONS

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX



1912 - PRESENT NORTH ELEVATION ALTERATIONS

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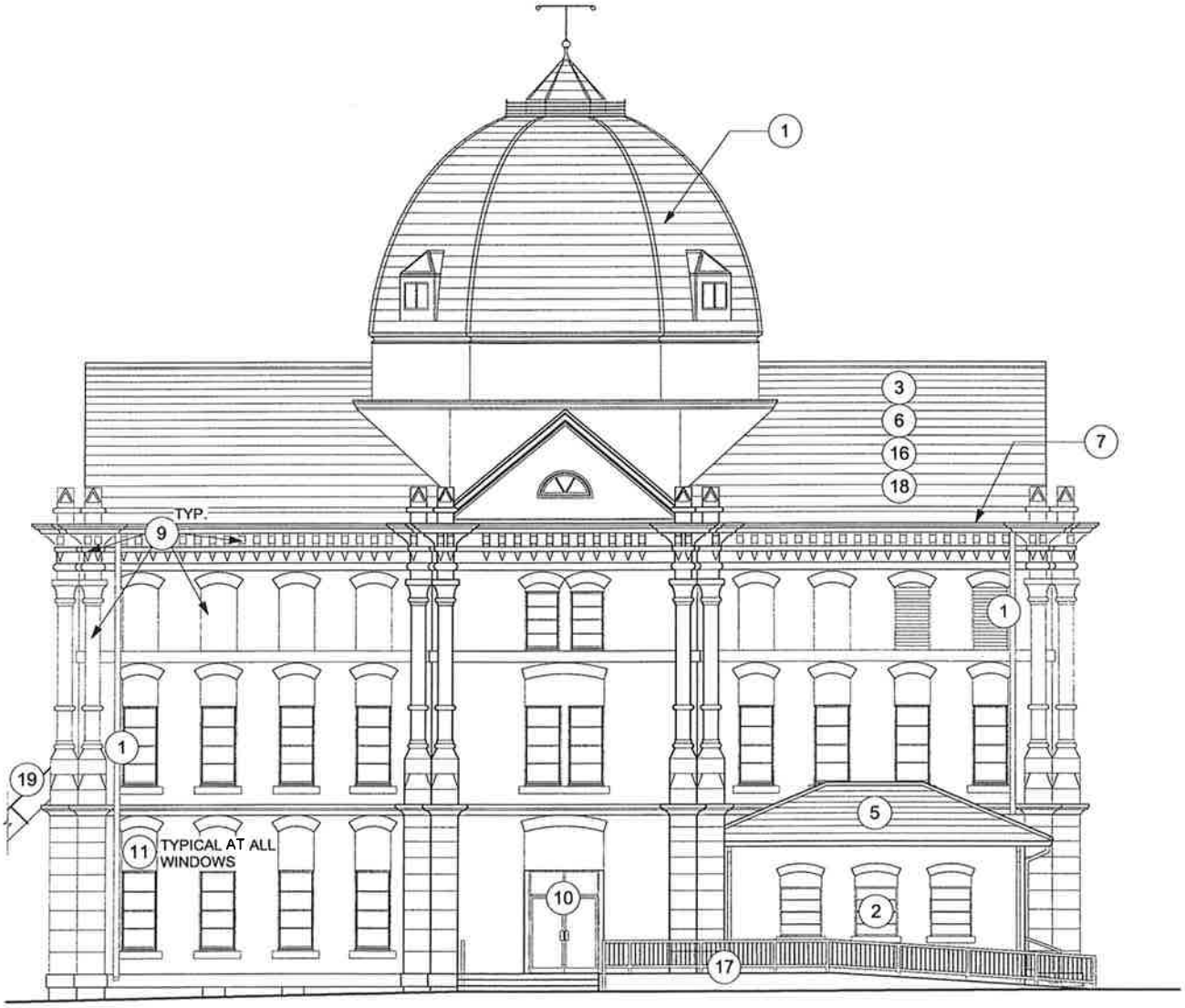
THE WILLIAMS COMPANY

Austin, TX

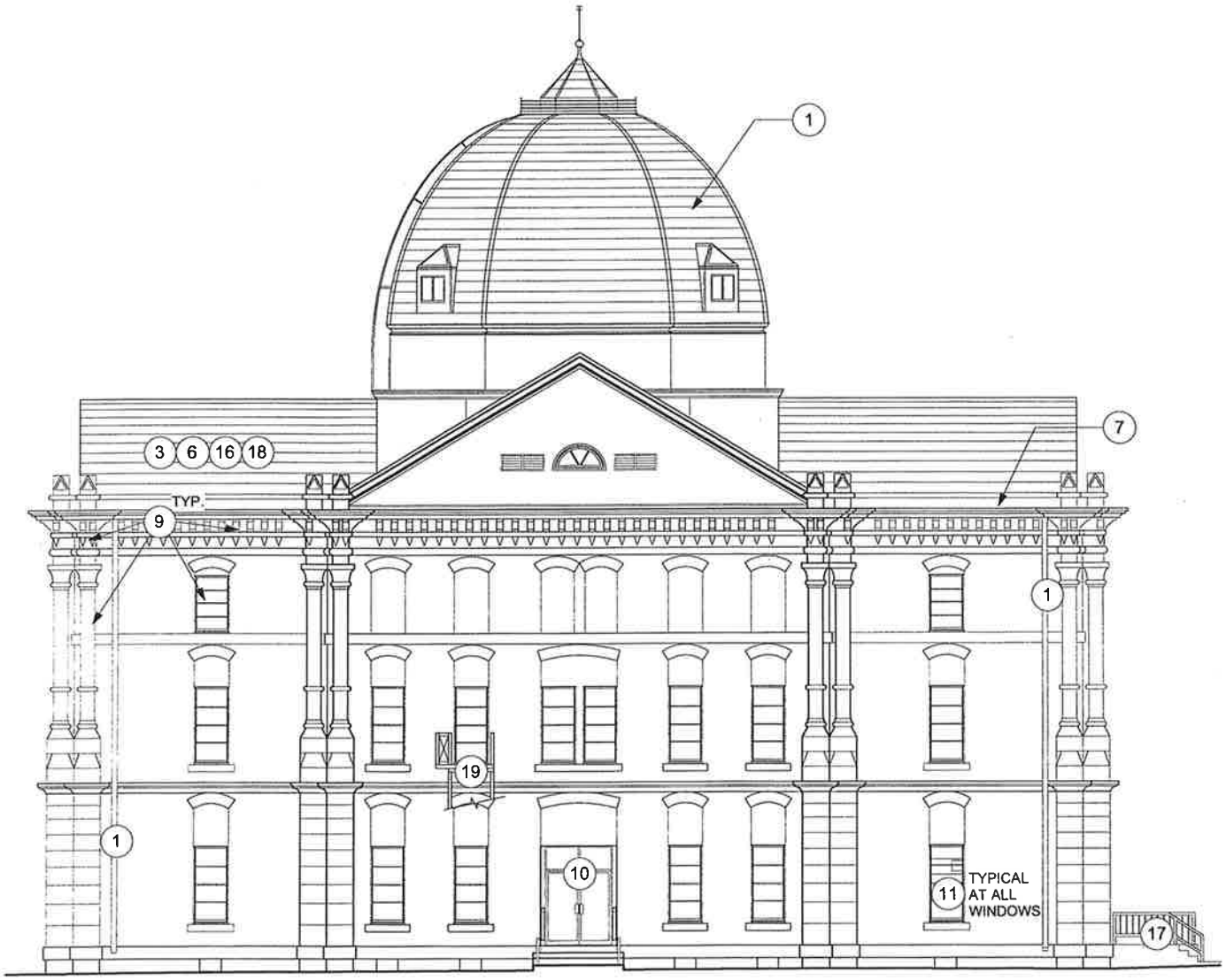


1912 - PRESENT SOUTH ELEVATION ALTERATIONS

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX



1912 - PRESENT WEST ELEVATION ALTERATIONS

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

SECTION 3: HISTORICAL DESIGNATIONS AND COVENANTS

The Clay County Courthouse was designated as a Recorded Texas Historic Landmark in 1962, was individually listed on the National Register of Historic Places in 1977, and was designated as a Texas State Archeological Landmark in 1981. There is currently no local historic district or ordinance in place, and no deed restriction, deed covenants, or preservation covenants in place for the Clay County Courthouse. However, the county judge and commissioners court have expressed an interest in granting the State of Texas a grant of easement to ensure the future preservation of Clay County Courthouse.

Please note that, since the building is a State Archeological Landmark, any work on the building or the courthouse square, other than routine maintenance, requires notification of the state prior to the commencement of work and the issuance of an Antiquities Permit from the Texas Historical Commission.

SECTION 4: PLANNING EFFORTS

The Clay County Courthouse was selected to be one of the courthouses studied under the Texas Courthouse Alliance Program (TCA). The TCA was initiated in response to the loss of the Hill County Courthouse by fire in 1993. The TCA provided part of the impetus for the later creation of the Texas Historic Courthouse Preservation Program, for which this master plan is a requirement.

The Clay County Courthouse under the leadership of County Judge Kenneth Liggett took measures to secure the future preservation of the historic 1884 Clay County Courthouse on March 4, 2000. Judge Liggett and the Commissioners elected to participate in the Texas Historic Courthouse Preservation Program administered by the Texas Historical Commission. The Commissioners Court hired The Williams Company of Austin, Texas to prepare a Historic Preservation Master Plan for the historic courthouse to be used 1) to apply for grant money appropriated by the Texas Governor and Texas Legislature for the Texas Historic Courthouse Preservation Program, and 2) as a guide for future restoration phases and on-going maintenance and preservation of the Clay County Courthouse.

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EXISTING CONDITION

III. Evaluation of Existing Conditions

Division 1: General Conditions and Testing

Historic buildings often contain materials that require special testing in order to determine their true natures. These materials can range from the benign (paint colors, mortar types, etc.) to the hazardous (i.e. lead paint and asbestos). Some of these materials are suspected in the courthouse and most will require testing in order to formulate a proper course of action.

1. Asbestos

1. No asbestos testing has been conducted. Several areas in the building were identified that contain vinyl asbestos tile floor coverings. However, no significant friable asbestos was observed in the building. A full asbestos test will be required prior to construction.

2. Lead Paint

1. The existing windows are modern anodized aluminum, therefore lead paint is not an issue at these exterior surfaces.

2. The cornice and other exterior decorative metal elements as wells as some interior elements may currently be coated with lead-based products, either on the surface or beneath subsequent layers of paint. Testing will be required in order to identify any extant hazardous material.

3. Mortar

1. Testing of cap (outer) mortar and internal joints should be performed during the construction documents phase of work.

4. Paint Color Investigation

1. Identifying original colors is an important step in restoring the historic character of the building. Paint samples should be harvested from interior walls, windows, and ceilings, especially in public spaces of particular significance such as the various courtrooms. These samples should be analyzed by a professional paint conservator so that matching paint colors can be identified and, if possible, utilized in the preservation work. Both mechanical field scrapings and laboratory testing should be performed during the demolition phase of work after all surfaces have been satisfactorily exposed. If the courthouse is not to be returned to its original configuration, care must be taken to determine what paint scheme was existing during the restoration period.

2. Fortunately, at least one of every element, both interior and exterior, is still existing in the building. The metal cornice should be able to provide sufficient information to develop a paint scheme for any exterior reconstructions, such as a new clocktower.

DIVISION 2: SITEWORK

1. SITE DRAINAGE

1. General site drainage is positive. No ponding was observed outside the inner ring of sidewalks.

2. The site is watered by an underground sprinkler system. The system is divided into two zones. One zone covers the flower beds inside the first ring of sidwalks. The second zone covers the main body of the courthouse lawn.

3. Flower beds are located at the corners of the building. These beds are bounded on two sides by the building itself and on one side by the inner ring of sidewalks. Not only are these areas regularly watered by the underground sprinkler system, the downspouts terminate there as well. There does not appear to be any way for the water that gets deposited in these areas to escape to the general site because the sidewalk is 2"-4" higher than the average grade of the flower beds. It is obvious that some form of rising damp, coupled with almost certain stone deterioration, caused the county to underpin the building with a new concrete footing.

2. VEGETATION

1. Bushes are located directly next to the building at almost the entire perimeter. However, no significant damage or biological growth was noted in these areas.

2. The trees are not located in a formal pattern. There is a variety of species, and all appear to be in good condition.

3. The turf grass appears to be in good condition. By maintaining a strong ground cover, many drainage problems are easily averted.

4. Very little of the landscaping appears to match that shown in the historic photographs. The large trees lo-

FIGURE III-1. Flowerbeds, such as the one shown above are connected to the main sprinkler system, but have no means to drain beyond the sidewalk. This image also shows the exterior HVAC equipment (northeast quadrant).

cated in the northeast quadrant of the site are original, or certainly early, plantings. In general, whereas the trees and other landscaping elements may have originally been planted in formalized layouts, this is no longer the case. Even in the northeast quadrant, insufficient pruning and maintenance has caused any pattern to no longer be readily visible. The more formal flowerbeds in the corner areas of the courthouse are not original.

5. A professional landscape study, which is beyond the scope of this report, may be beneficial to enhance the aesthetic value of the site.

3. VEHICULAR/PEDESTRIAN CIRCULATION

1. Handicapped access to the building is provided via the southeast diagonal sidewalk and a new ramp that extends from the southeast corner of the building to the south entrance.

2. The sidewalks are in good condition. No significant cracking, spalling, or differential settling was observed. It does not appear that any of the sidewalks now existing are original to the site. The consistency of color, texture, and pattern between the main axial sidewalks and secondary sidewalks serving the bandstand, restroom building, etc. suggest that the existing sidewalks are 1920s in origin.

3. Replacement concrete has been used to create new bench pads and to make the occasional repair. This concrete is significantly different in color, finish, and texture, and probably does not match the characteristics of the original sidewalk material.

4. PARKING/DISABLED ACCESS

1. Disabled parking is provided at the southeast corner of the site as part of the off-street parking area. There are two spaces provided, both with proper signage. There was no van-accessible space observed.

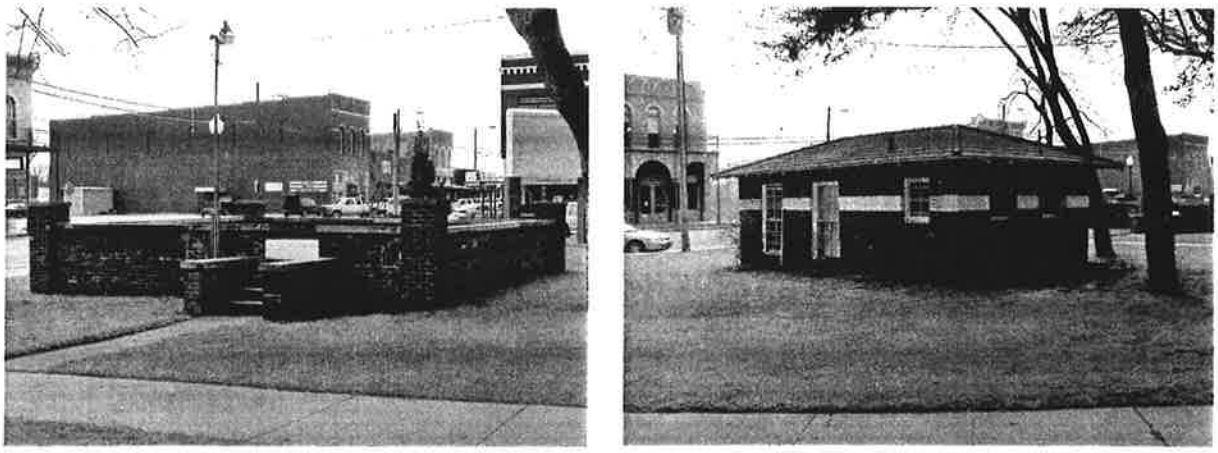


FIGURE III-2. The bandstand (left) and restroom building (right) were constructed at approximately the same time (1920s) and are in poor condition due to inadequate maintenance. Many citizens support their demolition.

2. There are approximately 65 angled parking spaces located around the site. These spaces were likely created by reducing the size of the courthouse yard. While this is undocumented, it is not an uncommon occurrence for Texas courthouse squares.

3. Curb cuts allow handicapped patrons to leave the site at all four sides and all but the southwest corner. Some remedial work will be required to bring these ramps into full ADA-compliance.

5. PUBLIC SPACES/OTHER BUILDINGS

1. A low brick bandstand is located in the southeast quadrant of the site. It is not in good condition. The brick is stained by biological growth and the mortar is very deteriorated. The original size of the bandstand is clearly visible at the seam between the older section and the newer.

2. A storage building is located in the northeast quadrant of the site. This building was originally constructed to house restrooms. It too is suffering from stained brick and mortar deterioration. The roof also appears to be in fair to poor condition. The building no longer houses restrooms. Instead, it is used for storage and maintenance.

3. The open areas of the site have been and are often used for public gatherings, whether it be trade days prior to WWII or civic picnics or festivals today.

6. LIGHTING

1. Antique-style streetlamps are located around the perimeter of the site. These are in good condition.

7. MONUMENTS/SIGNS/FLAGPOLES

1. There is a granite war memorial located at the northwest corner of the site. It was installed in 1995 and is in good condition.

2. There is a Texas Historical Commission site marker located next to the east entrance. It is in good condition.

3. A memorial marking the centennial of Clay County is located on the west axial sidewalk. It is concrete and is in good condition. The concrete box contains a time capsule.

4. A marquee is located at the southeast corner of the site. The sign is raised up on two brick pillars. The mortar is beginning to deteriorate and the sign is not of the same aesthetic quality as the building and other site-based elements.

FIGURE III-3. There are several monuments and one marquee on the courthouse square. The marquee (left) has a negative visual impact on the site. The hereford cattle monument (below) is in excellent condition. The war memorial (below, left) is lighted by floodlights and includes two flagpoles. The centennial monument (below, right) contains a time capsule and has suffered some deterioration since its installation.

5. The two flagpoles are located next to the war memorial at the northwest corner of the site. The poles are modern aluminum and are in good condition.

6. The granite and bronze hereford cattle monument was installed in 1973 and is in good condition.

8. UTILITIES

1. The main water and sewer lines run from the building out to the street just east of the north axial sidewalk. All of the valve boxes and valves are clearly visible and appear to be in good, operable condition. However, given the age of this piping, the lines may be reaching the end of their operational viability and must undergo rigorous testing to determine their actual condition.

2. On the east facade, there is a clutter of conduit, wires, and pull boxes mounted to the building. This equipment has a negative visual impact on this facade and the mounting hardware has

damaged the masonry. Several of the vertically-running conduits have been installed in such a way that the stone belt courses were cut. All of these elements are in marginal condition.

3. Main power and telephone service reach the building from power poles located at the perimeter of the site via overhead transmission lines. The transformer for the building is pole-mounted.

4. The gas meter is located next to the condensing units at the northeast corner of the building. Though the meter is in good condition, it is too close to the building and much of the associated piping does not meet current code standards.

9. ARCHEOLOGICALLY SENSITIVE AREAS

1. The existing building is the only courthouse to have been built on the courthouse square. As a result, little of archeological value is expected. However, some significant items may possibly be discovered in the course of restoration work. These include the cistern, fence remains, or foundations or other indications of the original bandstand. Otherwise, there is minimal possibility for archeological discovery, except perhaps for cast off items that might have resulted from various activities on the site.

DIVISION 3: CONCRETE

1. CONCRETE

1. Other than sidewalks, there is little concrete used on the site. The building was underpinned (ca. 1925). This underpinning was probably done to stop the rapid disintegration of the foundation stone. The concrete is in good condition.

2. The new ramp and entry landing at the south entry are in good condition, though they do not match the existing sidewalk material.

3 The concrete steps at the east, west, and north entrances are in good condition. Though these steps are historic, the fact that they are concrete suggests that they are probably not original to the building.

DIVISION 4: MASONRY

1. FACE BRICK

1. While the original red, smooth-faced brick appears to be in good condition, the surrounding mortar is very deteriorated and no longer protects the building from moisture infiltration. The poor quality of the mortar work detracts from the visual aesthetic of the building.

2. Improper repointing, both in mortar type and tooling, was observed in several locations on the building. Most of the replacement mortar does not match the color or texture of the historic, and the installation techniques have a negative visual impact on the building. It is also important to note that the replacement mortar is likely much higher in portland cement content than the historic lime-based mortar which makes it significantly harder. In many cases, the portland-based mortar will resist cracking to such a degree that the surrounding masonry will crack first, thus allowing increased moisture penetration.

2. Random bricks all over the building were observed to have a strange stain ranging in color from blue-green to white. The staining does not cross brick edges, and does not appear to have "run" down the face or effloresced from the interior. These marks appear to have been made as part of the original manufacture of the brick. Perhaps the manufacturer was also in the business of making glazed bricks and failed to clean the kiln properly before firing the bricks that were subsequently purchased for the Clay County Courthouse.

2. STONE ELEMENTS

1. The sandstone used in the building is in extremely poor condition. Despite the fact that the bedding planes are properly laid, the stone has suffered from extreme weathering deterioration.

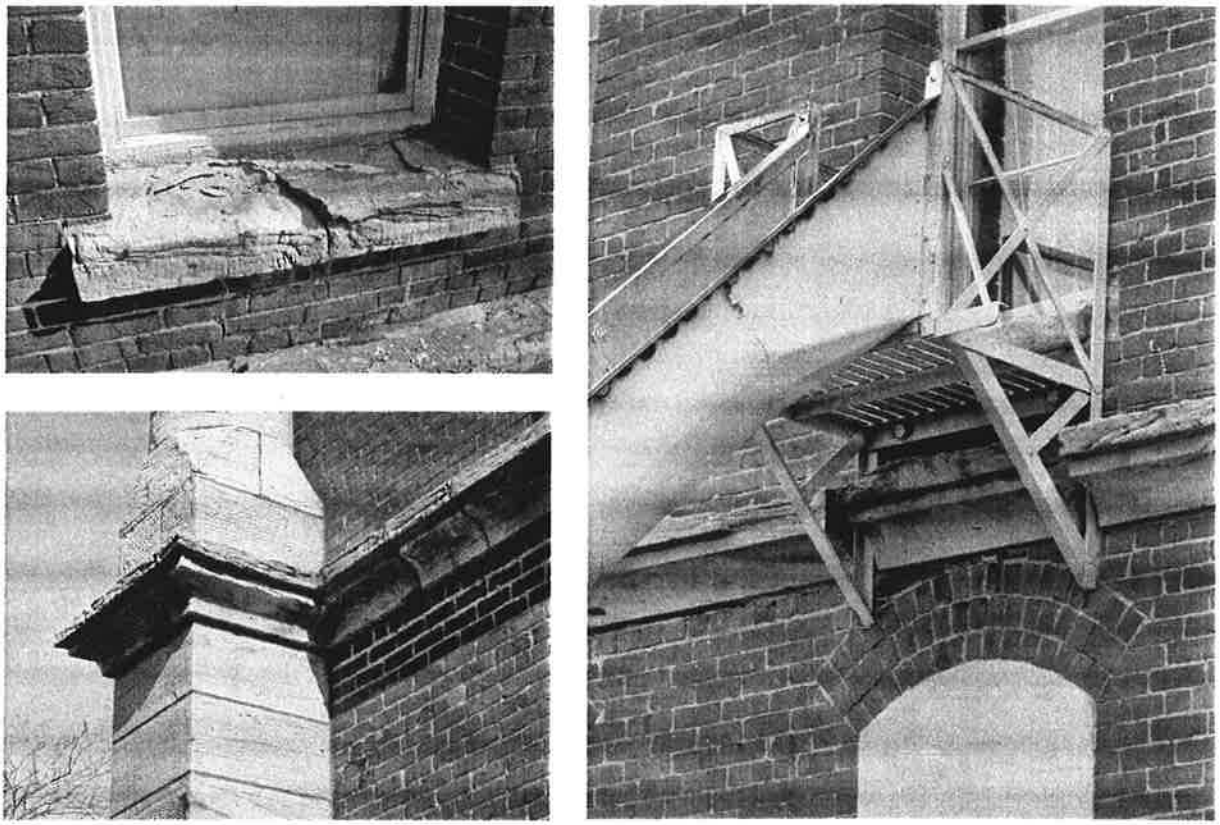


FIGURE III-4. The sandstone belt courses (above) and window sills (above, left) are undergoing extreme, rapid deterioration. The stone is delaminating in large pieces. To make matters worse, in most areas where equipment (downspouts, electrical conduit, fire slide, etc.) was mounted to the building (above, right), the stone was cut rather than requiring the equipment to adjust.

Wholesale delamination is occurring in many locations, most notably in the belt course and window sills at the second floor level. Sections of stone larger than a hand and nearly 1/2" thick are regularly flaking off of the window sills. Much of the decorative tooling has nearly been erased by erosion. In fact, the text on the cornerstone is becoming difficult to read because of the degradation of the stone.

The stone was studied by the Geology Department at the University of Texas at Austin. Their analysis revealed that the stone is probably a local variety composed of approximately 80% quartz sand particles. While it is fine grained and well-sorted, its high sand content means that it has correspondingly little bonding agent and it extremely porous. The rapid deterioration is caused by the cyclical swelling and shrinking of clay particles in the stone. Similar to freeze/thaw, these swell/shrink cycles introduce tiny fissures into the stone, delaminating and essentially pulverizing the stone from the inside out.

The stone was not recommended for building material.

2. The stone columns are in better condition than most of the rest of the stone around the building.

3. A previous coating of some type was observed on some of the first floor window sills on the north side of the building. This coating appears to have helped protect the stone, as the few sills that are coated are in much better condition than those that did not show evidence of coating.

4. Some repointing of the stone has been done previously. An attempt was made to match the new mortar to the adjacent stone color. The craftsmanship, tooling, and installation can only be described as poor.

5. The stone was observed to have pockets carved into the face. These pockets are inconsistent with erosion and are widespread enough to be conclusively not the result of defacement. The only remaining possibility is that birds or insects have wallowed out shallow pits in the stone in their search for food or building materials.

6. Downlead pins for the historic lightning protection system are in place in the stone at the corners of the building. While these iron elements are rusted, they do not appear to be damaging the adjacent stone. No radial cracking was observed.

7. Portions of the stone belt courses have been removed to allow the downspouts, electrical conduit, or the fire escape to mount without bends.

3. STRUCTURAL MASONRY ELEMENTS

1. The foundation sandstone is in generally good condition. Some evidence of rising damp was observed in the south crawlspace. Mortar in the foundation is severely deteriorated. The condition of the foundation stone/mortar should be considered a serious problem.

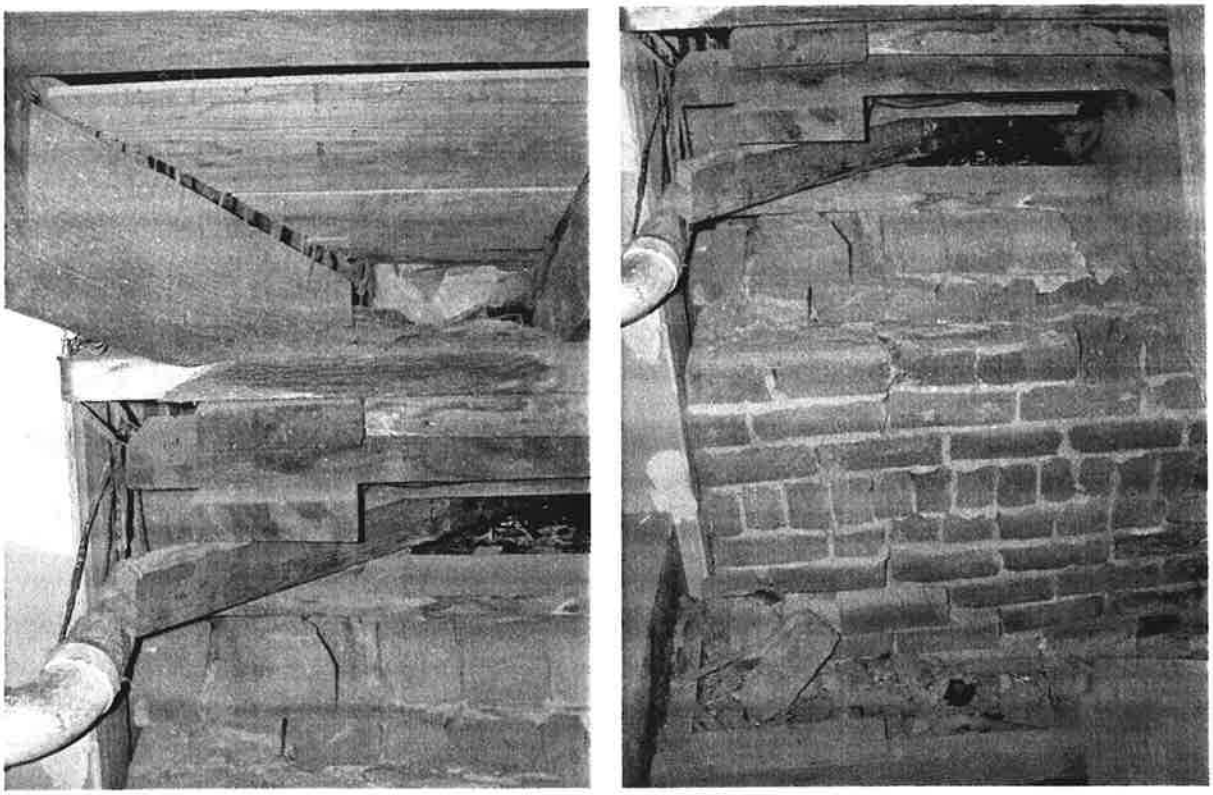


FIGURE III-5. The weight of the elevator has caused the stair tower to settle differently than the remainder of the building. The pressures involved have allowed the mortar (already weakened by the moisture from a leaking historic internal downspout) to disintegrate. The bricks can be removed from the wall by hand (right) and the roof structure is slowly receding from the roof decking (left). Moisture-related problems are relatively common at the sill plate around the perimeter.

FIGURE III-6. The foundation sandstone is in relatively good condition. However, evidence of rising damp can be seen in the form of effluorescence on the mortar and in the piles of fine dust (degraded mortar) at the base of the foundation walls. Loss of mortar integrity is a serious problem affecting the future stability of the building.

2. The structural brick that makes up the exterior wall is suffering under the weight of the elevator shaft. The corner nearest the elevator shaft is separating and will eventually lose structural integrity. This would have grave consequences for the building if left uncorrected.

3. The delamination of the sandstone does not appear to be having any effect on the structural integrity of the building.

DIVISION 5: METALS

1. HANDRAILS AND STAIR ELEMENTS

1. The new, contemporary exterior handrails at the new handicapped access ramp and south entrance meet ADA requirements and are in good condition.

2. Handrails at the north, east, and west sides of the building are generally in good condition and meet applicable regulations.

3. Rust was observed on the back (crawlspace) sides of the cast iron entry thresholds. This rust appears to generally be surface rust only. The exterior faces of the thresholds are in good condition.

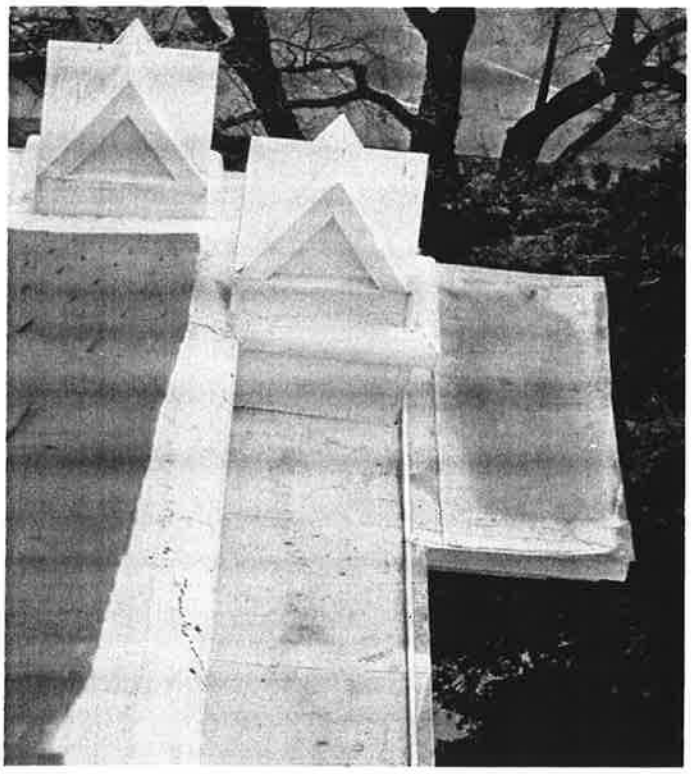


FIGURE III-7. *The cresting shown above serves as the rail for the widow's walk at the top of the dome. The cresting was designed to match the original iron fence that was still existing at the time the cresting was installed.*

FIGURE III-8 (LEFT). *The cruciform hipped-roof finials are the only elements above the cornice to have survived through the years. All other roof elements were removed in 1912 with the building of the dome.*

2. EXTERIOR DECORATIVE METAL

1. The cornice and decorative corner finials are in good condition. Slight indications of minor surface deterioration were observed, but solder joints and seams all appear to be solid. No elements were noted as missing.

DIVISION 6: WOOD

1. ARCHITECTURAL MILLWORK

1. Nearly all of the original wainscot is existing. The wainscot is relatively unique in that it is less than 30" high and has no base; the beaded board is terminated solely by a quarter-round element. It appears to have always been painted. Mechanical scrapings suggest a light green color as the original finish, though the wood was faux grained sometime later. The painted finish appears to have been used throughout the building. Wainscots in both primary areas (corridor) and secondary spaces (storage) were found to have the light green finish. No evidence of dark stain, common to the period, was observed.

The existing wainscot is buried behind the modern wood paneling that covers almost every interior wall surface. All other original woodwork (window trim, door casings, wood base, etc.) was found to be existing in only a very small number of locations.

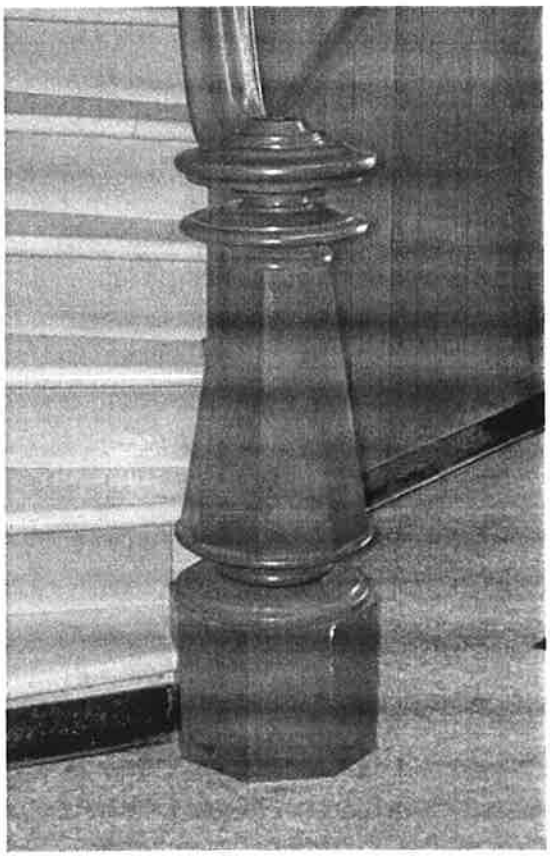


FIGURE III-9. While most of the interior woodwork appears to have been painted originally, the newel posts seems to have been stained. A century's worth of hands has worn the decorative button atop the south newel post almost completely away.

2. There are only three counters in the building. One non-historic, non-original unit is located in the Tax Office. Another is located in the County Clerk's office. The third is historic and may be original to the building. It is located in the County Clerk's office. Though it has a modern laminate top, underneath it appears to be an early/original piece of office furniture.

3. The original newel posts and handrails are existing and in good condition. They have been painted, but only suffer from normal wear. Visual inspection of these elements suggests that they were originally stained.

4. One side of each stair has been removed to accommodate toilet rooms, the elevator, offices, and mechanical spaces.

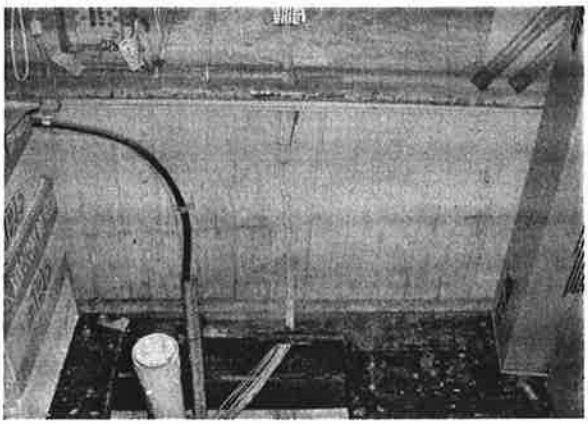


FIGURE III-10. Original wainscot is visible only in the closets tucked under the north and south stairs. Scrapings done in these areas surprisingly showed no indications of the dark stain common at the time.

FIGURE III-11. The image above illustrates the typical office condition. Wood paneling covers the walls from the base to the acoustic tile ceiling. A non-original counter can be seen in the foreground.

FIGURE III-12. The crawlspace is a jumbled array of active and abandoned utility equipment, original construction debris, and everyday trash. The 2x14 joists and cross bracing appear to be in good shape.

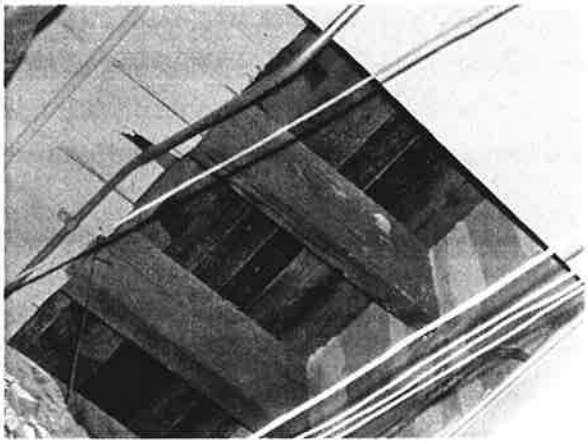


FIGURE III-13. MEP equipment installations have necessitated the removal of original fabric. This image shows the construction of the second floor, including the original 4" pine plank flooring.

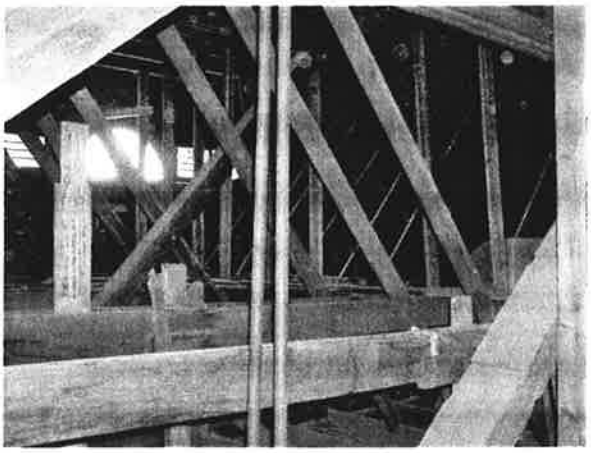


FIGURE III-14. Extensive new framing was required to construct the dome and gables in 1912. It appears that at least part of the framing was salvaged from the original roof. The main trusses are the originals.

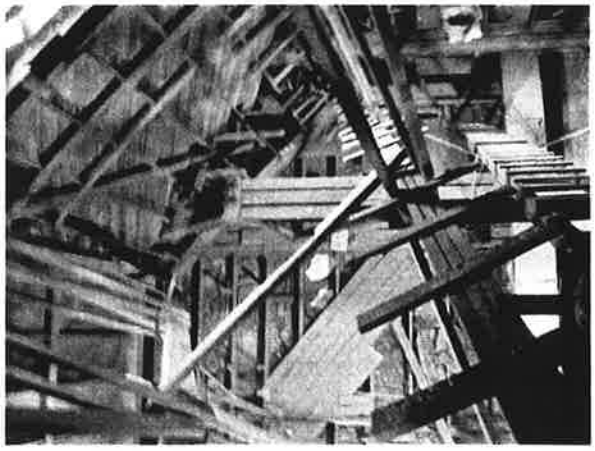


FIGURE III-15. The dome is a cavernous space full of rigged ladders, gangplanks, and bits and pieces of past construction work. Access to the roof is through various hatches around the base and top of the dome.

2. STRUCTURAL WOOD

1. As part of the engineering analysis of the courthouse in September, 1994, John B. Glover, P.E. reviewed the structural system. The resultant report is included in the Appendix. In summary, the building is a load-bearing masonry structure with wood floor joists (2" x 14" @ 16" o.c.) and wood frame attic with heavy timber trusses. There are minor deterioration issues at the floor joists, particularly as related to limited termite damage. There are also some structural deflection concerns at the foot of the historic stairs.

The attic framing is generally in good condition except as noted in the engineer's report. Mr. Glover expresses some concern for the banding ties around the built-up heavy timber components. Other serious issues involve the wood deterioration and masonry shear occurring at the main truss bearing points. Not coincidentally, these areas correspond to the locations of the internal downspouts. The apparent ongoing leakage has caused failure of the structural system at these limited, though extremely critical, locations.

Since the report was written in 1994, eight years of continued deterioration have occurred and the problems identified by Mr. Glover are even more serious, likely verging on becoming an emergency situation.

FIGURE III-16. The original gutter was integral to the roof behind a small parapet (the parapet was the same height and profile as the finial base) and drained into internal downspouts in the stair towers. The 1912 gutters are residential style exterior units with an exterior downspout. The dirt on the cornice indicates that it commonly has standing water on it after a rain.

FIGURE III-17. While the annex has red tile roofing on the south and east, the non-visible north and west sides are rolled roofing only. Past repair efforts have left behind a significant amount of debris, most of which can be found blocking the flow of the gutter.

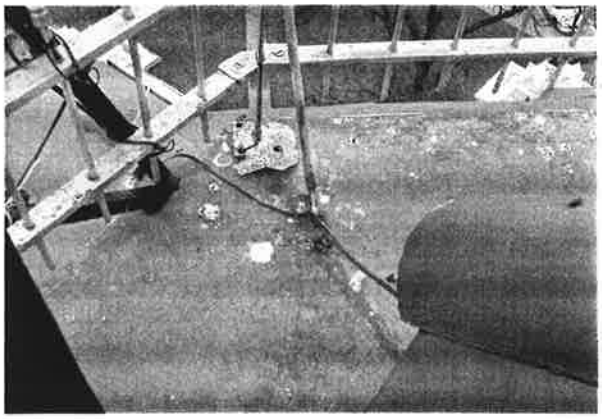


FIGURE III-18. The flat roofing at the top of the dome seems to be in good condition. None of the seams were found to be cracked. However, some minor deterioration was noted at the cresting attachments.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

1. ROOF

1. The current roofing system consists of asbestos slate shingles laid over wood plank decking. Though the shingles are nearly four de-

cades old, they appear to have been well-maintained and were repaired and re-coated within the last five years. While asbestos slate shingles are a very durable material, UV exposure and temperature and humidity fluctuations have caused them to become brittle as they age.

Fortunately, since the asbestos in the shingles in considered non-friable, removal and disposal of this type of material is a relatively simple, if somewhat time-consuming, process.

In general, the existing asbestos roof system is in adequate condition, though, while coatings can help, it is clearly at the end of its useful service life.

2. The annex roof is a combination of asbestos tile and rolled roofing. Bitumen material has been used to repair the flashing between the annex and the building. The roof appears to be in marginal condition. The annex/courthouse roof connection is poorly constructed/maintained and is prone to leaks that are damaging both to the annex and the historic courthouse.

2. DRAINAGE SYSTEM

1. There are no screens on the openings of the downspouts. At some of the outlets, a large amount of debris was observed. In one case, at the northeast outlet, the downspout appeared to be mostly blocked by this build-up.

2. The concealed internal downspouts need to be pressure tested and joints evaluated. Some staining was noted on the interior walls and ceilings that are adjacent to the downspout locations. At least four internal downspouts, all of which appear to be inactive, were discovered in the course of this study.

3. There are no overflow scuppers included as part of the roof drainage system. As a result, if all the downspouts become blocked or overworked in a severe downpour, there is nowhere for the water to go other than pooling in the gutter which could cause serious backcharge problems resulting in severe water damage inside the building.

4. The gutters and downspouts are adequately sized to drain the roof they serve. No clogs or other indications of problems were observed in the gutter system.

5. While the annex roof appears to drain adequately, the situation created by the double hip is less than ideal. Half of the water that falls on the annex drains toward the historic building. Debris in the gutter suggests that some pooling may occur.

6. No splashblocks were observed at any of the downspout terminations. This situation allows water to build-up at the foundation and flow into the crawlspace.

7. The Owner stated that there may be some underground drainage to a cistern still connected to the internal downspouts. No evidence was discovered during the course of this study. However, further investigation may clarify whether any form of underground drainage is existing.

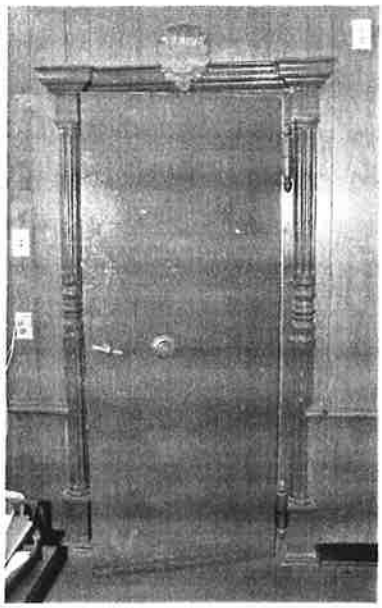
DIVISION 8: DOORS AND WINDOWS

1. EXTERIOR DOORS

1. All existing exterior doors are non-original, contemporary aluminum.

2. INTERIOR DOORS

1. Only one standard door frame (@ Door 215A) is original, though it is not located in its original location. Both of the original courtroom side entry door frames are existing.



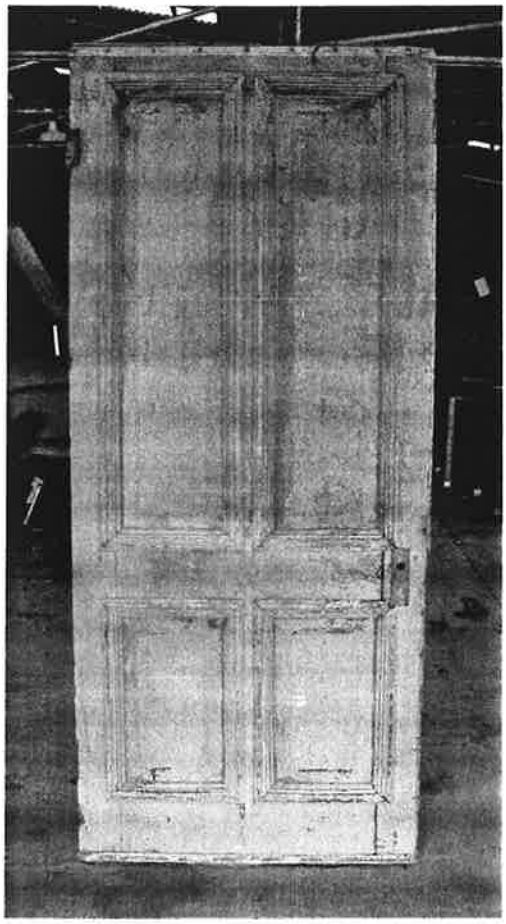


FIGURE III-19 (FAR LEFT). The vault in the current juvenile probation office is one of two that were original to the building. The other has since been demolished. This vault door (far left) seems to be original as it is less decorative than the doors to the two clerks' vaults. Decorative filigree painting can be seen through the brown paint finish.

FIGURE III-20 (LEFT). County personnel believe that this door may be one of the originals from the courthouse. However, weatherstripping at the top and bottom of the door suggest that it was an exterior door, at least at some point. Its design is not consistent with the historic images of the exterior doors.

FIGURE III-21. The vault door (far left) is not original to the building. The list of county commissioners on the bottom half of the door corresponds to a very short period of time (winter 1896-spring 1897). Both the door shown here and a similar door on the first floor were likely installed during this time. County personnel have taken it upon themselves to expose some of the decorative painting. A paint conservator will be needed for full restoration.

2. There appears to be only one existing interior door that is original to the building (Door 305A). This 4-panel door has historic hinges and appears to be constructed in a manner consistent with the age of the building.

3. All of the vault doors in the building (except perhaps for Door 103A) were added after the building was completed. The list of commissioners painted on Door 216A were only in office together during the winter term of 1896-7.

4. The remainder of the interior doors in the building are non-historic units of various ages with various hardware. Refer to the door assessment schedule.

3. WINDOWS

1. The existing exterior windows are not original; they are mostly inexpensive 2 over 2 single-glazed aluminum units. Some of the aluminum joints are separating and the weatherstripping and glides are deteriorated rendering the windows generally inoperable. These windows are at the end of their useful life.

2. Nearly all of the historic window openings have been either fully or partially blocked with concrete masonry units (finished in stucco on the exterior) in order to accommodate the aluminum replacement units. In some areas, the original windows have been replaced with metal louver panels.

3. One historic 4 over 4 wood window is still installed in its original location (Window 119). There is one upper window sash and one lower sash (complete with hardware) located in Room 301. These windows will provide an excellent opportunity for paint color investigation and new sash fabrication.

4. HARDWARE

1. The only existing original hardware is located on Door 305A, Door 302A, and at Window 119 and the loose sashes in Room 301. The hardware at opening 302A is damaged. All other hardware is in serviceable condition.

2. Refer to the door assessment schedule.

DIVISION 9: FINISHES

1. FLOOR FINISHES

1. In general, the original wood floors are covered by modern sheet vinyl. The sheet vinyl is in good condition.

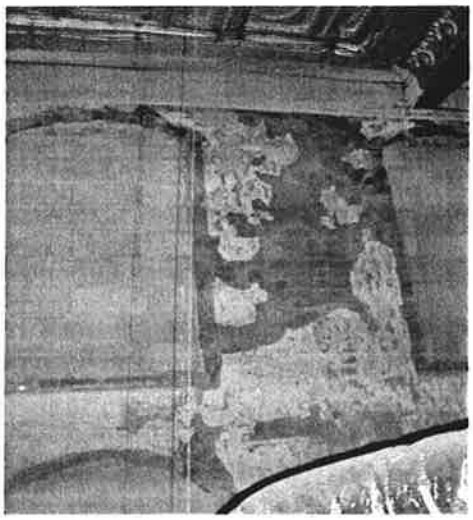


FIGURE III-22 (FAR LEFT). *All of the third floor windows and the arched portions of all of the other windows are blocked with CMU and plaster as seen here above the ceiling of the current jury room. The extreme degradation of the plaster on the walls is very alarming. However, no cause beyond general moisture penetration was discovered. The damage is possibly due to a leak that has since been repaired.*

FIGURE III-23 (LEFT). *There is only one original window left in its original location in the courthouse. This window was sandwiched between the annex and the courthouse in the 1920s. When the replacement windows were installed in the 1960s this window was overlooked. Fortunately, renovators left not only the window but all of its original trim in place.*

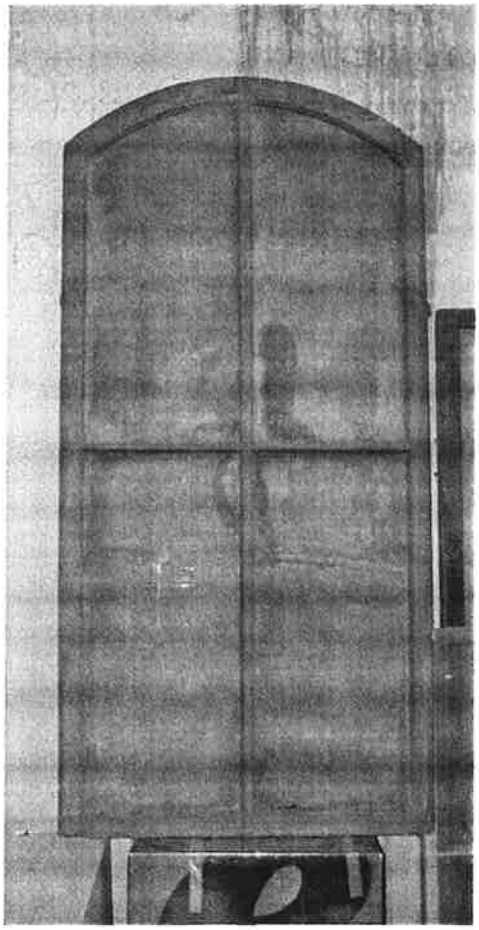


FIGURE III-24. *The original window sash pictured above was found in the third floor space above the north stair. It is the upper sash of one of the 4-over-4 windows. The exterior face appears to have been painted black originally. The interior side of the window appears to have also been painted.*

FIGURE III-25. *This image shows all of the various window treatments currently existing. Most third floor windows are fully blocked. Only a very few have been converted to louvers. The remainder of the windows have been only partially blocked. The blockage corresponds to the location of the ceiling inside the building. Also, by filling the arch, the replacement windows could be cheaper, standard units.*

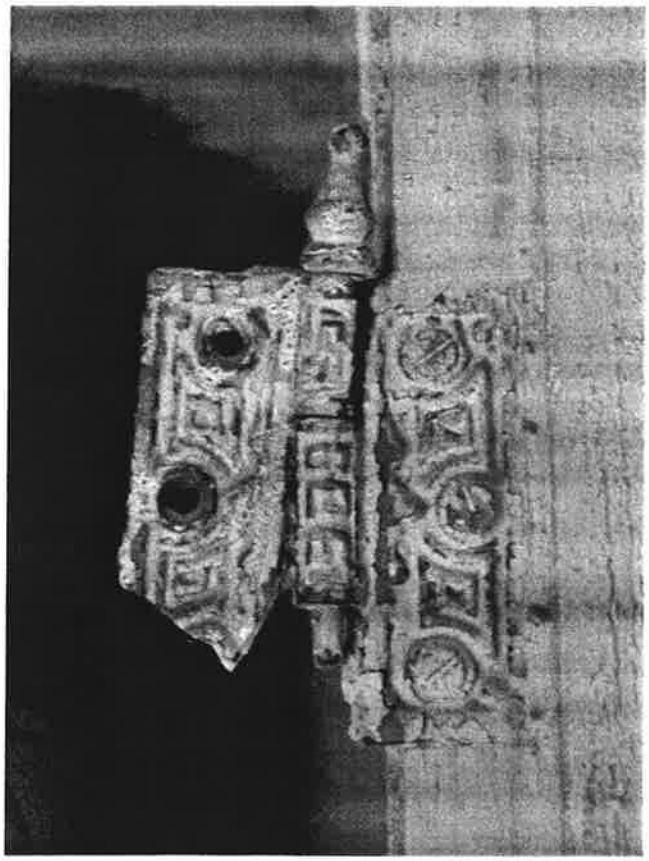
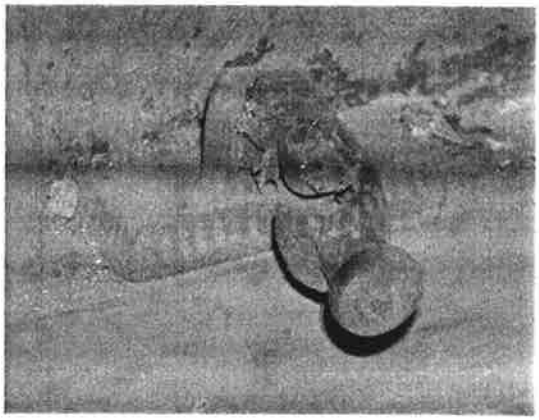
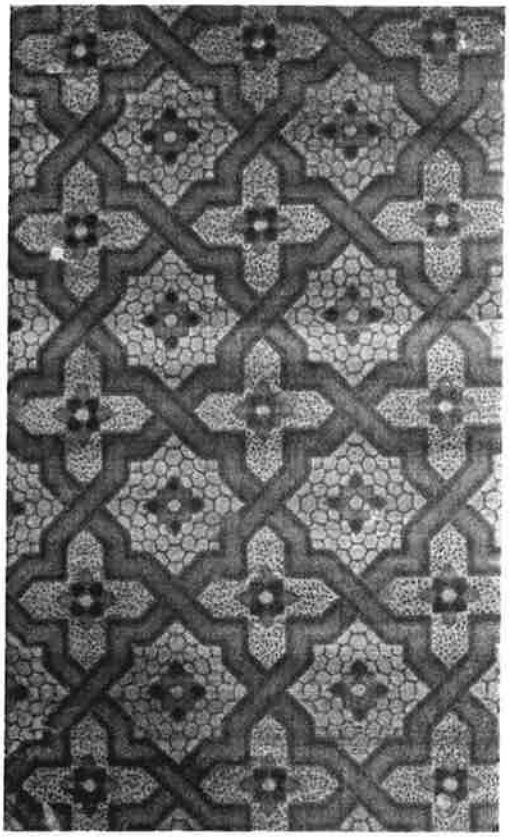


FIGURE III-26 (LEFT). There are only a very few examples of the original hardware remaining in the building. This hinge, located in the third floor spaces above the current District Clerk's office, was apparently damaged when the original door was removed. The small size of the hinge suggests that the doors were relatively thin and light. The tan color is painted over a light gray. However, the gray could be primer.

FIGURE III-27 (BELOW). The original sash lock system is very unique. The locking mechanism consists of a spring-loaded pin on the upper sash and a raised ring on the lower sash.





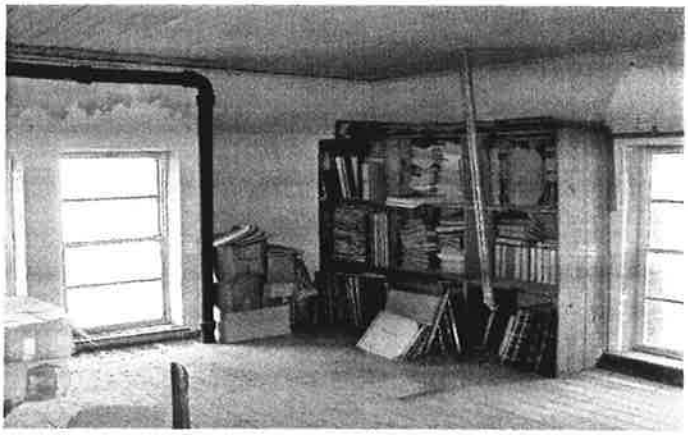


FIGURE III-28 (ABOVE). The third floor space above the north stair is essentially in its original condition. The 4" pine plank floor is exposed and unfinished. The original internal downspouts are visible through holes in the ceiling at the southeast and southwest corners of the room.

FIGURE III-29 (LEFT). Floor coverings developed rapidly between 1875 and 1925. This example, found in the northeast room on the third floor, is an early linoleum (exact date unknown). The pattern was hand or machine painted on a linseed oil mixture poured onto a jute backing. It is in relatively good condition considering its long exposure time and rough treatment.

2. The original wood floor is exposed in Room 301. It is rough pine with 4" wide planks. It is in good condition. It does not, however, have a "finished" appearance. Other original 4" pine plank floors can be found in the closets under the stairs on the first floor. The oiled or stained finish of these floors is likely due to spills and rough treatment as janitor storage rooms.

3. The linoleum that was installed prior to 1942 can be found in Room 302. It is in poor condition, worn through in several areas.

2. WALL FINISHES

1. Most of the original plaster walls are covered with modern wood paneling. Above the acoustic tile ceilings the original walls are visible and appear to be in good condition. The plaster has likely been damaged by the furring strips required to attach all of the wood paneling. Removal of the paneling will be the only way to fully assess the scope of work required to restore the plaster walls.

2. The modern wood paneling is in good condition, though it is extremely inappropriate for a historic courthouse.

3. The original wall colors have been obscured by subsequent layers of paint in most areas. Some mechanical scrapings were done in both historically public spaces and secondary spaces. The results of both series of scrapings indicated that the courthouse has been generally monochromatic since original construction. It appears that the walls and most ceilings were buff (tan) in color. As was stated previously, a professional paint analysis will be required to determine what colors are appropriate for the restoration date.

FIGURE III-30. This image illustrates the typical condition for the public circulation spaces. The floors are covered in sheet vinyl. The walls are wood paneling. The ceiling is non-textured, exposed grid, acoustical tile. Typical lighting is via exposed tube strip fluorescents. In general, interior finishes consist of simple, economical materials.
Each entrance is protected by an airlock-type double door vestibule. The aluminum storefronts, combined with the lowered ceilings, serve to decrease the apparent size of the courthouse as it is perceived by visitors.

4. The current rear wall of the courtroom was added well after original construction. While the courtroom side of the wall was plastered, the west side of the wall was left as exposed studs and 1x sheathing. The wall between Rooms 221 and 222 was similarly constructed and was finished with exposed wood on both sides. The walls are in good condition.

3. CEILING FINISHES

1. The original beaded board ceilings are obscured by suspended acoustical tile. The beaded board is in fair condition. However, the beaded board is made of such thin stock that, over time, it has sagged along its centerline. The result is a very irregular appearence. The ceilings have also been damaged by MEP penetrations.

2. Though some areas are stained by previous water leaks, the suspended acoustical tile is overall in good condition, though inappropriate for a historic building.

3. The decorative pressed metal ceilings that were installed in the District Courtroom are existing and are in good condition. Some panels have been damaged by MEP installations or other work, but the ceiling is otherwise in excellent condition. It does not appear that the ceiling was ever painted. The existing metal ceiling is still produced by WF Norman Company.

4. The decorative pressed metal ceilings in Rooms 302 and 303 have some surface rust where the paint finish has failed. The ceiling has been damaged by the installation of vents and other MEP equipment. Fortunately, the panels are still produced by WF Norman Company.

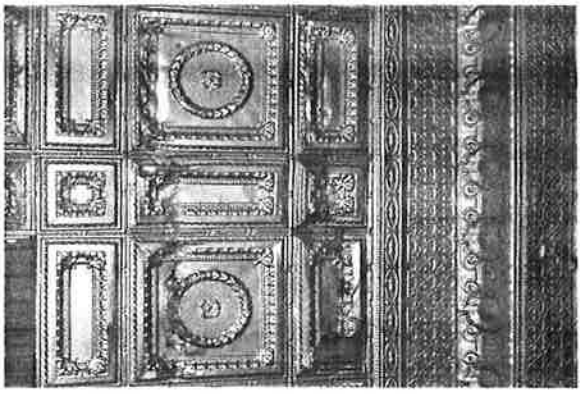


FIGURE III-31. In 1911, the District Courtroom was outfitted with a decorative pressed metal ceiling. While the ceiling is existing, it has apparently begun to rust from the backside. Ragged holes have formed in metal that appears to be in pristine condition, suggesting water infiltration causing rust from the top side of the metal panels.

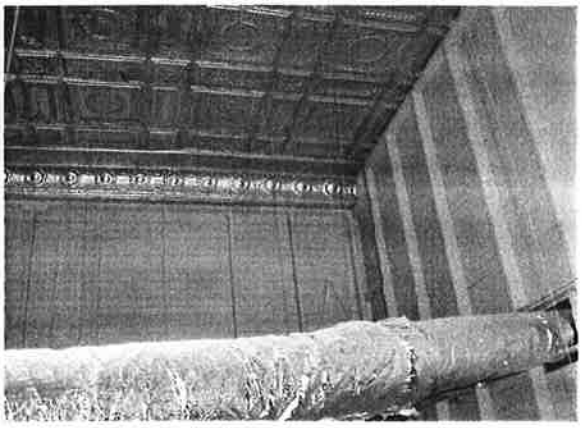


FIGURE III-32. At some point, possibly as late as the 1940s, the courtroom was remodeled and the western twenty feet walled off for use as office space. The wall was built with studs and planks. The rough structure is fully painted which suggests that it was intended to be exposed on the office side.

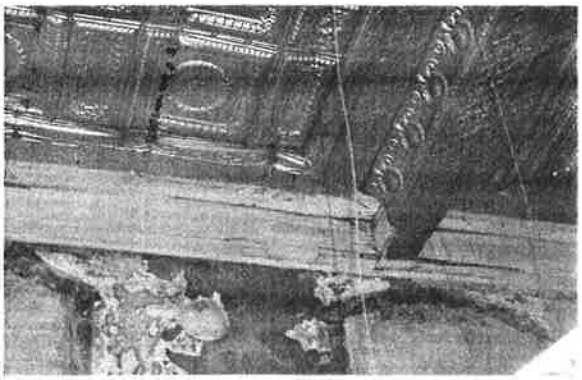


FIGURE III-33. When the dividing walls were constructed, the western cornice was relocated to the courtroom side of the new wall.

DIVISION 10: SPECIALTIES

1. SIGNAGE

1. There is no ADA-compliant signage in the courthouse. The existing signage does not meet accessibility codes regarding braille provisions, font size and contrast, and location.

2. There are no exit signs in the building.

2. ADA ACCESSORIES

1. Most of the toilet accessories were installed prior to the advent of ADA-compliant design. As a result, most of the toilet areas are not fully accessible. However, Clay County has attempted to comply with ADA requirements by creating two accessible toilet rooms on the third floor. These rooms generally meet ADA/TAS standards.

2. The north, east, and west entries are not accessible to handicapped patrons. The ramp at the south entrance is ADA-compliant, though it has a significant visual impact on the building.

DIVISION 12: FURNISHINGS

1. FURNITURE

1. Very little historic furniture is existing in the building. However, those pieces that do exist should be protected and restored.

2. Two examples of the historic courtroom benches are existing and were documented as part of this study. One bench is fully intact, while another has been cut into two pieces. The intact bench is located in the corridor of the City of Henrietta's Municipal Building. The two-piece bench is located outside the south entrance to the District Courtroom.

3. The original location of courtroom furniture (judge's bench, jury seating, witness area, attorney's tables, etc.) cannot be determined at this time.

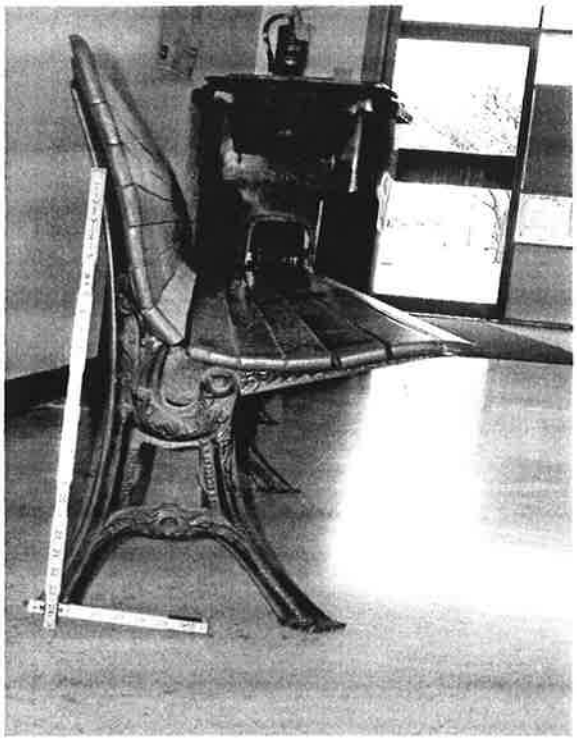


FIGURE III-34. *The original bench seating was removed from the courtroom at some point in the past. This bench, located in the Municipal Building is possibly all that remains of the more than two dozen that were likely original to the building. A pair of benches, located in the courthouse, could possibly be original to the building, but the one pictured above is more typical of the variety used in courthouses of the time.*

DIVISION 14: CONVEYING SYSTEMS

1. ELEVATOR

1. There is an existing elevator that meets nearly all of the existing standards with regard to operation and accessibility. The cab meets the dimensional requirements for accessibility. The elevator passed its last inspection (July 2001). The elevator lacks the required audible door opening/closing signals and the emergency intercom system is not fully handicapped accessible. THC does not consider the current shaft location to be a first choice; however, the agency did approve the location at the time of its installation.

DIVISION 15: MECHANICAL

1. HVAC EQUIPMENT

1. Given the 1884 date of the structure, the original heating system was a series of interior stoves that were vented through the masonry chimneys, which are visible in the early construc-

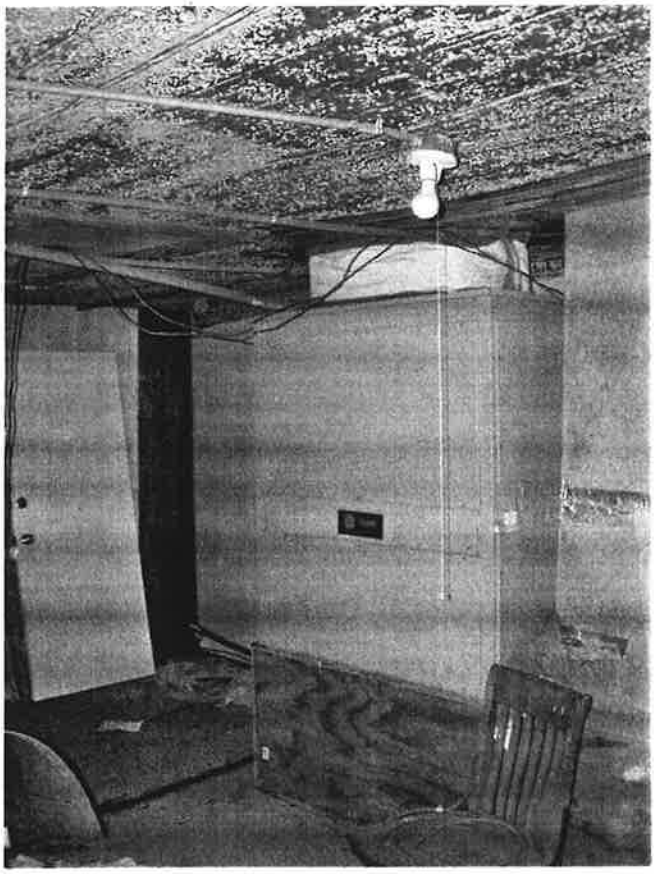


FIGURE III-36. *Most of the equipment that serves the second floor is either located in the northeast quadrant of the site (refer to Fig. III-1) or in the third floor rooms at the east end of the courtroom.*

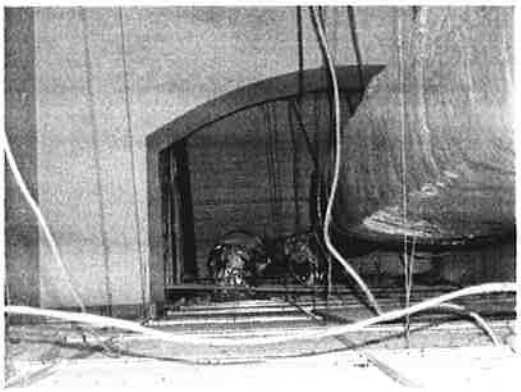


FIGURE III-35. *The areas above the acoustical ceilings are a jumble of MEP equipment.*

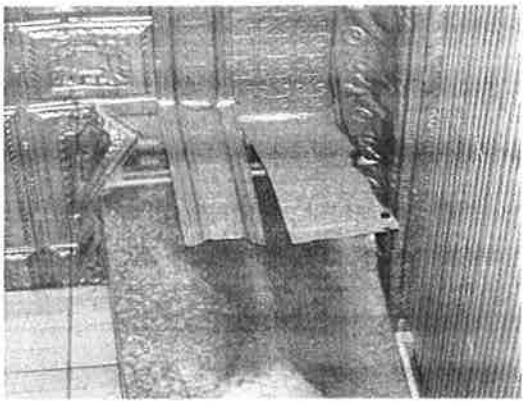


FIGURE III-37. *HVAC penetrations have done significant damage to the historic metal ceiling in the District Courtroom.*

tion photographs. Currently, contemporary wood wall paneling obscures any evidence of the long abandoned wall flue connections. Later heating systems may have involved various types of gas space heaters. The current system reflects multiple split system air handlers placed in various interior positions with the compressor/condenser units placed on the site and one in a third floor room. At the outset of the master plan work, our team was told a recent engineering study was performed and it was our intent to utilize the study for this report. However, the September 1994 report conducted by Vector Engineering Testing Corporation from Wichita Falls, TX is not very extensive. The report specifically conducted by George Acton, P.E. and John Glover, P.E. does not provide a complete overview of the MEP and structural systems. The report appears to take more of an accounting of noted problem components with assumptions of the unreported system components to be in acceptable condition. Since the current study did not allow for new consulting engineering analysis, the architects will provide the general overview.

The existing split system units are placed at inappropriate interior locations; the first floor double units are in a closet built in the original historic staircase (a life safety code violation). Additionally, the associated forced air ductwork system was installed in the ceiling chase area created by the installation of a suspended acoustical ceiling. Regardless of the condition of the HVAC system, all of this system will require removal and redesign. No equipment salvage for the courthouse project is expected; however, the system may have some use in other county buildings. Similarly, the second floor HVAC system is served by equipment positioned in the east third floor spaces with ductwork placed in contemporary furr-down space at the historic courtroom. This system will also require complete redesign in any preservation project.

A general concern for proper natural ventilation and HVAC system replacement outside air is a significant problem. The crawlspace and attic do not have proper access to outside air. Existing restrooms also need better exhaust air provisions. These problems are prime candidates for serious air quality issues, mold, and other health threatening concerns.

The 1994 engineering report is provided in the appendix of this plan and the several critical repair and/or technical deficiencies should be noted for any short-term repair considerations.

2. PLUMBING

1. Similar to the HVAC report, our team had expected more thorough detail from the 1994 report. Based on the unstated issues, it is assumed that the existing system is in relatively good condition. Several technical deficiencies are stated in the report. Of particular concern are the unsafe gas line components that are not installed to code compliance. Given the probable recommendations for space design, the majority of the restroom facilities will be relocated necessitating complete replacement of the plumbing system including the gas piping.

3. FIRE PROTECTION

1. The current limited two-story use and small floor plan area does not necessitate a fire sprinkler system. Fire protection is only given cursory attention in the courthouse. Thousands of people depend on the courthouse to maintain records that are vital to their lives. There is no smoke and fire detecting system. Therefore, even a small fire during off-hours could develop into a major catastrophe.

4. AIR QUALITY

1. Due to the dated HVAC system, the current ASHRAE standards for fresh air make-up in the various units is not properly designed, and the building spaces could be subject to unacceptable air quality. However, the general infiltration from first floor corridors, attic area, and window details probably allows adequate fresh air. A more systematic and controlled system is preferable and necessary.

DIVISION 16: ELECTRICAL

1. ELECTRICAL EQUIPMENT

1. Similar to the HVAC report, our team had expected more thorough detail from the 1994 report. Based on the unstated issues, it is assumed that the system is in relatively good condi-

FIGURE III-38. As part of installing the weatherhead, a portion of the stone belt course was removed (left). The resultant installation has an extremely negative impact on the visual aesthetic of the east facade of the courthouse, as visitors are forced to enter the building in close proximity to the equipment (right).

tion. Several technical deficiencies are referenced in that report. Again similar to the HVAC system, the electrical system, which is of 1980s vintage, has been largely installed with no regard to historic sensitivity nor to the current equipment demands of computers, printers, and tele-data systems. Therefore, any contemplated preservation scenario will involve the total replacement of the electrical power and lighting system. The current predominant fluorescent lighting system in combination with the suspended acoustical ceiling system will not be appropriate in any preservation program. The possible relocation of the HVAC system and elevator will also necessitate the electrical replacement. Additionally, the likely space use modifications will dictate wholesale changes of the power and tele-data systems. Contemporary requirements for dedicated and limited amp circuiting design will also be a driving factor.

2. LIGHTING

1. The original lighting has been replaced. The current lighting is primarily fluorescent surface-mounted strip fixtures. No historic fixtures have been identified nor historic photographs secured.

3. TELE/DATA SYSTEMS

1. The telephone and data systems appear to be functioning adequately but cabling and conduit has had a serious negative impact on the integrity of the historic fabric, particularly above dropped ceilings. Many of the penetrations through historic ceilings and walls can be attributed to the tele/data system.

4. FIRE DETECTION

1. There is no integrated fire detection system.

2. There are residential grade, surface-mounted, battery-operated smoke detectors in some offices. If there were to be a night fire, as in the previous two burned Texas courthouse (Hillsboro and Newton counties), the current system would not be able to automatically notify the authorities or even passersby.

5. SECURITY

1. Currently, there is no automated security system either for after-hours entry detection of monitoring building visitors for firearms or remote visual detection. Given the increasing acts of violence even in small, rural counties, a plan for security management in a part-time or full-time measure should be devised. Security can also take the form of record removal protection such as a library operation. Many provisions can be planned into a courthouse structure that can provide for immediate or future systems integration.

17: OTHER ISSUES

1. RECORDS MANAGEMENT AND STORAGE

1. Storage space is at a premium. Records are stored in a variety of locations such as third floor areas that are unprotected from fire or basic environmental deterioration. Fortunately, the County Clerk and District Clerks core records are stored in fire- and theft-proof vaults. However, the growth in the volume of stored records will soon overwhelm the courthouse's ability to house them.

2. BUILDING CODE ISSUES

1. There are numerous codes and standards governing life safety, handicapped accessibility, and historic preservation that are applicable to any work done on public buildings. They include the NFPA 101 *Life Safety Code* (published by the National Fire Protection Association), and national building codes. Though there are many national building codes in effect in towns across Texas, two national codes are predominately used. The Standard Building Code and the Uniform Building Code, along with a wide array of subsidiary technical codes (plumbing, electrical, etc.), govern the majority of Texas building activity.

Each municipality must adopt or develop a set of building codes and identify the edition year that will govern its review of building projects. Local governments must also designate a building code official. In some areas the code official is a person trained in construction or code enforcement. In others, code enforcement is among the duties of the City Manager.

By law, most Texas county governments must be subject to local codes. This rule applies particularly to courthouse structures located in a county seat. If a county seat is not an incorporated entity, or has not officially adopted a building code, the county government must make provisions for existing and historic buildings.

Certain flexible interpretations can only be made by the local Building Code Official (not the owner, architect or other state agencies). Because of code complexities and the variance process, some of the final issues may only be able to be resolved during the construction document phase. However, this document will attempt to address the major issues.

The city of Henrietta operates under the 1996 Standard Building Code and the 1994 National Electric Code. The local code enforcement officer is Mr. Joe Pence at (940) 538-4316.

3. BUILDING OCCUPANCY

1. The building code classification for this courthouse is based on area, use, and construction material classification. Based on the applicable codes, the occupancy of the courthouse is calculated to be approximately 125 persons.

2. The number of plumbing fixtures required in a building is directly tied to its calculated occupancy. The SBC uses the following formulas to determine the number of necessary plumbing fixtures.

Men: 1 water closets for 56-100 occupants

1 urinal for 56-100 occupants

2 lavatories for 61-125 occupants

The courthouse currently has 5 water closets (two located in unisex toilet rooms), 2 urinals, and 4 lavatories (two located in unisex toilet rooms).

Women: 1 water closets for 56-100 occupants

3 lavatories for 61-125 occupants

The courthouse currently has 5 water closets (two located in unisex toilet rooms) and 5 lavatories (two located in unisex toilet rooms).

Fountains: 2 drinking fountains must be provided for 101-250 occupants.

4. DISABLED ACCESS

The County must adhere to the provisions of the Americans with Disabilities Act (ADA) of 1990 Title II regulations and the State of Texas Architectural Barriers Act, Article 9102, Texas Civil Statues. The historic landmark designation status of the courthouse may provide some variance from the full legal requirements; however, a formal variance procedure will be required as administered by the Architectural Barriers Division of the Texas Department of Licensing and Regulation (TDLR).

The following listing of problem areas and issues represents a summary of major concerns that were observed during the course of this study which must be resolved or submitted to Architectural Barriers for clarification or an official variance request.

1. No audible and visible emergency system is provided.

2. Code-compliant signage is not provided (Braille, letter size, etc.)

3. Stairs do not have continuous railings on both sides.

4. The entry directly adjacent to handicapped parking is accessible. However, there is no automatic opener to handle both sets of doors simultaneously.

5. Most restrooms do not meet ADA and TAS provisions.

6. No water fountains, accessible or otherwise, are provided.

7. Inadequate fire egress and/or places of refuge/rescue are provided.

8. All working areas of courtrooms must have provisions for handicapped citizens.

9. Though the elevator meets most requirements of the ADA/TAS, some upgrades will be required (i.e. audible signals, intercom accessibility).

10. Counters must make provisions for wheelchair access.

11. Van accessible parking spaces must be provided.

12. Stairs and landings do not have a non-slip surface.

13. A tree infringes upon the required vertical clear area (min. 80") of the accessible path (at the exterior ramp).

7. SPACE USE

1. The courthouse continues to house the county's core services including the County and District Courts, Tax Office, County and District Clerks, Juvenile Probation, Auditor, Constable, and County Judge. All of these operations are overcrowded and lack any reasonable expansion space. There is some limited vacant space in the third floor; however, these spaces are generally not habitable.

Public gathering spaces (jury panel selection spaces, witness waiting areas, etc.) are also very limited, crowded, and, on occasion, unsafe from a prisoner movement point of view. The lack of secure public gathering spaces should be considered a serious issue.

8. ACOUSTICS

1. Since most of the significant historical spaces have been substantially altered, it is impossible to evaluate the acoustical performance of the original spaces. Given the typical configuration and hard-surfaced building materials of the original design, the courtroom may tend toward high levels of reverberation. The introduction of some elements or materials with absorbent qualities will benefit the spoken word in these spaces.

SPACE USE SUMMARIES

(By Department)

The proposed locations and areas for the various offices described below are based on the restoration periods and planning options presented in the next section of this study. ANNEX refers to a new or renovated structure to be added to the County's facilities in the near term.

1911:	1911 Restoration Scheme
1911JC:	1911 Restoration Scheme with occupancy based on the construction of a Justice Center Annex
1922:	1922 Restoration Scheme

COUNTY JUDGE

Director:	Judge Kenneth Liggett
Current Location:	SW quadrant, first floor
Current Area:	520sf
Comments:	Present space is fine with the exception of Commisisoners Court days when several people attend (bid openings, major disputes, etc.)
Proposed Location:	1911 - First floor, southwest quadrant 1911JC - ANNEX 1922 - First floor, southwest quadrant
Proposed Area:	1911 - 520sf 1911JC - ANNEX 1922 - 520sf

COUNTY CLERK

Director:	Kay Hutchison, County Clerk
Current Location:	Annex and SE quadrant, first floor
Current Area:	1115sf
Comments:	Office space needs to be adjusted for modern technology to meet the public's needs (microfilm readers, computer workstations, etc.). At present, the office does not have any space available to fit those needs.
Proposed Location:	1911 - First floor, northeast and southeast quadrants 1911JC - ANNEX 1922 - First floor, southeast quadrant and existing annex
Proposed Area:	1911 - 1350sf 1911JC - ANNEX 1922 - 1115sf

TAX OFFICE

Director:	Linda Sellers, Tax Assessor/Collector
Current Location:	NE quadrant, first floor
Current Area:	520sf
Comments:	The counter space is totally unnecessary, and storage is inadequate. The department needs space for another desk and typewriter, and two more computer spaces.
Proposed Location:	1911 - ANNEX 1911JC - First floor, southwest quadrant 1922 - ANNEX
Proposed Area:	1911 - ANNEX 1911JC - 520sf 1922 - ANNEX

COUNTY AUDITOR

Director:	Ramona Seward, County Auditor
Current Location:	NW quadrant, first floor
Current Area:	205sf
Comments:	The current space is satisfactory at this time.
Proposed Location:	1911 - ANNEX 1911JC - First floor, northeast quadrant 1922 - ANNEX
Proposed Area:	1911 - ANNEX 1911JC - 300sf 1922 - ANNEX

JUVENILE PROBATION

Director:	Rebecca Dickson
Current Location:	NW quadrant, first floor
Current Area:	270sf
Comments:	The current office space, vault area included, is adequate space for this department.
Proposed Location:	1911 - ANNEX 1911JC - Third floor, south stair tower 1922 - ANNEX
Proposed Area:	1911 - ANNEX 1911JC - 350sf 1922 - ANNEX

ADULT PROBATION

Director:	Johnny Wilson
Current Location:	NW quadrant, second floor
Current Area:	370sf
Comments:	Need a secure area because of daily money collection. Need a counter or glass to separate clients from employees. Need an area for probation officers and counselors with limited access to allow private conversations and store confidential files. Need an area for supplies and closed files rather than in the work areas.
Proposed Location:	1911 - ANNEX 1911JC - First floor northwest quadrant 1922 - ANNEX
Proposed Area:	1911 - ANNEX 1911JC - 475sf 1922 - ANNEX

DISTRICT COURTROOM

Director:	N/A
Current Location:	Second floor
Current Area:	1515sf
Proposed Location:	same
Proposed Area:	3000sf

DISTRICT JUDGE

Director:	Honorable Roger Towery
Current Location:	Second floor, north stair tower northeast quadrant
Current Area:	560sf
Comments:	Current space is adequate, no significant growth is anticipated.
Proposed Location:	1911 - Third floor, northeast and southeast quadrants 1911JC - ANNEX 1922 - First floor, northeast quadrant
Proposed Area:	1911 - 600sf 1911JC - ANNEX 1922 - 520sf

DISTRICT CLERK

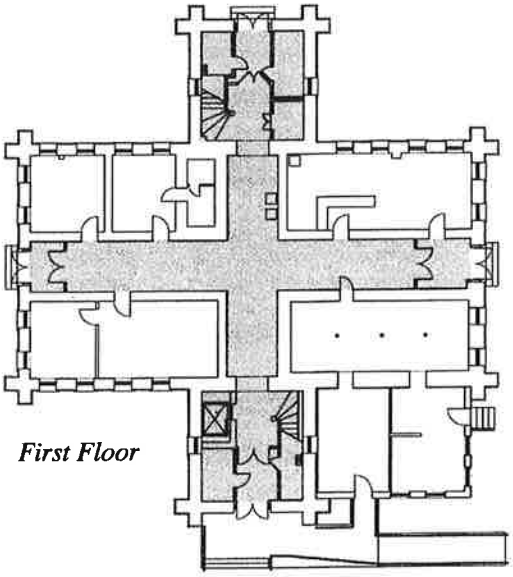
Director:	Dan Slagle
Current Location:	NE quadrant, second floor
Current Area:	565sf
Comments:	Actual work space is adequate, but storage space has become too small. Public access is restricted during court.
Proposed Location:	1911 - First floor, northwest quadrant; second floor vault 1911JC - ANNEX 1922 - First floor, northwest quadrant; second floor vault
Proposed Area:	1911 - 655sf 1911JC - ANNEX 1922 - 655sf

ASSESSMENT OF HISTORIC PRIMARY SPACES

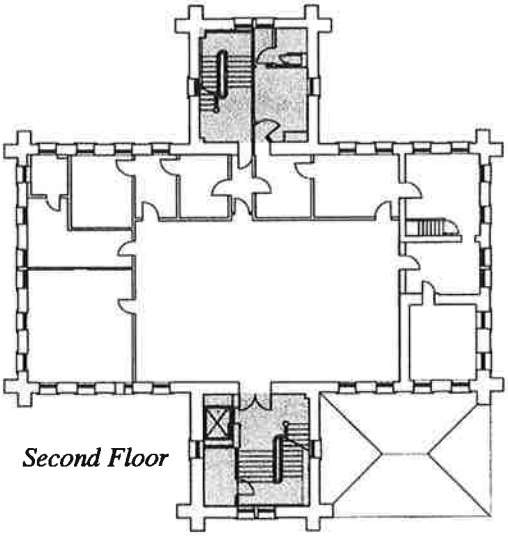
The following pages outline the existing condition of former and current primary spaces. In nearly all cases, the historic primary spaces have been subdivided for smaller secondary office functions.

The information presented below utilizes keyplans to locate the spaces being described. The plans shown are the existing conditions plans, while the shaded areas indicate the shape of the former historic primary space. These spaces are all shown to be restored to their original configuration in the recommended scope of work.

It is important to note that, lacking true historic plans, much of the original configuration of the primary spaces is based on decorative elements discovered in the field concealed behind modern materials.



First Floor



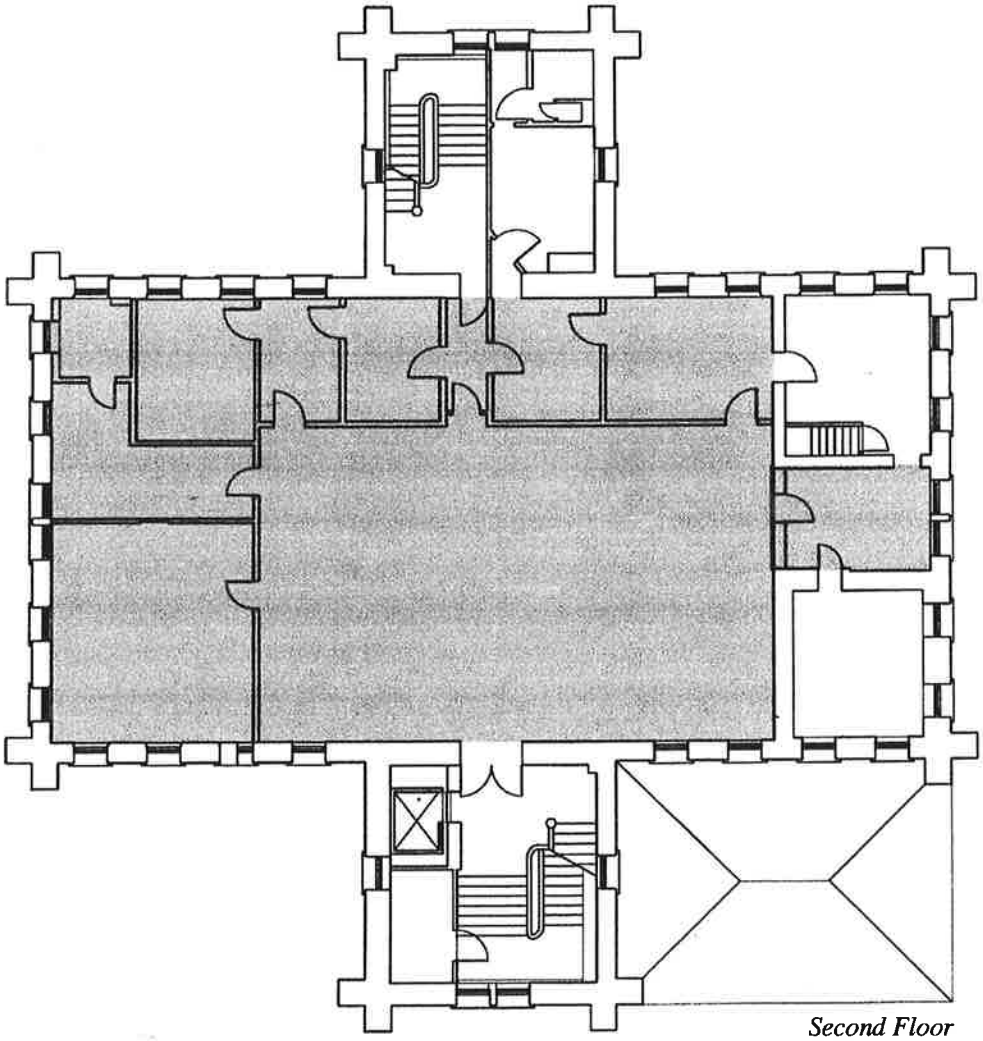
Second Floor

CORRIDORS AND STAIRS

Walls:	Plaster	Wainscot:	Painted Wood
Floor:	Wood	Ceiling:	Beaded Board

The first floor corridor has generally retained its historic configuration. Though vestibules have been created at each entrance by the installation of aluminum storefronts, no parts of the corridor have been claimed for office space. Unfortunately, the north and south stairs have been partially removed and infilled. In fact, only half of each staircase remains.

All of the historic finishes have been obscured by modern materials. The only indication of the historic wainscot is the "chair rail" that remains uncovered by the modern paneling.



Second Floor

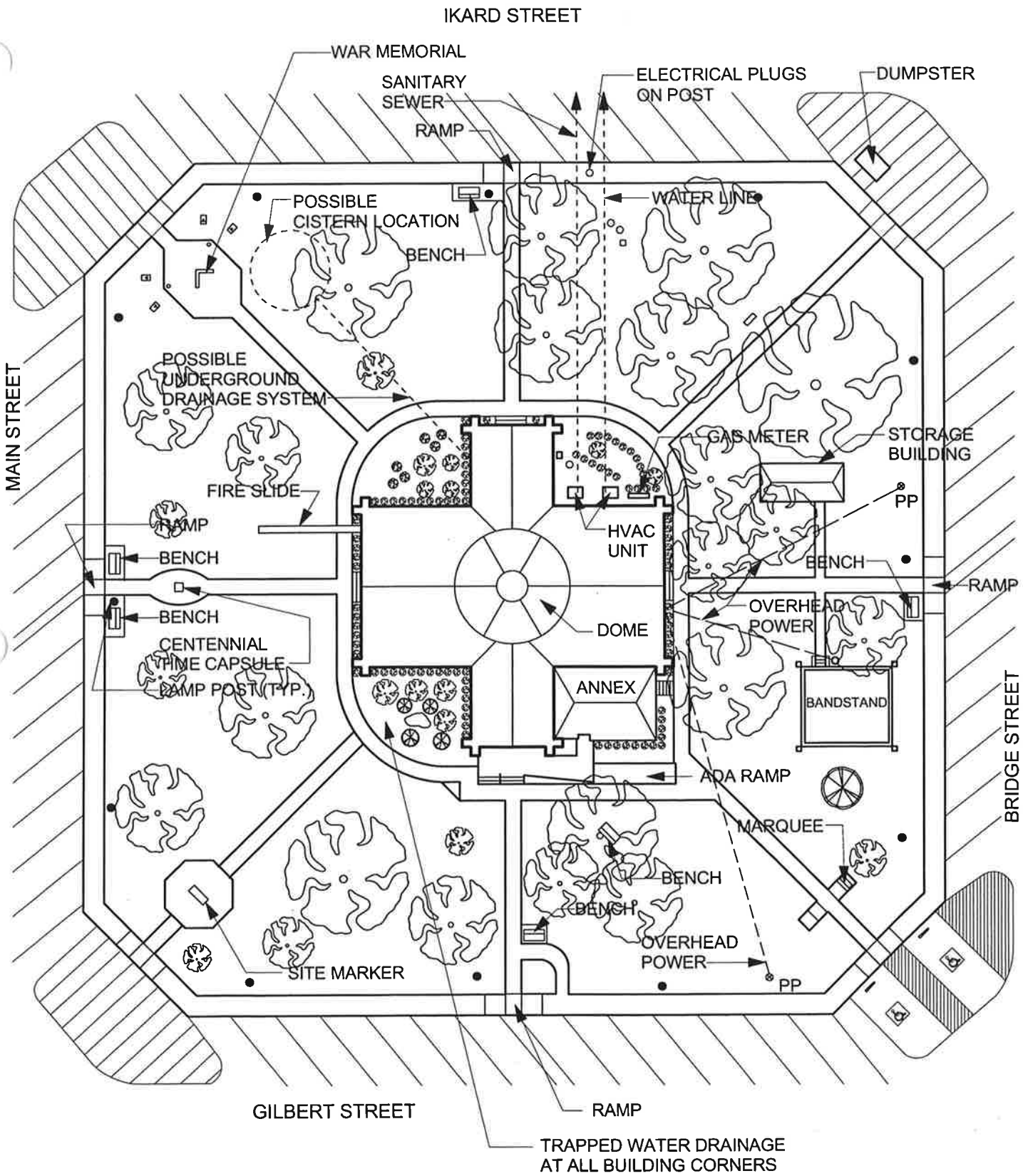
DISTRICT COURTROOM

Walls:	Plaster	Wainscot:	Painted Wood
Floor:	Wood	Ceiling:	Pressed Metal
Other:	Original beaded board ceiling		

The historic footprint of the District Courtroom has been carved up in a series of "remodeling" attempts throughout the twentieth century. The current configuration gives barely a hint of the true nature of the space.

It is not difficult to understand the reasoning behind the construction of these additional spaces. With neither offices nor corridors on the second and third floors, the courthouse was essentially one-story with little room for expansion of any kind.

Fortunately, it appears that all of the original finishes are intact, though obscured by modern materials. The decorative pressed metal ceiling is existing and is in good condition, except for some damage caused by MEP penetrations.



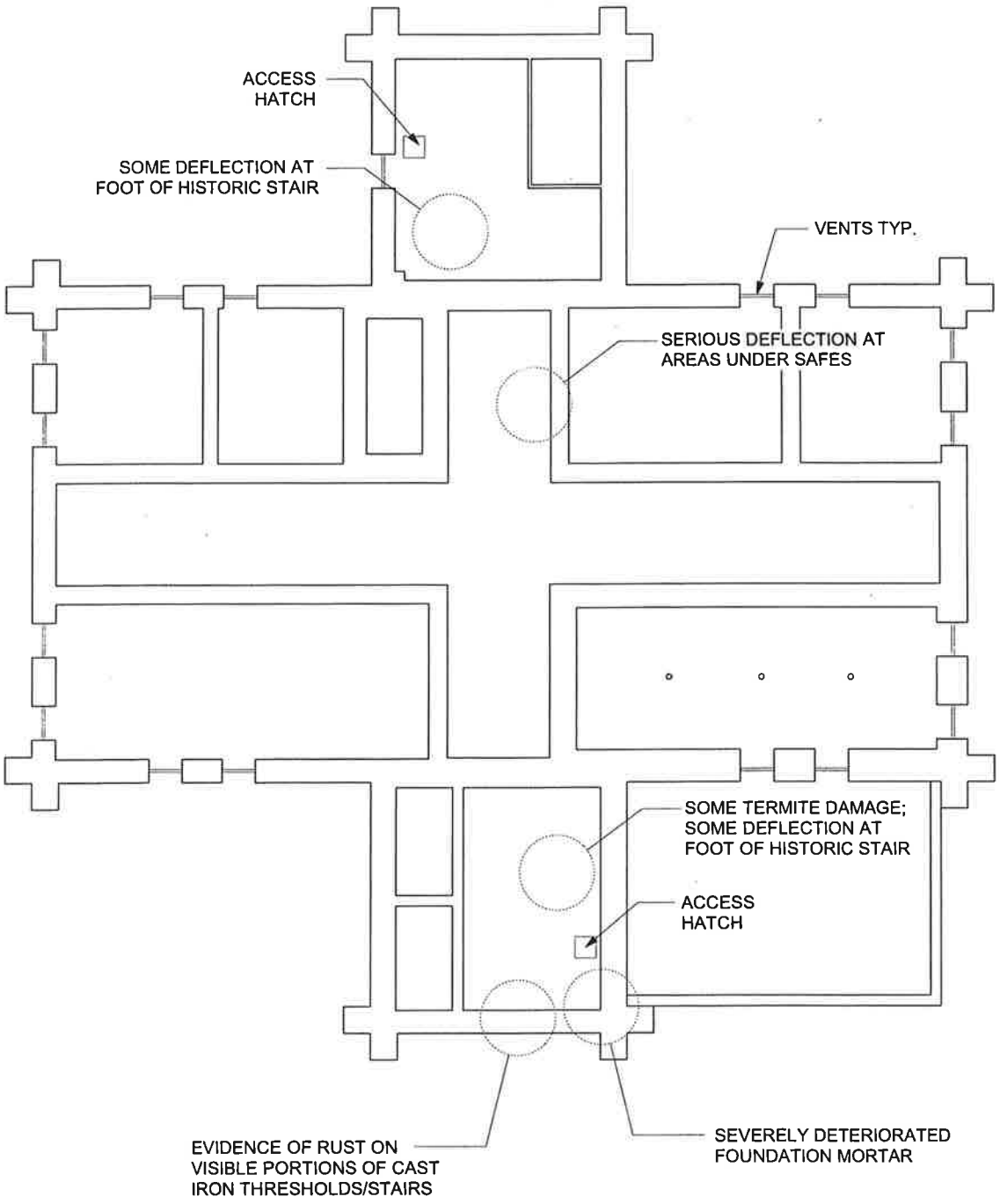
EXISTING SITE PLAN

0 10 20 40 60 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



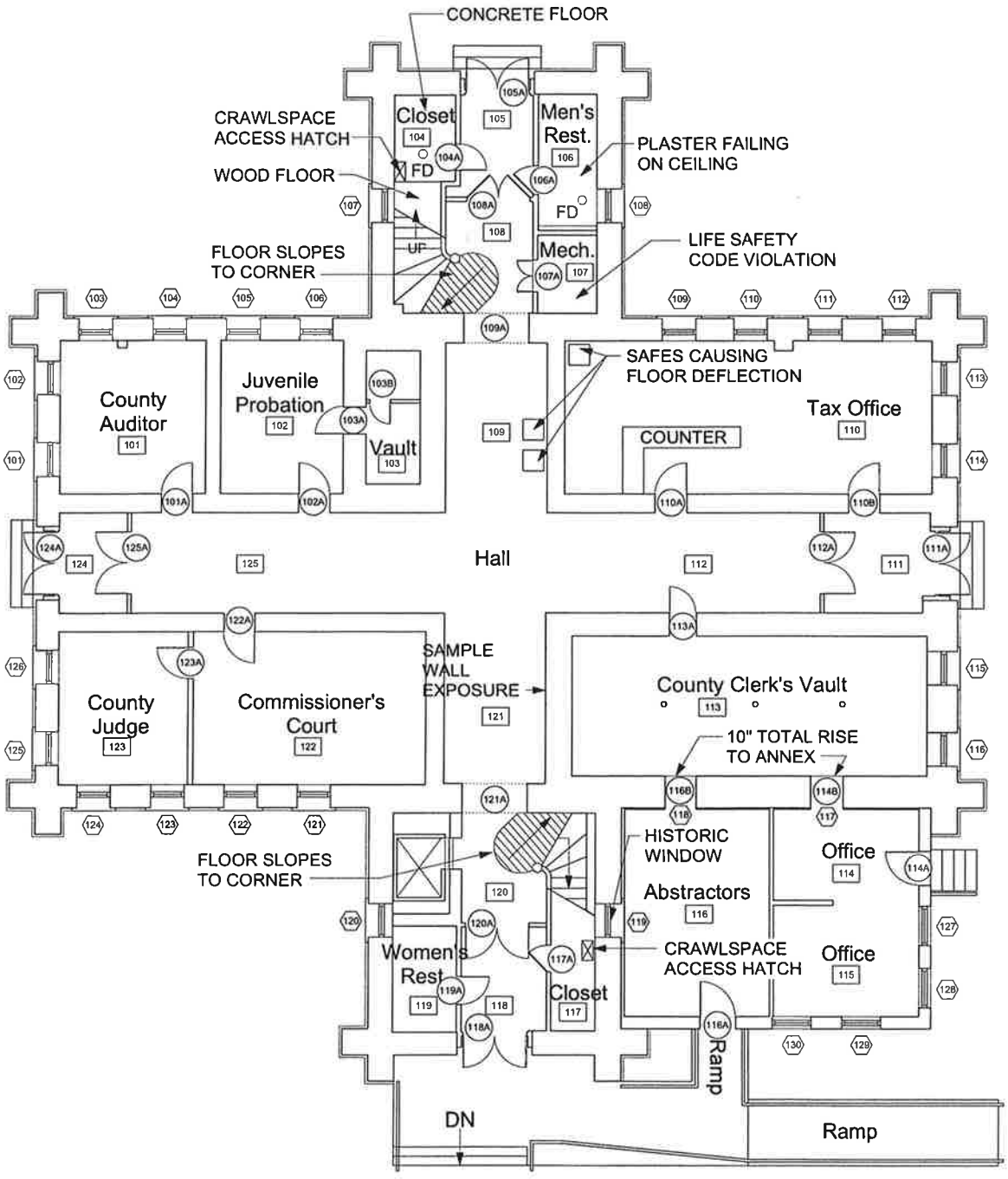
EXISTING FOUNDATION PLAN

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



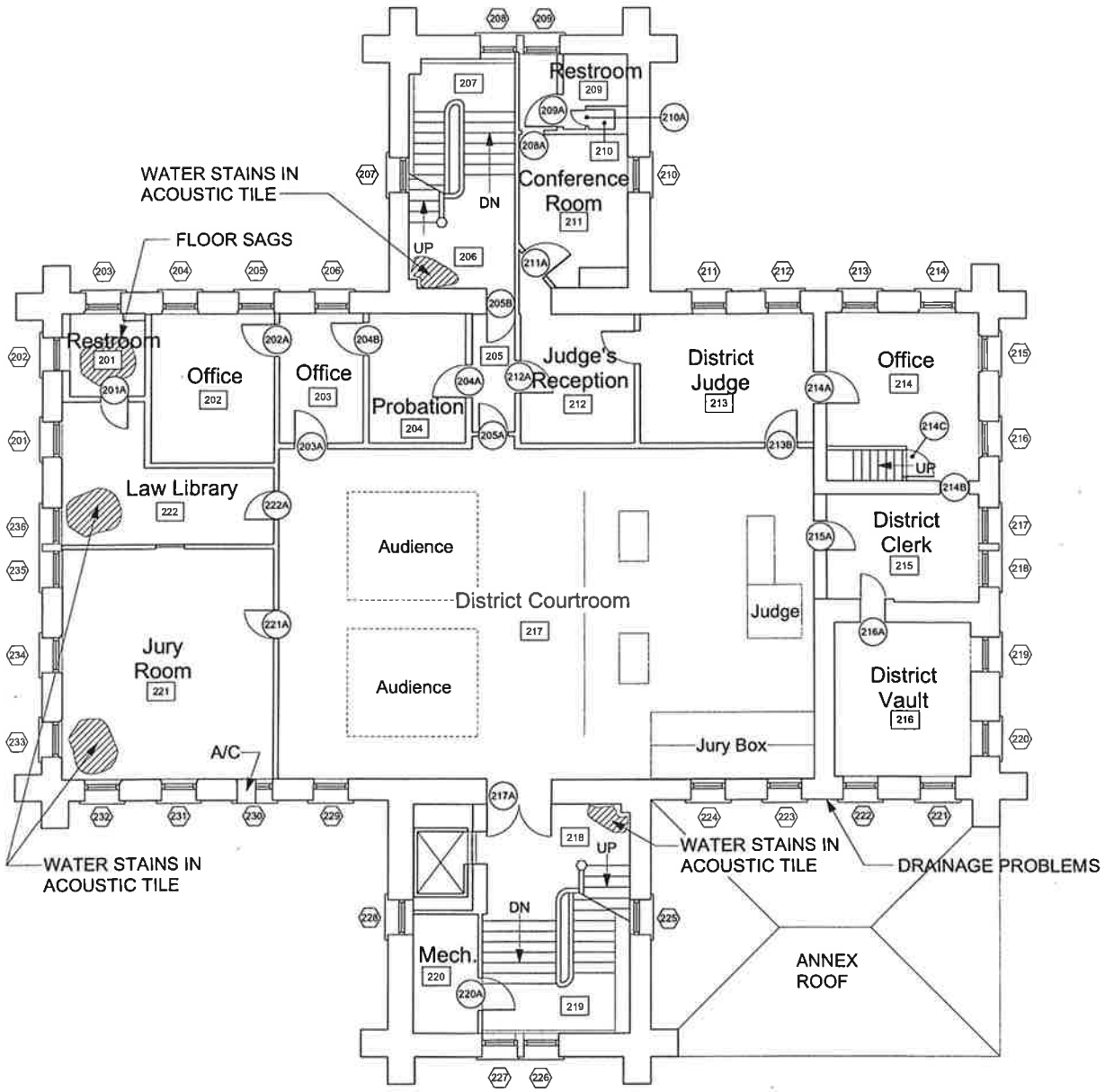
EXISTING FIRST FLOOR

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



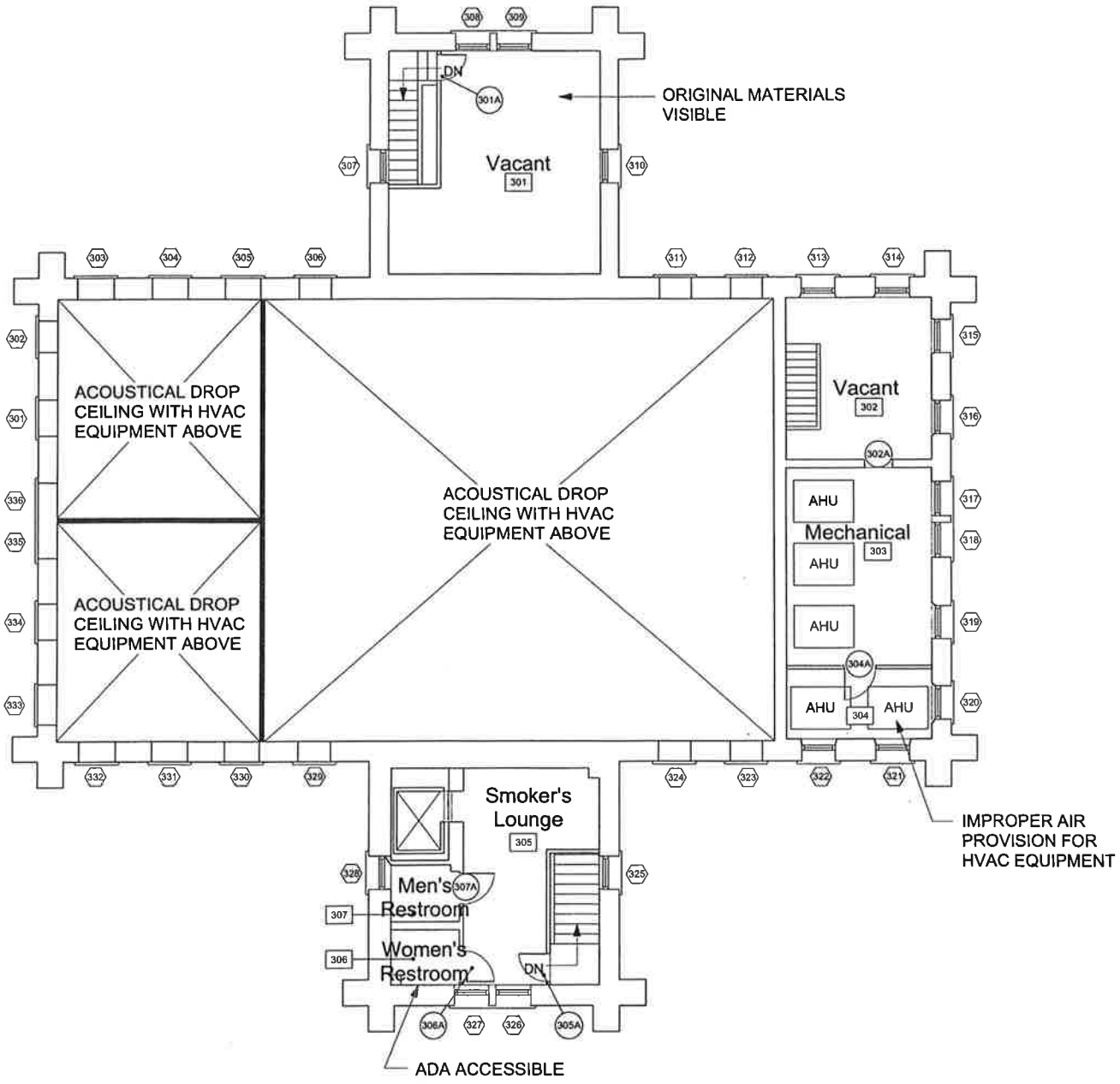
EXISTING SECOND FLOOR

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



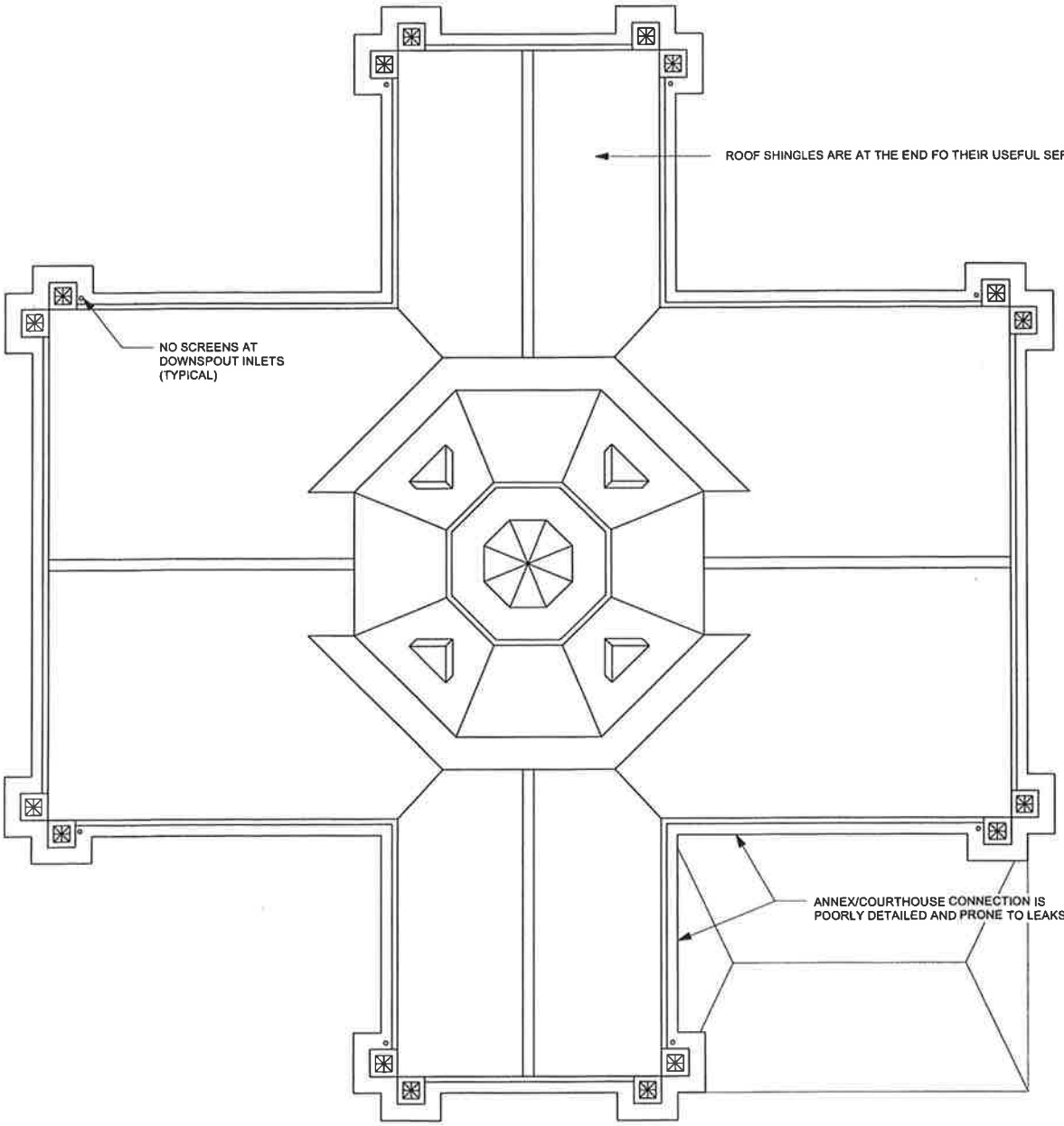
EXISTING THIRD FLOOR

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



EXISTING ROOF

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH

KEYNOTES

1. CRAWLSPACE VENT COVERED WITH SHEET METAL
2. MASONRY COATED
3. STONE REMOVED
4. INADEQUATE FLASHING DETAILS
5. ELECTRICAL EQUIPMENT INSTALLATION DAMAGING MASONRY
6. PAINT FLAKING
7. POOR REPOINTING (MORTAR MATERIAL DOES NOT MATCH)
8. DETERIORATED STONE (SHADED AREAS)
9. BRICK DAMAGED
10. BIOLOGICAL GROWTH ON MASONRY
11. MAJOR CRACK IN MASONRY

GENERAL NOTES

A. WINDOW REPLACED BY LOUVER

B. WINDOW OPENING FULLY/PARTIALLY INFILLED

C. WINDOW A/C UNIT

D. NEW HANDICAPPED ACCESS RAMP

E. FIRE ESCAPE SLIDE

F. NON-ORIGINAL ALUMINUM STOREFRONT DOORS

G. DOME LIGHTS

H. EXISTING DOWNSPOUT

I. NOT USED

J. WINDOW GLAZING REPLACED BY PAINTED WOOD

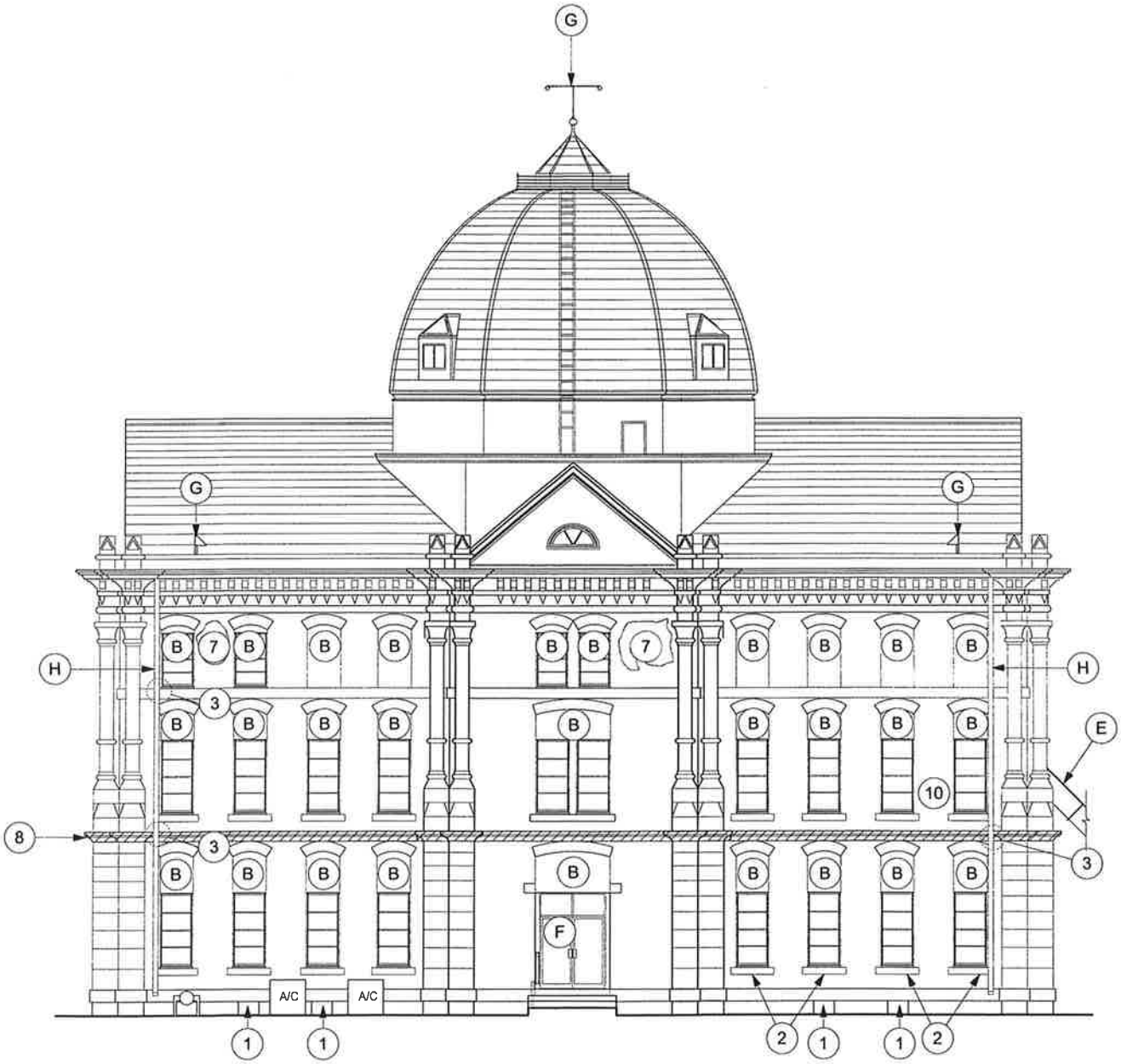
K. EXHAUST VENTS/FANS

L. CORNERSTONE & MEDALLION

M. TIE ROD END

EXISTING ELEVATION KEYNOTES

0 5 10 20 FEET

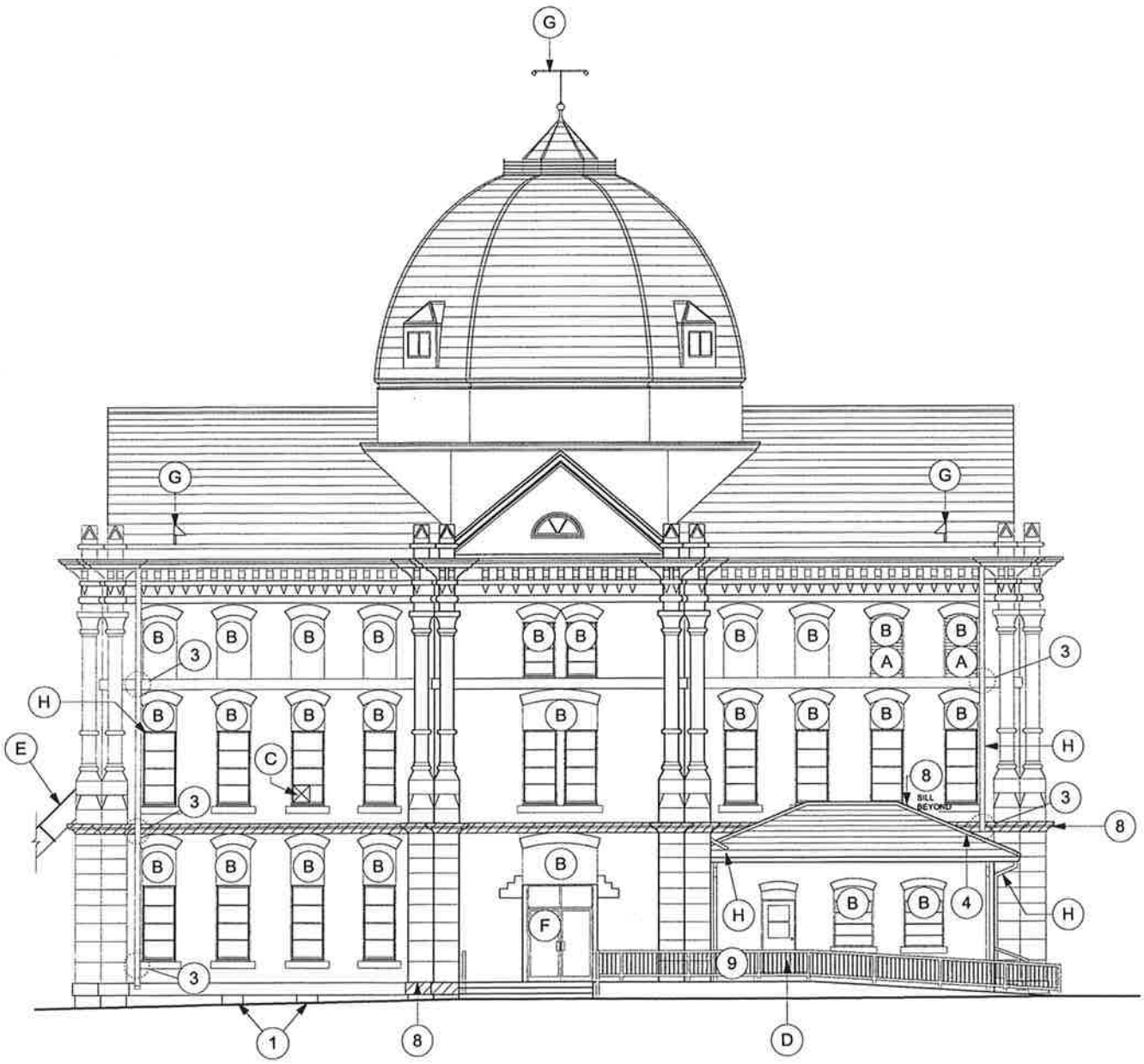


EXISTING NORTH ELEVATION

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

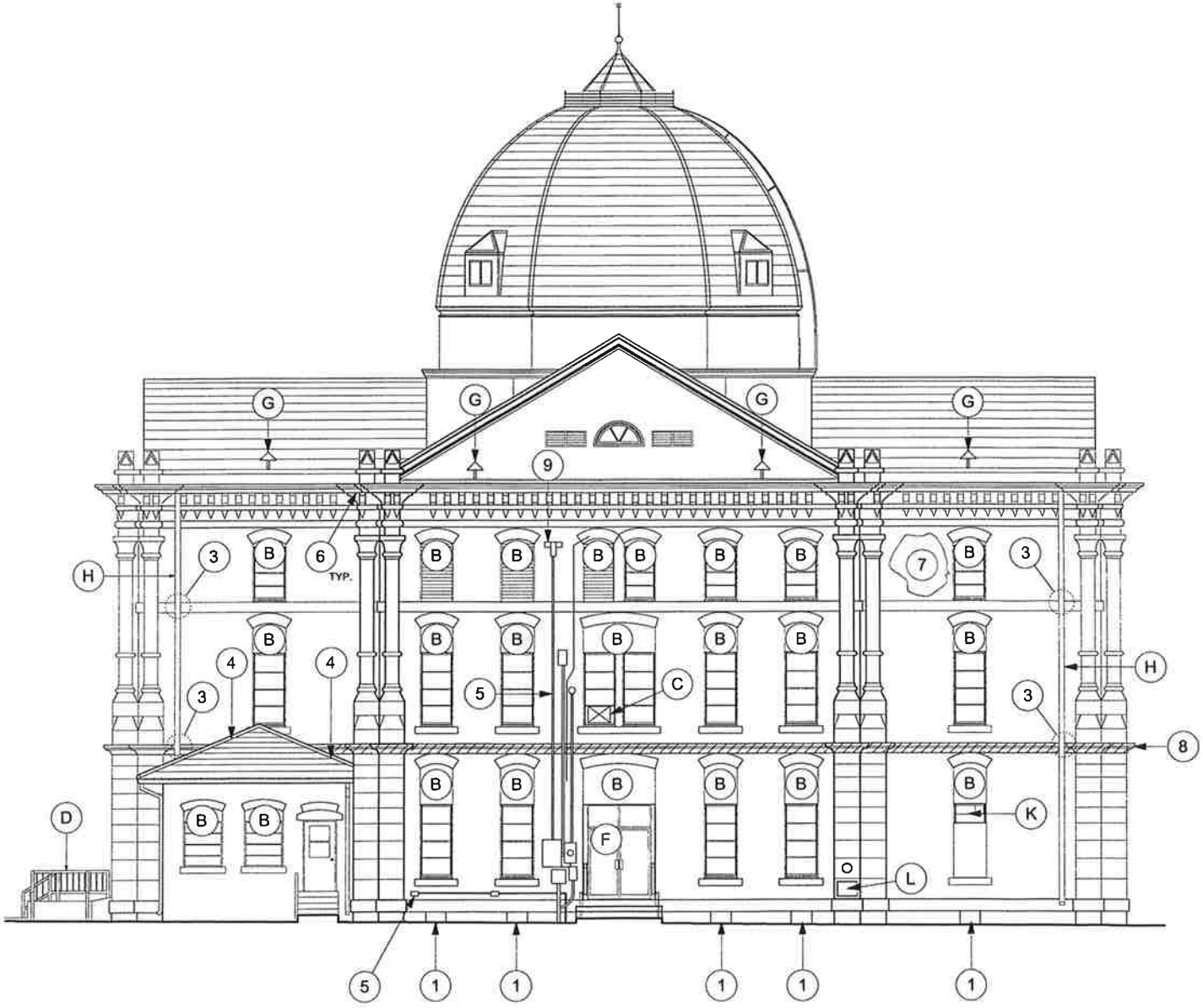


EXISTING SOUTH ELEVATION

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

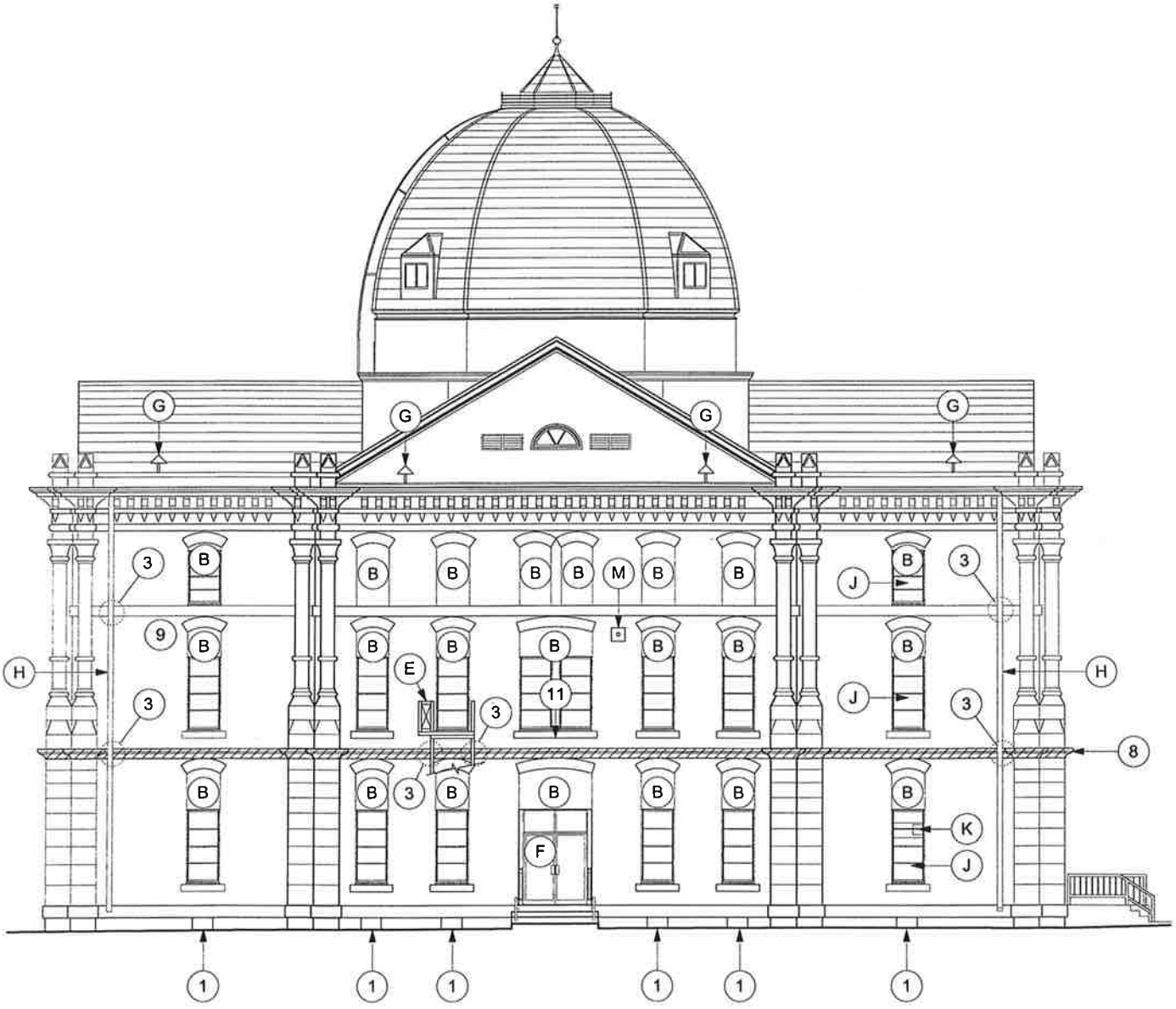


EXISTING EAST ELEVATION

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX



EXISTING WEST ELEVATION

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

RECOMMENDATIONS

IV. Rehabilitation Recommendations

At the outset of the master plan process, the Clay County Commissioners Court essentially assumed that the full restoration of their courthouse was something that could not be accomplished without rendering the building largely unusable as the seat of county government. As the process continued, it became clear that, through creative planning, all of the functional concerns of the county could be accommodated within a full restoration scope.

However, after extensive interaction with the Texas Historical Commission, the County challenged the Architect to identify alternate schemes, ranging from full restoration to preservation/ rehabilitation.

Based on the history of the building, its alterations, and available photographic and physical evidence, the Architect identified three main scenarios.

Scenario I: Interior/Exterior restoration to 1922

a. Existing annex restored
b. Existing dome restored
c. Elevator in south stair or northeast corner of building

Scenario II: Interior restoration to 1911
Exterior restoration to 1912

a. Existing annex removed
b. Existing dome restored
c. Elevator in south stair or northeast corner of building

Scenario III: Interior restoration to 1911
Exterior restoration to 1885

a. Existing annex removed
b. Existing dome removed; historic clocktower reconstructed
c. Elevator in south stair or northeast corner of building

Scenario I is essentially one of preservation. Most of the 1922 materials and configurations are existing. The work would substantially consist of removal of modern elements and restoration of historic finishes. This scenario accomplishes one of the expressed goals of the County, retention of the annex. The County prefers not to lose the valuable square footage afforded them by the annex and the operations of the County Clerk.

Scenario II restores the building to what is perhaps its most significant period. The interior date is set at 1911 in order to preserve some of the existing finishes, such as the historic metal ceilings, and spaces, such as the steel vault rooms. The exterior date of 1912 would return the building to the period during which the existing dome was constructed, but prior to the construction of the annex.

Scenario III is a full exterior restoration, including reconstruction of the original roof and clocktower. In this scheme the interior date is also set at 1911, since this is the earliest date that can be accomplished consistently throughout the building without significant demolition of historic, though non-original, elements. This scheme maximizes the restoration of the building in all respects.

The Owner does not feel that the restoration of the clocktower is in the best interest of the County, and an argument could be made that the original clocktower's tenure as part of the courthouse (1885 to @1896) does not represent the most significant period of the building's history. On the other hand, the existing dome is a considerable departure from the Architect's original vision/design for the building, and while the reconstruction of the original clocktower and roof would be the largest line item cost, the benefits to the community in pride, tourism, etc., could far outweigh the financial burdens, particularly if a state grant provides for 85% of the costs. Several counties have committed to major clocktower reconstruction projects as part of theTHCPP and other funding programs.

In all of the scenarios, the elevator is recommended to be relocated to the northeast corner of the building. However, current County personnel feel that the building is better served by allowing the elevator to remain in its existing location. Unfortunately, the existing location prevents the reconstruction of half of the south main stair. During several meetings with the THC, their staff indicated that the current location of the elevator, while not preferable, may be acceptable.

Scenario III would certainly be the most expensive option. While Scenarios I and II are essentially equal in cost, Scenario II may be a satisfactory middle-ground, both in restoration and financial terms. However, it is the basic intent of the THCPP to accomplish major, authentic restoration to the original image.

The following recommendations identify the work that would be required in order to return the Clay County Courthouse to its former grandeur. The order in which they are presented is based on the Construction Specifications Institute (CSI) specification divisions.

DIVISION 1: GENERAL CONDITIONS AND TESTING

Historic buildings often contain materials that require special testing in order to determine their true natures. These materials can range from the benign (paint colors, mortar types, etc.) to the hazardous (i.e. lead paint and asbestos). Some of these materials are suspected in the courthouse and most will require testing in order to formulate a proper course of action.

1. ASBESTOS

1. No asbestos testing has been conducted. Very few areas in the building were identified that may contain vinyl asbestos tile floor coverings. A full asbestos test will be required prior to construction.

The actual abatement process will necessitate the vacation of operations. All abatement work should be completed before construction commences.

2. LEAD PAINT

1. The cornice and other exterior decorative metal elements and some interior elements may currently be coated with lead-based products, either on the surface or beneath subsequent layers of paint.

The lead paint material testing should be performed before construction commences. Lead abatement should not be a major issue in this project. Most painting subcontractors can handle the abatement through OSHA approved liquid stripper, containment, and disposal processes.

3. MORTAR

1. During the construction document phase, the mortar should be analyzed for material composition, color, and texture. The exact and proper composition mortar must be used in the restoration for structural and appearance purposes. 100% joint replacement is expected.

4. PAINT ANALYSIS

1. Identifying original colors is an important step in restoring the historic character of the building. Paint samples should be harvested from interior walls, windows, and ceilings, especially in public spaces of particular significance such as the various courtrooms. These samples should be tested so that matching paint colors can be identified and, if possible, utilized in the preservation work. Both mechanical field scrapings and laboratory testing should be performed during the demolition phase of work after all surfaces have been satisfactorily exposed.

2. Fortunately, at least one of every building element (i.e. window, trim, casings, hardware, beaded board, etc.), both interior and exterior, is still existing in the building. The metal cornice should be able to provide sufficient information to develop a paint scheme for any exterior reconstructions, such as a new clocktower. The historic photographs can also be helpful in the tonal/color analysis.

5. OTHER ISSUES

1. In preparation for restoration, it will be necessary to demolish some elements inside the courthouse for investigative purposes. This work should be completed during the construction document phase.

2. Since the full project would include extensive work on all floors, it is recommended that all

offices and personnel currently housed in the courthouse be relocated to alternate facilities for the duration of the rehabilitation work.

DIVISION 2: SITEWORK

1. SITE DRAINAGE

1. The site should be inspected regularly to ensure that general drainage remains positive. Any changes to the site should be evaluated with regard to the impact on drainage away from the historic building.

2. The corner flower beds should be removed and the area backfilled to raise the drainage path above the edge of the perimeter sidewalk. If complete removal of the vegetation is not an option, a subsurface drain system, such as a french drain, should be installed.

2. VEGETATION

1. Bushes located adjacent to the building must be removed or, at the minimum, pruned to ensure that there is no contact between the foliage and the building stone.

2. The trees should be pruned and maintained.

3. The turf grass should continue to be maintained.

4. A professional landscape study, which is beyond the scope of this report, may be beneficial to enhance the aesthetic value of the site.

3. VEHICULAR/PEDESTRIAN CIRCULATION

1. The removal of the annex will necessitate the relocation of the handicapped access. A sloping sidewalk, which does not require handrails, will have minimal visual impact on the site and building and could be constructed at the south entrance.

2. The sidewalks are in good condition. Any cracks or spalls should be repaired with new concrete that matches the existing in all respects (color, texture, materials, etc.)

3. The new concrete pads constructed for the site benches should be retained and maintained.

4. PARKING/DISABLED ACCESS

1. Disabled parking spaces should be provided in the center of the south side of the site so that the spaces can be as close as possible to the accessible route (sloping sidewalk). Given that

there are approximately 65 spaces, one van-accessible space and two standard accessible spaces will be required. All will need proper signage and curb-cut access.

2. The existing angled parking should be retained and maintained despite the fact that it has likely been installed on a part of the historic site.

3. Curb-cut ramps must have tactile and visual warning strips in order to meet ADA/TAS requirements.

5. PUBLIC SPACES/OTHER BUILDINGS

1. The existing brick bandstand should be removed and the sod replaced.

2. The existing toilet/storage building should be removed and the sod replaced.

3. A central large unit HVAC chiller or multiple smaller units will be required somewhere either on the courthouse square or possibly at a remote site across the street (a considerably higher cost).

6. LIGHTING

1. The antique-style streetlamps should be retained and maintained. They are relatively well-placed, provide adequate lighting, and do not detract from the overall historic aesthetic of the courthouse or the site.

2. Limited use of site uplighting for the courthouse facades and a reconstructed clocktower can be considered.

7. MONUMENTS/SIGNS/FLAGPOLES

1. All of the monuments are in good condition and should be retained and maintained in their current locations. However, if and when new monuments are desired, the location relative to both the building and existing monuments should be carefully considered so as to avoid making the site seem cluttered.

2. The marquee, located at the southeast corner of the site, should be removed. A new marquee might be constructed on-site. However, any new marquee should be ground-based and of the same level of aesthetic quality as the other elements on the site. Perhaps bricks salvaged from the bandstand or toilet building demolition could be reused in the construction of the marquee.

8. UTILITIES

1. The main water and sewer lines appear to be in good condition and may be maintained.

Rigorous field testing and examination of these lines should be performed during the construction document phase of work.

2. All exterior conduit, wiring, weatherheads, etc. should be removed from the building facade and relocated to a rack system. All damage caused by the previous installation of these elements should be repaired.

3. A new ground-based transformer and main lines with upgraded capacity should be installed on the site. All transmission lines to the building should be run underground.

4. The gas meter/main valve must be relocated to the site perimeter for safety and accessibility in the event of a fire or other catastrophic occurrence. All new gas lines should be installed.

9. ARCHEOLOGICALLY SENSITIVE AREAS

1. If, during construction, any artifacts of possible archeological value are discovered, work must stop immediately and the Architect and THC must be contacted.

DIVISION 3: CONCRETE

1. CONCRETE

1. The non-original concrete underpinning at the base of the building must be retained. It is adequately detailed and is performing a useful service for the building foundations.

2. The ramp and entry landing at the south facade should be removed (refer to comment #2.3.1).

3 The concrete steps at the east, west, and north entries should be retained. If evidence is discovered that clearly indicates some other material or configuration for the steps at these entrances, the concrete steps should be removed and replaced with the historic material and configuration.

DIVISION 4: MASONRY

1. FACE BRICK

1. Since the existing mortar represents a wide range of materials, techniques, and levels of deterioration, 100% of the mortar must be replaced. Mortar should be formulated to match the original in color, texture, profile, and composition.

2. STONE ELEMENTS

1. 100% of the second floor belt course must be replaced, including second floor window sills. Spot replacement will be necessary elsewhere. All other sandstone must be treated with a breathable, penetrating consolidant as approved by THC. It is imperative that all new stone match the existing in all respects, preferably even being quarried from the same location as the original material. At this time, the original quarry has not been identified.

2. Other sandstone will require a variety of conservation techniques including full individual stone replacement, surface veneering with matching stone, and, in limited cases, patching systems. During the construction document phase of work, a complete facade survey must be conducted designating the areas of conservation and the related technique.

3. Downlead pins for the historic lightning protection system are in place in the stone at the corners of the building. While these iron elements are rusted, they do not appear to be damaging the adjacent stone. No radial cracking was observed.

4. All stone that has been removed to accommodate the installation of downspouts, conduit, etc. should be replaced with new stone matching the historic profiles and details.

3. STRUCTURAL MASONRY ELEMENTS

1. The sandstone foundation, visible only from the crawlspace, must be fully repointed and all soft or damaged stones replaced.

2. The brickwork that has been damaged by the weight of the elevator should be repaired. Crushed, cracked, or otherwise damaged bricks should be replaced and the wall repointed. Interior repointing should be limited to damaged areas in the attic.

3. There are several isolated locations of serious masonry failure in the attic. These appear to be due to the loads inflicted upon the masonry by the roof. Repair of these areas must be designed to assist the masonry in accommodating the loads. Continued inattention to these areas could result in the failure of one or more of the main roof trusses.

DIVISION 5: METALS

1. HANDRAILS

1. New handrails, meeting all ADA/TAS requirements and matching the restoration period of the building, should be installed at all entrances.

2. EXTERIOR DECORATIVE METAL

1. All broken seams in the exterior decorative metal cornice should be repaired using solder, where possible, and rivets where soldering is not possible. Deteriorated metal elements can be

repaired with epoxy patching materials where necessary. Dents should be removed where possible.

2. The original clocktower can be reconstructed to match historic photographic documentation. Based on past structural failure and the weight of wood tower framing, contemporary higher strength steel and aluminum framing should be used in the concealed areas of the new construction.

DIVISION 6: WOOD

1. ARCHITECTURAL MILLWORK

1. The original wainscots and other woodwork should be exposed and returned to their original finishes. Any damage should be repaired with approved wood repair materials and techniques. All initial field research indicates that all interior casework, ceilings, and wainscot were painted. Painted finishes do not require a match of wood species and graining.

2. All historic window and door trim should be reproduced and reinstalled to match the original components of which there is at least one sample existing in the building.

3. The original newel posts and handrails should be returned to their original finishes (as identified through paint analysis).

4. The stair sections that are missing in the north and south stair towers should be reconstructed to match the original details.

2. STRUCTURAL WOOD

1. Termite-damaged joists and joist sill plates in the crawlspace should be replaced in kind.

2. Wood members (localized around the internal downspout locations) that are rotted and otherwise water-damaged should be replaced in kind.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

1. ROOF

1. Under a full restoration to the 1884 image, the roof and clocktower should be reconstructed to match the historic configuration and materials. This includes not only the main roof, but the mansards over the stair towers and the roof cresting elements as well.

2. If a preservation approach is undertaken, the existing dome structure will be restored to its 1920s image as documented in the historic photographs. The work would include all new metal shingles and flashing, new flat-locked metal roofing at the dome, and new gutter liners. In this scheme, the annex roof must be fully repaired and the flashing at the annex/courthouse connection be improved.

2. DRAINAGE SYSTEM

1. Screens must be installed at all downspout locations.

2. The concealed internal downspouts need to be pressure tested and joints evaluated. These downspouts can be returned to service with the restoration/reconstruction of the original roof.

3. Emergency overflow scuppers must be installed to relieve any flooding on the roof.

4. The original internal downspouts may not have adequate capacity to drain the reconstructed roof. New/additional (internal or external) downspouts may be required. The original downspouts must undergo detailed testing to determine both their capacity and their condition. It is likely that the internal downspouts will require full replacement in order to ensure proper drainage.

6. Proper perimeter drainage must be installed, including splashblocks at the downspout terminations and properly sloped grading at the building base.

DIVISION 8: DOORS AND WINDOWS

1. EXTERIOR DOORS

1. New exterior entry doors, matching the historic photographs in all respects, should be constructed and installed.

2. INTERIOR DOORS

1. All historic door openings should be restored, including reconstruction of trimwork, transoms, and the doors themselves. (Door opening 215A can be used as the pattern for the trim and transom for the reconstructed doorways.)

2. Door 305A should be fully restored. This door can likely be used to provide a pattern for the doors to be reconstructed throughout the building.

3. Testing should be conducted to determine if the technology and craftsmanship exists to strip the non-original paint finishes off of the historic vault doors and expose the decorative

finishes. If it does, the vault doors should be fully restored. Otherwise, the existing vault doors should be painted to encapsulate their decorative finishes.

3. WINDOWS

1. The existing exterior aluminum windows should be removed and replaced with reconstructions of the original 4-over-4 wood units.

2. All blocked historic openings should be reopened to accommodate the full size of the original wood windows.

3. The existing historic window (Window 119) and the existing upper and lower sashes stored in Room 301 can provide ample information for the reconstruction of the original windows.

4. HARDWARE

1. All new door and window hardware should match the existing original hardware located on Door 305A, Door 302A, and at Window 119 and the loose sashes in Room 301. New hardware elements, such as deadbolts, should be visually similar to the historic.

DIVISION 9: FINISHES

1. FLOOR FINISHES

1. The sheet vinyl floor coverings should be removed to expose the original wood floors. The wood floors should be reconditioned (sanded, oiled, etc.) to return them to their original finish.

2. A representative portion of the historic linoleum in Room 302 should be salvaged and delivered to THC for inclusion in their archives.

2. WALL FINISHES

1. All of the modern wood paneling must be removed.

2. The plaster walls, currently encapsulated by the modern paneling, should be exposed, repaired, repainted. Paint color investigation, conducted after initial demolition, should reveal historic finish colors to the identified restoration period.

3. The decorative wood wainscot should be exposed, repaired, and repainted.

3. CEILING FINISHES

1. The suspended acoustical tile ceilings must be removed throughout the building.

2. The original beaded board ceilings must be exposed, repaired, and repainted. New or replacement members must match the original sizes and bead profiles.

3. The pressed metal ceilings should be exposed, repaired, and returned to their original finishes.

DIVISION 10: SPECIALTIES

1. SIGNAGE

1. ADA-compliant signage must be installed throughout the building.

2. Exit signage must be installed where required.

2. ADA ACCESSORIES

1. All new restrooms must be outfitted with ADA-compliant accessories (toilet paper holders, dispensers, fixtures, etc.).

DIVISION 12: FURNISHINGS

1. FURNITURE

1. Very little historic furniture is existing in the building. However, those pieces that do exist should be protected and restored.

2. The audience bench seating for the restored courtroom should be reproduced using the examples found in the courthouse and in the municipal building.

3. The historic fixed furniture (i.e. District Court bench, bar rails, etc.) shall be reconstructed based on the limited existing evidence. Considerable conjecture will likely be involved. It does not appear that any of the original courtroom furnishings (other than the benches) is existing.

DIVISION 14: CONVEYING SYSTEMS

1. ELEVATOR

1. The elevator should be installed as shown in the drawings. The relocation of the elevator would allow for the reconstruction of the main stair in the south stair tower. It should be noted that the existing elevator does comply with most ADA/TAS standards and the relocation of the equipment essentially be only to accommodate the restoration work. THC may consider allowing the County to retain the current elevator location under an approved restoration scheme. No matter where the elevator is finally located, the deficiencies must be corrected.

DIVISION 15: MECHANICAL

1. HVAC EQUIPMENT

1. A new four-pipe fan coil system with a central exterior chiller should be installed. The first floor areas will be served by a combination of floor-mounted units and attic-based units. The most challenging issue will be the position of the exterior unit (approximately 6' x 20' x 4') on the courthouse square (or across the street). For the purposes of the master plan and cost estimating, the courthouse square location will be presumed.

2. PLUMBING

1. Because of the complete relocation of all plumbing elements in the proposed design, the plumbing system will necessarily be installed totally new. Similarly, all gas lines and exterior main water and sewer services must be installed new.

3. FIRE PROTECTION

1. Because the proposed design makes use of the third floor spaces and non-code open stairwells, a full smoke and fire detection system must be installed. This will involve a full fire sprinkler system (located in the attic).

DIVISION 16: ELECTRICAL

1. ELECTRICAL EQUIPMENT

1. The electrical system will require full replacement in order to accommodate the needs of the restoration work. The exterior main power should be installed in an underground conduit. The new main electrical equipment could be installed either in one of the third floor rooms or in the attic.

2. LIGHTING

1. Lighting should be provided that allows the building to function in a safe and efficient manner. Since the building was not originally electrified, the original lighting was likely oil or gas lamps. Early electric lighting may have been basic bare bulbs on cotton cords. Historic

reproduction fixtures can be chosen to reflect the restoration period. Modern supplemental fixtures should be used in areas only when minimal visual impact can be achieved. Daylighting must be factored into the final design in order to maintain the historic low light level nature of the interior spaces. Task lighting can be used to increase the available illumination at work surfaces.

3. TELE/DATA SYSTEMS

1. The existing tele/data system should be removed and a new centralized network system installed in a manner sympathetic to the historic nature of the spaces. Most of the system should be concealed yet flexible for simple expansion and modification. Former penetrations should be repaired.

4. FIRE DETECTION

1. A fully automated smoke and fire detection system should be installed throughout the building. Additionally, a fully-integrated fire sprinkler system must be installed.

17: OTHER ISSUES

1. RECORDS MANAGEMENT AND STORAGE

1. The problems associated with the storage of important records can be solved in a myriad of ways, dependent upon which of the planning solutions is ultimately selected. Were a Judicial Center Annex to be constructed, the records would move there with the Clerks' operations. The annex could be specifically designed to house long-term records. Were it decided that the Clerks would stay in the historic courthouse, enough of the other functions currently crowded into the building would move to a new annex. By lightening the functional load on the courthouse, adequate space would be freed to allow for proper storage of the records. Planning and construction techniques could be employed within the framework of a restoration project that would alleviate much of the pressure on storage.

6. DISABLED ACCESS

The County must adhere to the provisions of the Americans with Disabilities Act (ADA) of 1990 Title II regulations and the State of Texas Architectural Barriers Act, Article 9102, Texas Civil Statues. The historic landmark designation status of the courthouse may provide some variance from the full legal requirements; however, a formal variance procedure will be required as administered by the Architectural Barriers Division of the Texas Department of Licensing and Regulation (TDLR).

The following listing of problem areas and issues represents a summary of recommendations

that address major concerns that were observed during the course of this study which must be resolved or submitted to Architectural Barriers for clarification or an official variance request.

1. An audible and visible emergency alarm system must be installed.

2. Code-compliant signage must be provided.

3. Stairs should have continuous railings on both sides.

4. The entry closest to the handicapped parking must be accessible.

5. All restrooms must meet ADA and TAS provisions.

6. Water fountains must be provided.

7. All working areas of courtrooms must have provisions for handicapped citizens.

8. The elevator must meet all dimensional requirements.

9. Counters must make provisions for wheelchair access.

10. Van accessible parking spaces must be provided.

11. Stairs and landings must have a non-slip surface.

7. SPACE USE

Space planning meetings have been conducted with Departments that will occupy the restored Courthouse.

1. The County is currently planning and developing a major annex renovation project to accommodate full temporary relocation and significant space for permanent occupancy by several county departments. Two different plan options are presented herein.

8. ACOUSTICS

1. Since most of the significant historical spaces have been substantially altered, it is impossible to evaluate the acoustical performance of the original spaces. Given the typical configuration and hard-surfaced building materials of the original design, the courtroom may tend toward high levels of reverberation. The introduction of some elements or materials with absorbent qualities, such as carpet area rugs, padded seating, wall tapestries, or other soft elements, will benefit the spoken word in these spaces.

2. The District Judge wishes to continue the public address speaker system throughout the courthouse for the purpose of calling in court participants.

COST ESTIMATES

The following three pages outline the scope of work and costs associated with the restoration schemes presented herein and are formatted in a categorical breakdown similar to the Existing Conditions chapter. The restoration schemes are as follows:

Scenario I: Interior/Exterior restoration to 1922

a. Existing annex restored
b. Existing dome restored
c. Elevator in south stair or northeast corner of building

Scenario II: Interior restoration to 1911
Exterior restoration to 1912

a. Existing annex removed
b. Existing dome restored
c. Elevator in south stair or northeast corner of building

Scenario III: Interior restoration to 1911
Exterior restoration to 1885

a. Existing annex removed
b. Existing dome removed; historic clocktower reconstructed
c. Elevator in south stair or northeast corner of building

Although this study represents conceptual and master plan level work, wherein it is difficult to estimate all aspects of the project, every effort to accurately establish the proper scope of work and related costs has been made. The Cost Estimate Summary that follows includes not only a breakdown of costs related to a single-phase, full rehabilitation project, but also shows the scope of work broken into two independent, consecutively-phased components.

The Architects have utilized extensive prior courthouse and similar building type restoration cost data; however, it should be noted that during the past eighteen months, Texas construction costs have been extremely volatile. Restoration work as a specialized component of the construction industry has been particularly vulnerable to supply and demand issues related to contractor interest and availability.

Based on the intent to submit this master plan to the THC Texas Courthouse Preservation Program, the project will involve an earliest project start date of January 2003, with possible bidding in late 2003 or early 2004. This process will, therefore, involve over one year of inflation and construction industry variables.

Since the actual project implementation timeframe is unknown at this time, an inflation factor of at least 10% APR should be applied to future costing. Should a phased implementation be considered, the packaged component costs may need to be reevaluated as to anticipated costs. Another major cost factor is whether the construction work is conducted while the County operations continue to occupy the structure or the structure is unoccupied during construction. The cost estimate in this section presumes a vacant structure during construction.

COST ESTIMATE SUMMARY

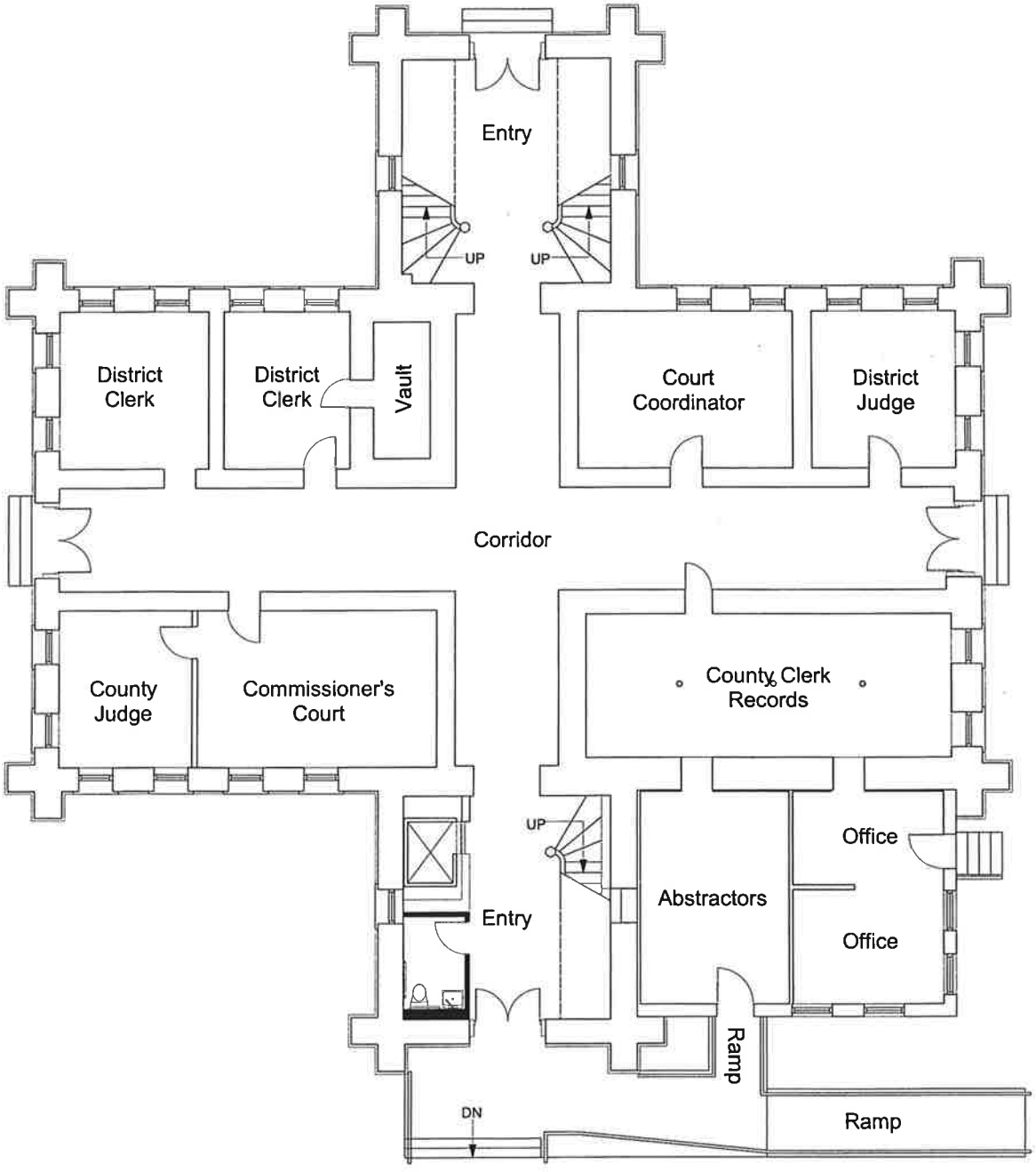
Task Information	1922 Restoration	1912/1911 Restoration	1885/1911 Restoration	1912 to 1885 Exterior Restoration
Division 1 General Requirements				
Mobilization	$ 90,000	$ 90,000	$ 90,000	$ 15,000
Asbestos Abatement	$ 50,000	$ 50,000	$ 50,000	$ -
Lead Paint Abatement	$ 5,000	$ 5,000	$ 5,000	$ -
Historic Mortar Testing	$ 2,000	$ 2,000	$ 2,000	$ -
Structural testing/analysis	**$ 10,000**	**$ 10,000**	**$ 12,000**	**$ 5,000**
Historic paint color analysis	$ 6,000	$ 6,000	$ 6,000	$ 1,000
Demolition	**$ 75,000**	**$ 110,000**	**$ 175,000**	**$ 100,000**
Division 2 Sitework				
Site demolition	$ 50,000	$ 50,000	$ 50,000	$ -
Site repairs	$ 10,000	$ 10,000	$ 10,000	$ -
Sidewalk repairs	$ 5,000	$ 5,000	$ 5,000	$ -
New sloping sidewalk	$ 25,000	$ 25,000	$ 25,000	$ -
Create ADA parking at south street	$ 2,000	$ 2,000	$ 2,000	$ -
Drainage upgrades at flower beds	$ 3,000	$ 3,000	$ 3,000	$ -
Site utility relocation and upgrades	$ 25,000	$ 25,000	$ 25,000	$ -
Temporary fencing	$ 3,000	$ 3,000	$ 3,000	$ 500
Division 3 Concrete				
Repair entry landings and underpinning	$ 5,000	$ 5,000	$ 5,000	$ -
Division 4 Masonry				
Replace sandstone (2nd level belt course, damaged areas)	$ 150,000	$ 150,000	$ 150,000	$ -
Repoint brick/stone veneer and foundations (@ 100%)	$ 145,000	$ 145,000	$ 145,000	$ -
Clean/repair brick and sandstone masonry, and entry stairs	**$ 50,000**	**$ 60,000**	**$ 60,000**	**$ 10,000**
Division 5 Metals				
Miscellaneous structural steel repairs and components	$ 10,000	$ 10,000	$ 10,000	$ 2,000
New handrails	$ 15,000	$ 15,000	$ 15,000	$ -
New clocktower and roof cresting	**$ -**	**$ -**	**$ 450,000**	**$ 450,000**
Repair exterior decorative metal	$ 15,000	$ 15,000	$ 15,000	$ 1,000
Division 6 Wood				
District Courtroom furnishings	$ 75,000	$ 75,000	$ 75,000	$ -
New counters, casings, other millwork	$ 125,000	$ 125,000	$ 125,000	$ -
Division 7 Thermal & Moisture Protection				
Reconstruct historic roof (including framing)	**$ -**	**$ -**	**$ 350,000**	**$ 350,000**
Recondition internal downspouts	**$ -**	**$ -**	**$ 10,000**	**$ 10,000**
Install new external downspouts	**$ 15,000**	**$ 13,000**	**$ -**	**$ -**
Restore existing roof	**$ 250,000**	**$ 245,000**	**$ -**	**$ -**
New gutters	**$ 15,000**	**$ 13,000**	**$ -**	**$ -**
New overflow scuppers	$ 10,000	$ 10,000	$ 10,000	$ -

COST ESTIMATE SUMMARY

Division 8 Doors and Windows				
New reproduction entry doors	$ 60,000	$ 60,000	$ 60,000	$ -
New reproduction interior doors	**$ 50,000**	**$ 45,000**	**$ 45,000**	$ -
Reproduction windows	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ 5,000**
New reproduction hardware (doors and windows)	$ 90,000	$ 90,000	$ 90,000	$ -
Division 9 Finishes				
Restore wood floors	$ 80,000	$ 80,000	$ 80,000	$ -
Ceramic tile @ restrooms	$ 10,000	$ 10,000	$ 10,000	$ -
Carpet	**$ 12,000**	**$ 10,000**	**$ 10,000**	$ -
Restore plaster walls	**$ 80,000**	**$ 75,000**	**$ 75,000**	$ -
New chase walls	$ 10,000	$ 10,000	$ 10,000	$ -
Restore beaded board ceilings	**$ 30,000**	**$ 25,000**	**$ 25,000**	$ -
Painting	**$ 215,000**	**$ 205,000**	**$ 205,000**	**$ 10,000**
Restore pressed metal ceilings	$ 25,000	$ 25,000	$ 25,000	$ -
Division 10 Specialties				
Signage- ADA required only	$ 5,000	$ 5,000	$ 5,000	$ -
Toilet accessories: grab bars, mirrors, toilet partitions	$ 5,000	$ 5,000	$ 5,000	$ -
Division 14 Conveying Systems				
New LULA elevator shaft, cab, and equipment	$ 65,000	$ 65,000	$ 65,000	$ -
Architectural Subtotal	**$ 2,228,000**	**$ 2,237,000**	**$ 2,843,000**	**$ 959,500**
Division 15 Mechanical Systems				
Mechanical system	**$ 250,000**	**$ 240,000**	**$ 240,000**	$ -
Plumbing system - complete replacement	$ 90,000	$ 90,000	$ 90,000	$ -
Fire sprinkler/standpipe system	**$ 20,000**	**$ 15,000**	**$ 15,000**	$ -
Division 16 Electrical Systems				
New transformers	$ 25,000	$ 25,000	$ 25,000	$ -
Electrical system	**$ 205,000**	**$ 200,000**	**$ 200,000**	**$ 5,000**
Actual Construction Subtotal	**$ 2,818,000**	**$ 2,807,000**	**$ 3,413,000**	**$ 964,500**

COST ESTIMATE SUMMARY

Bonds, permits, and insurance (2%)	$ 56,360	$ 56,140	$ 68,260	$ 19,290
Subtotal	**$ 2,874,360**	**$ 2,863,140**	**$ 3,481,260**	**$ 983,790**
Contractor Overhead and Profit	$ 431,154	$ 429,471	$ 522,189	$ 147,569
Construction Total	**$ 3,305,514**	**$ 3,292,611**	**$ 4,003,449**	**$ 1,131,359**
A&E Fees and Expenses	$ 495,827	$ 493,892	$ 600,517	$ 169,704
Total Cost	**$ 3,801,341**	**$ 3,786,503**	**$ 4,603,966**	**$ 1,301,062**
Contingency (@7%)	$ 266,094	$ 265,055	$ 322,278	$ 91,074
Total Project Cost	**$ 4,067,435**	**$ 4,051,558**	**$ 4,926,244**	**$ 1,392,137**
County Match (15%, if grant request less than $4 million)	$ 610,115	$ 607,734	$ 926,244	$ -
Grant Request	$ 3,457,320	$ 3,443,824	$ 4,000,000	$ -



SCENARIO I: RESTORED ANNEX

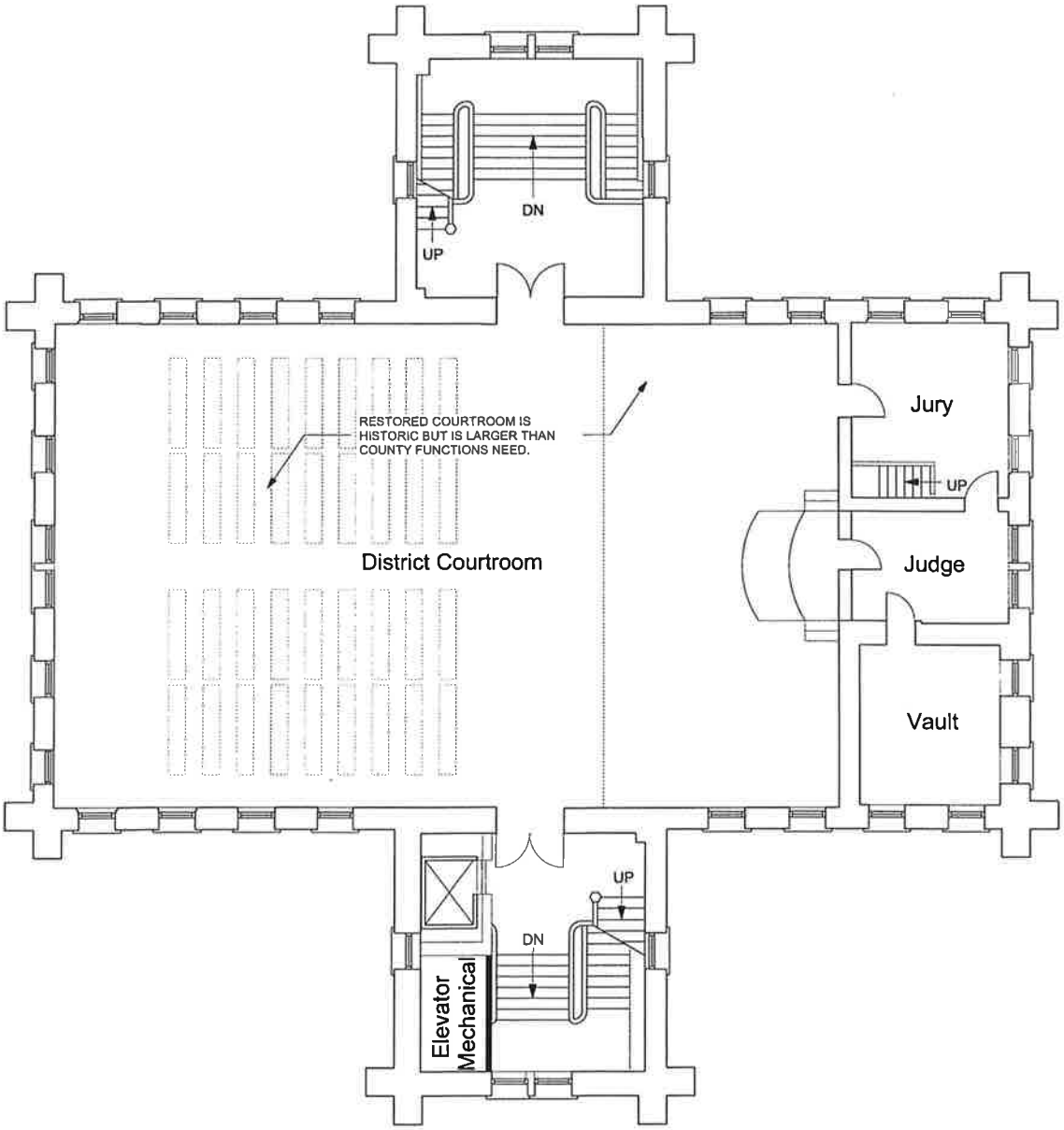
1922 RESTORATION PERIOD: FIRST FLOOR

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



SCENARIO I: RESTORED ANNEX

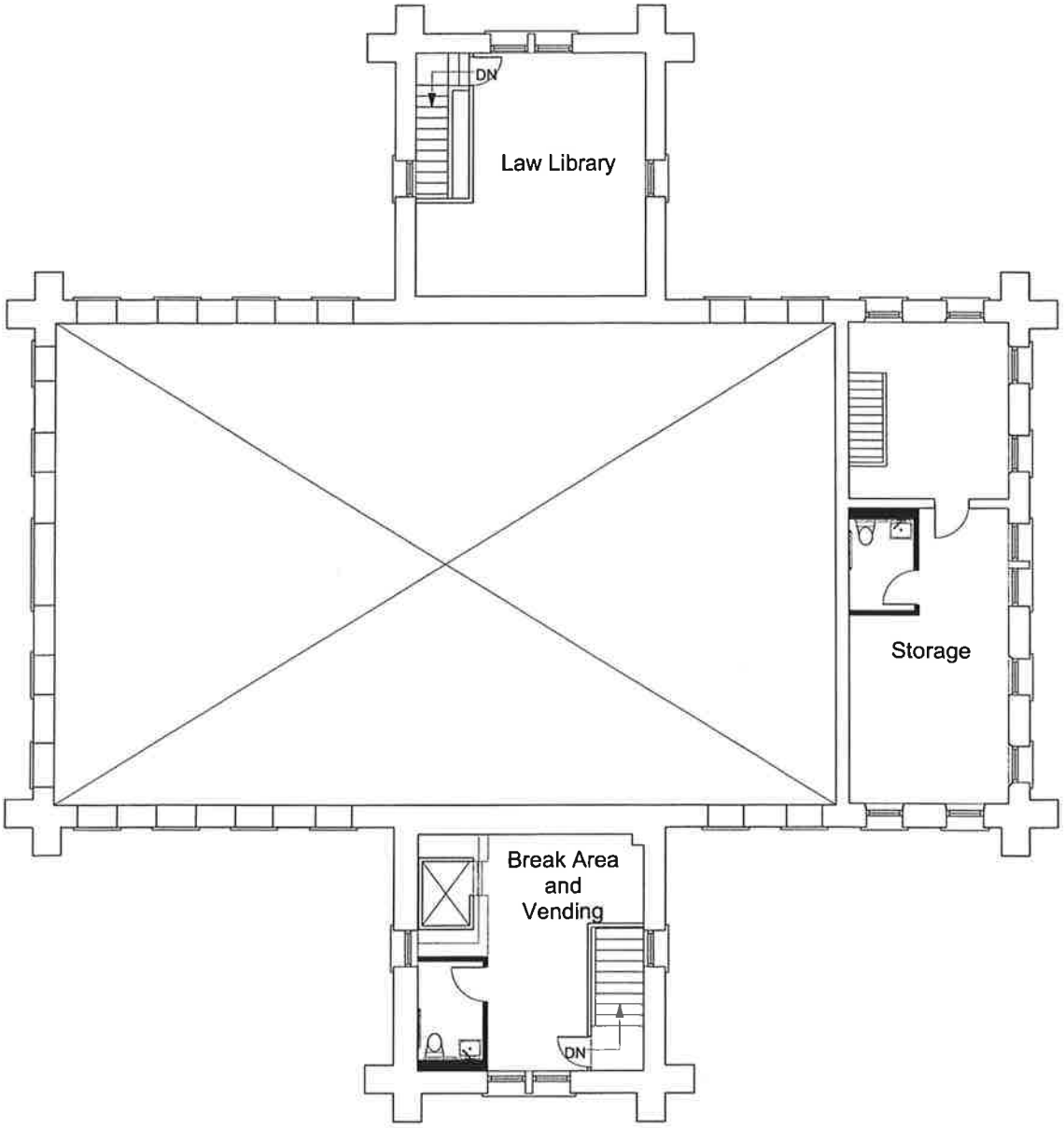
1922 RESTORATION PERIOD: SECOND FLOOR

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



SCENARIO I: RESTORED ANNEX

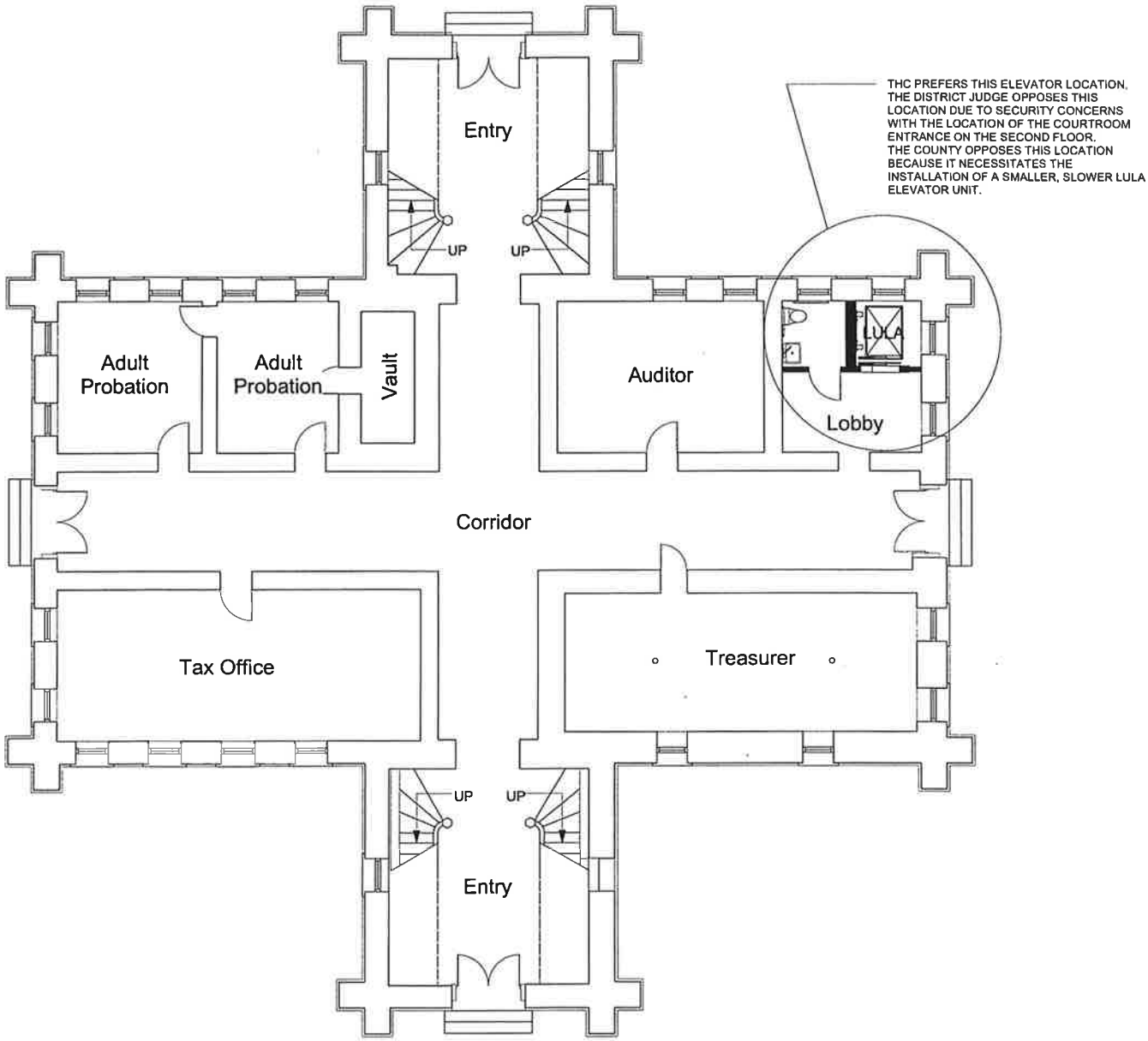
1922 RESTORATION PERIOD: THIRD FLOOR

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



SCENARIOS II & III: JUDICIAL CENTER ANNEX

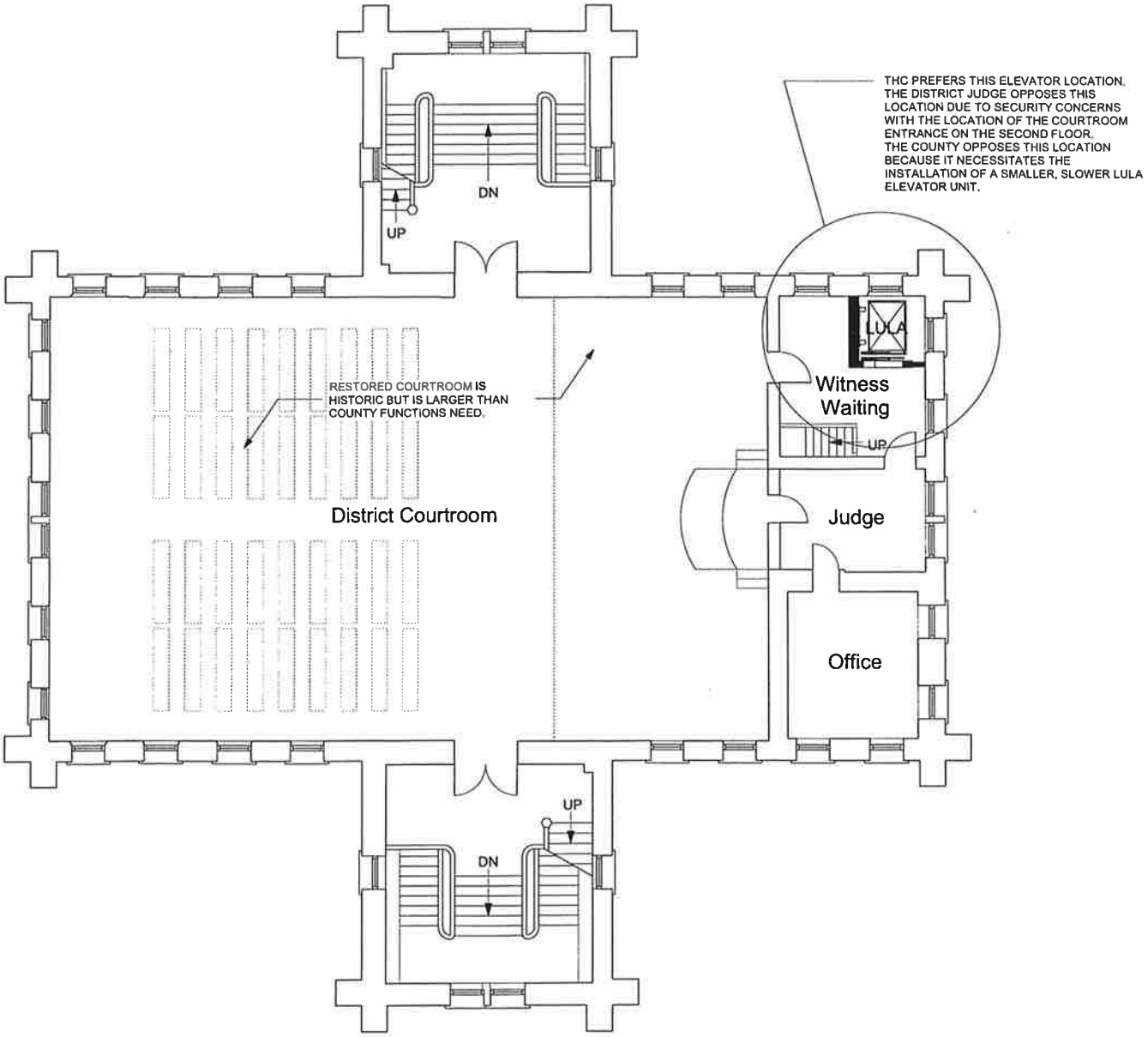
1911 RESTORATION PERIOD: FIRST FLOOR

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



SCENARIOS II & III: JUDICIAL CENTER ANNEX

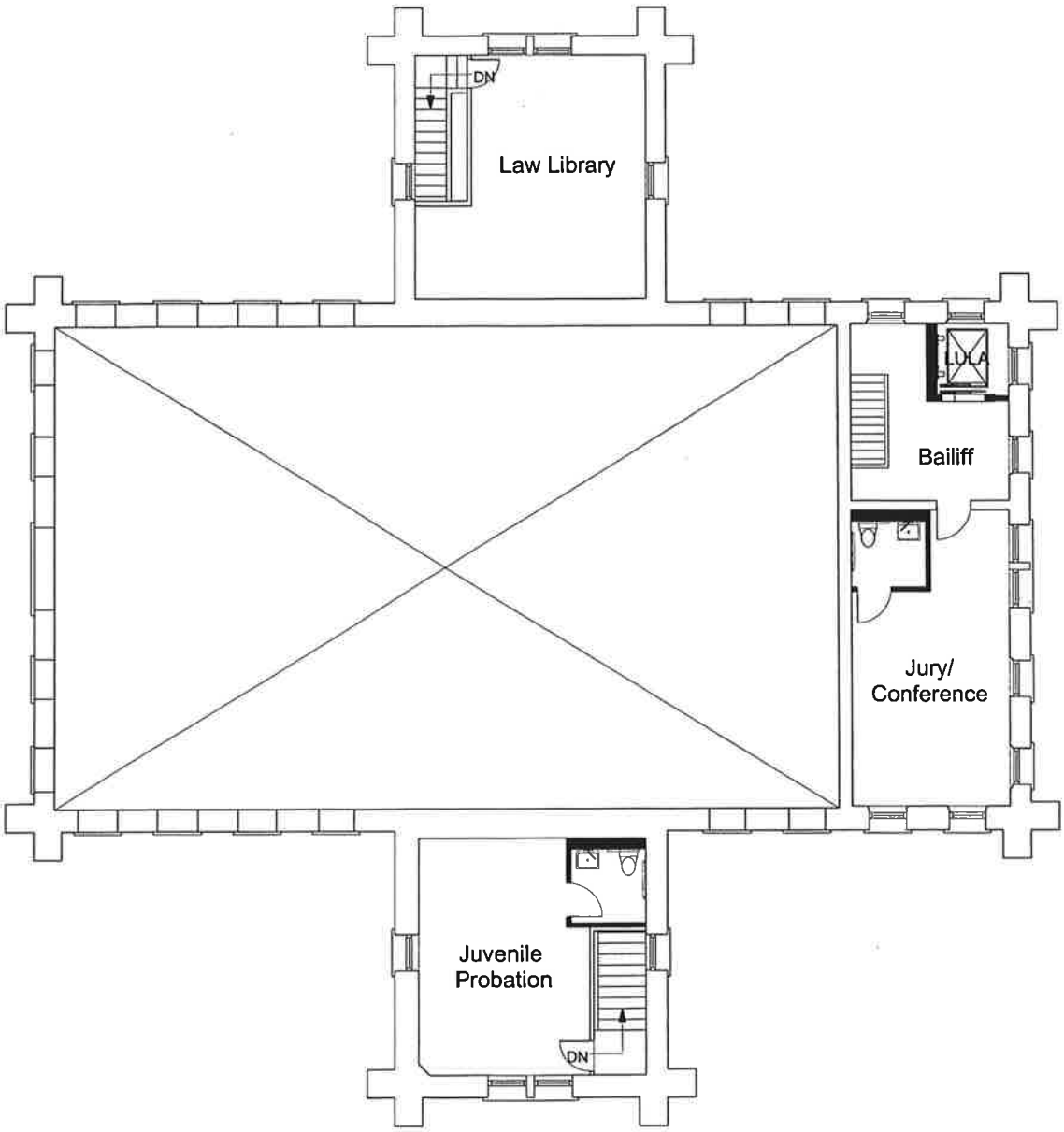
1911 RESTORATION PERIOD: SECOND FLOOR

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



SCENARIOS II & III: JUDICIAL CENTER ANNEX

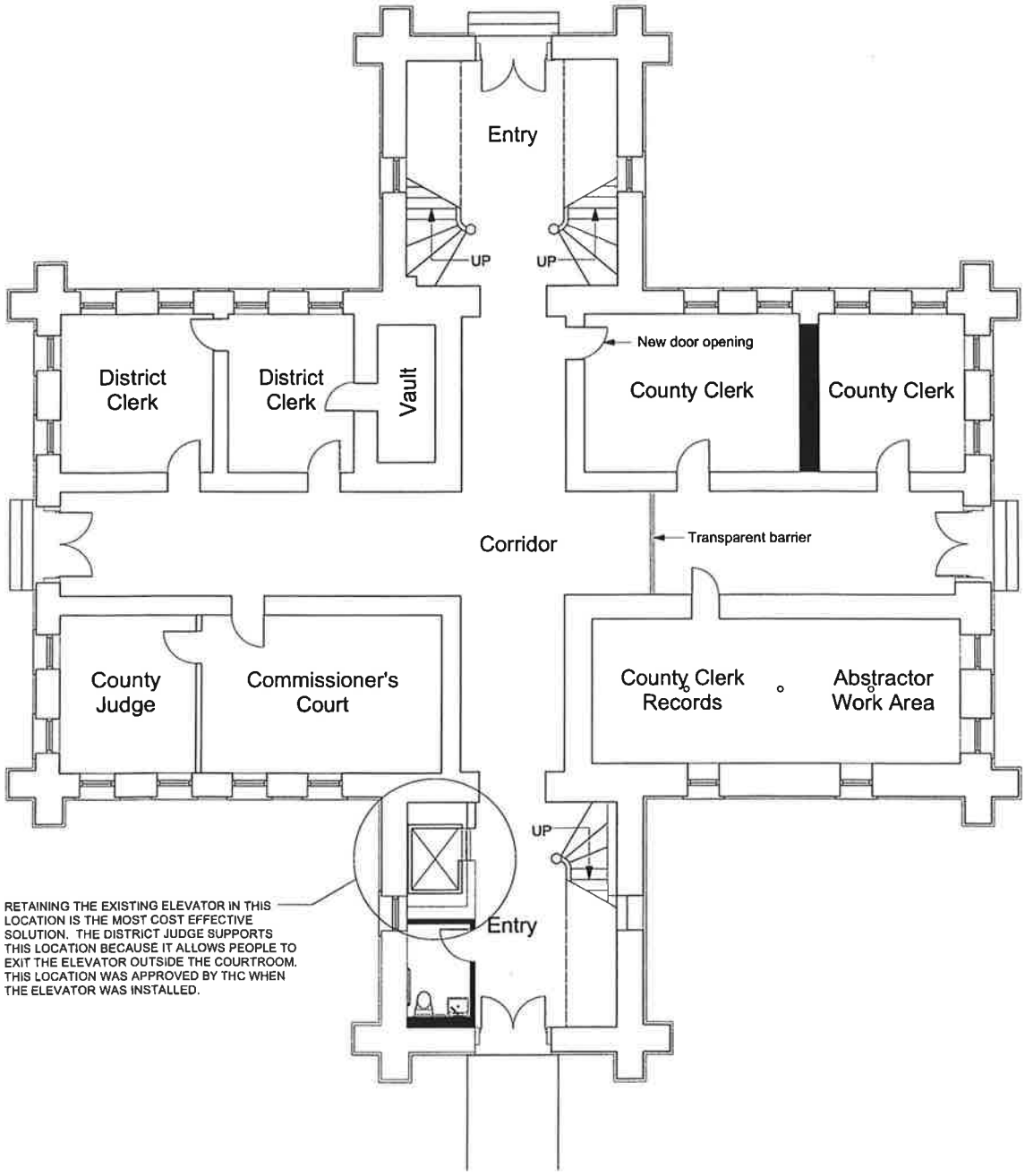
1911 RESTORATION PERIOD: THIRD FLOOR

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



SCENARIOS II & III: ALTERNATE ELEVATOR LOCATION

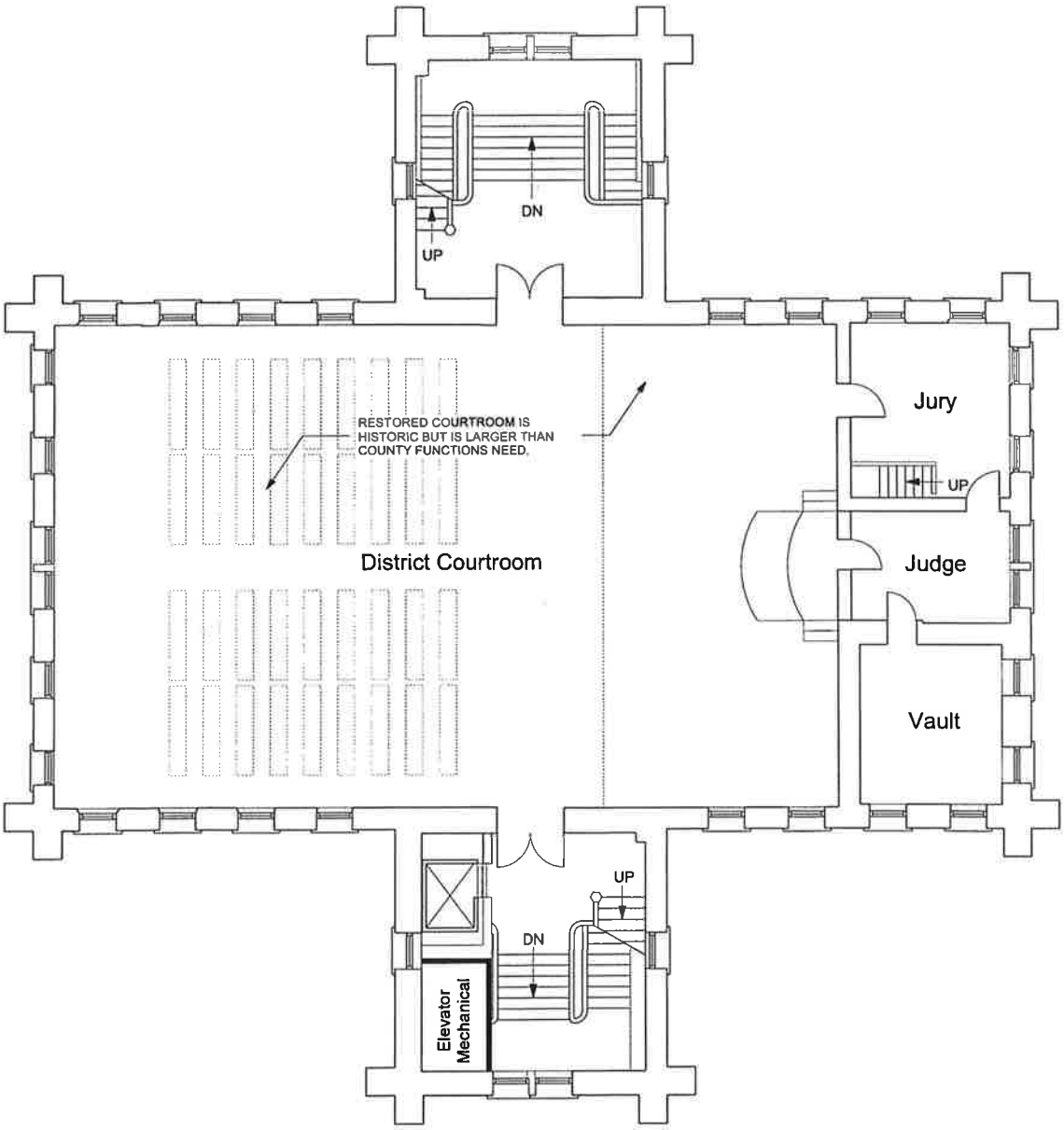
1911 RESTORATION PERIOD: FIRST FLOOR

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



SCENARIOS II & III: ALTERNATE ELEVATOR LOCATION

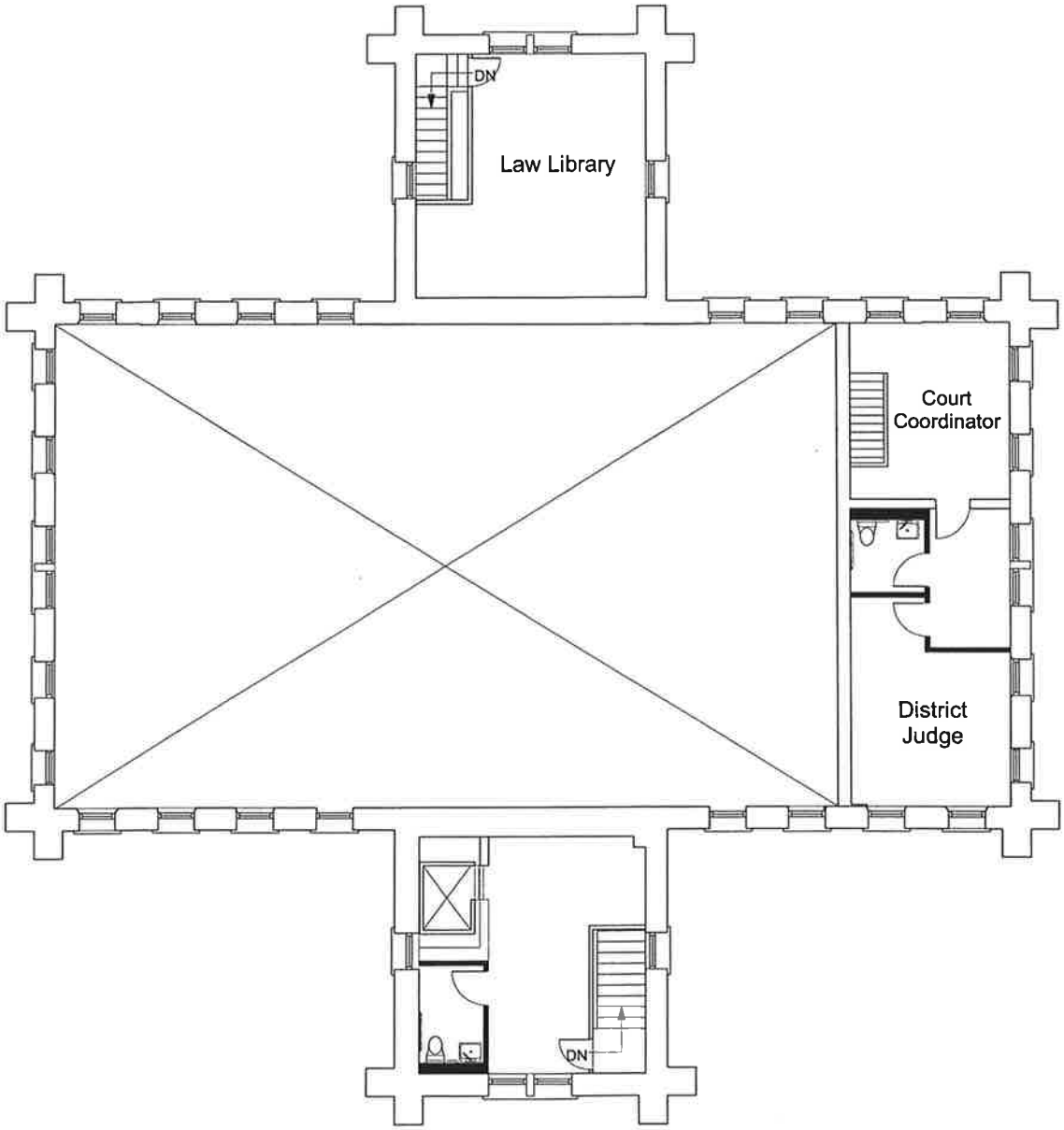
1911 RESTORATION PERIOD: SECOND FLOOR

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



SCENARIOS II & III: ALTERNATE ELEVATOR LOCATION

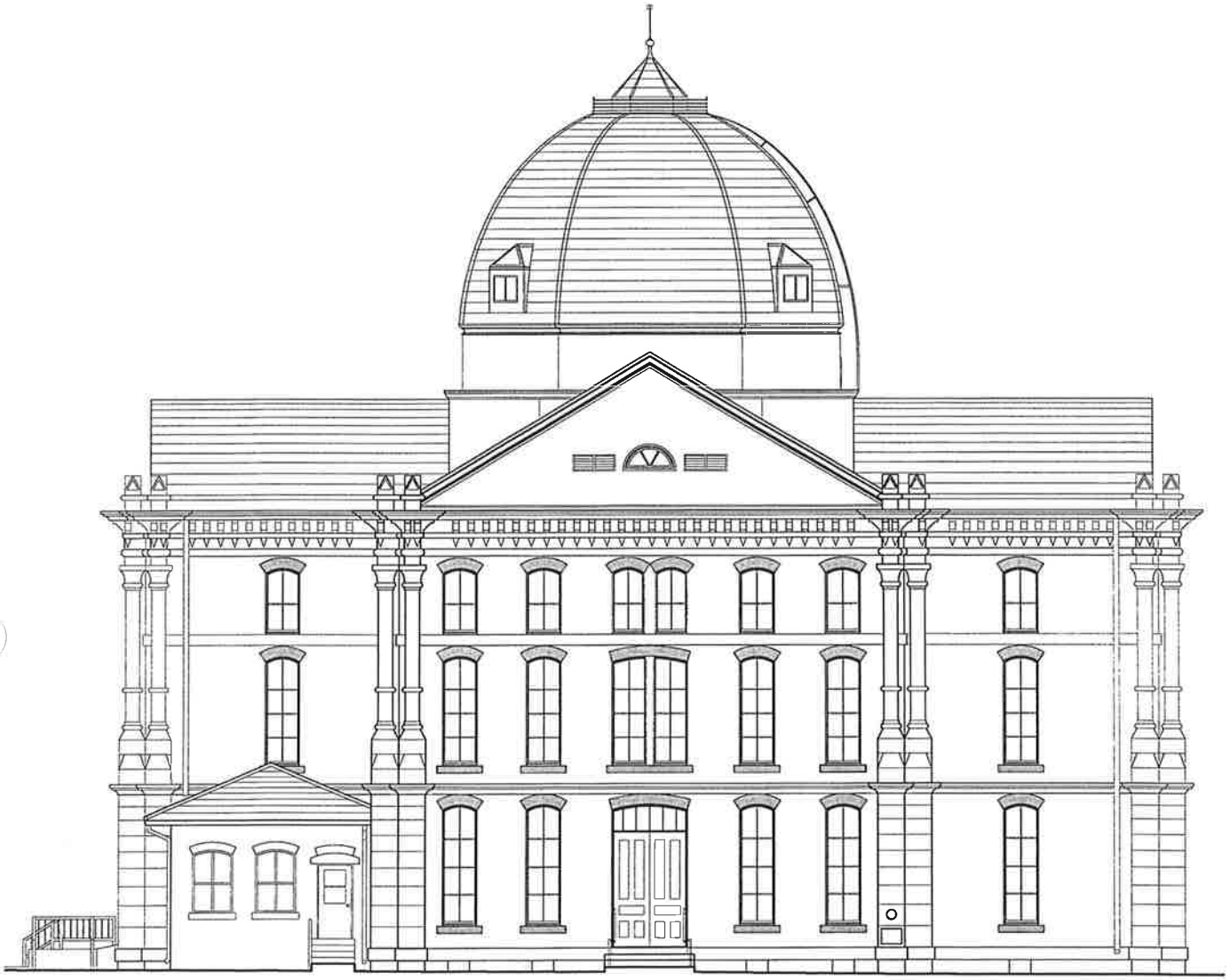
1911 RESTORATION PERIOD: THIRD FLOOR

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

NORTH



SCENARIO I: 1922 EXTERIOR RESTORATION (RESTORE ANNEX)

1922 RESTORATION PERIOD: EAST ELEVATION

0 5 10 20 FEET

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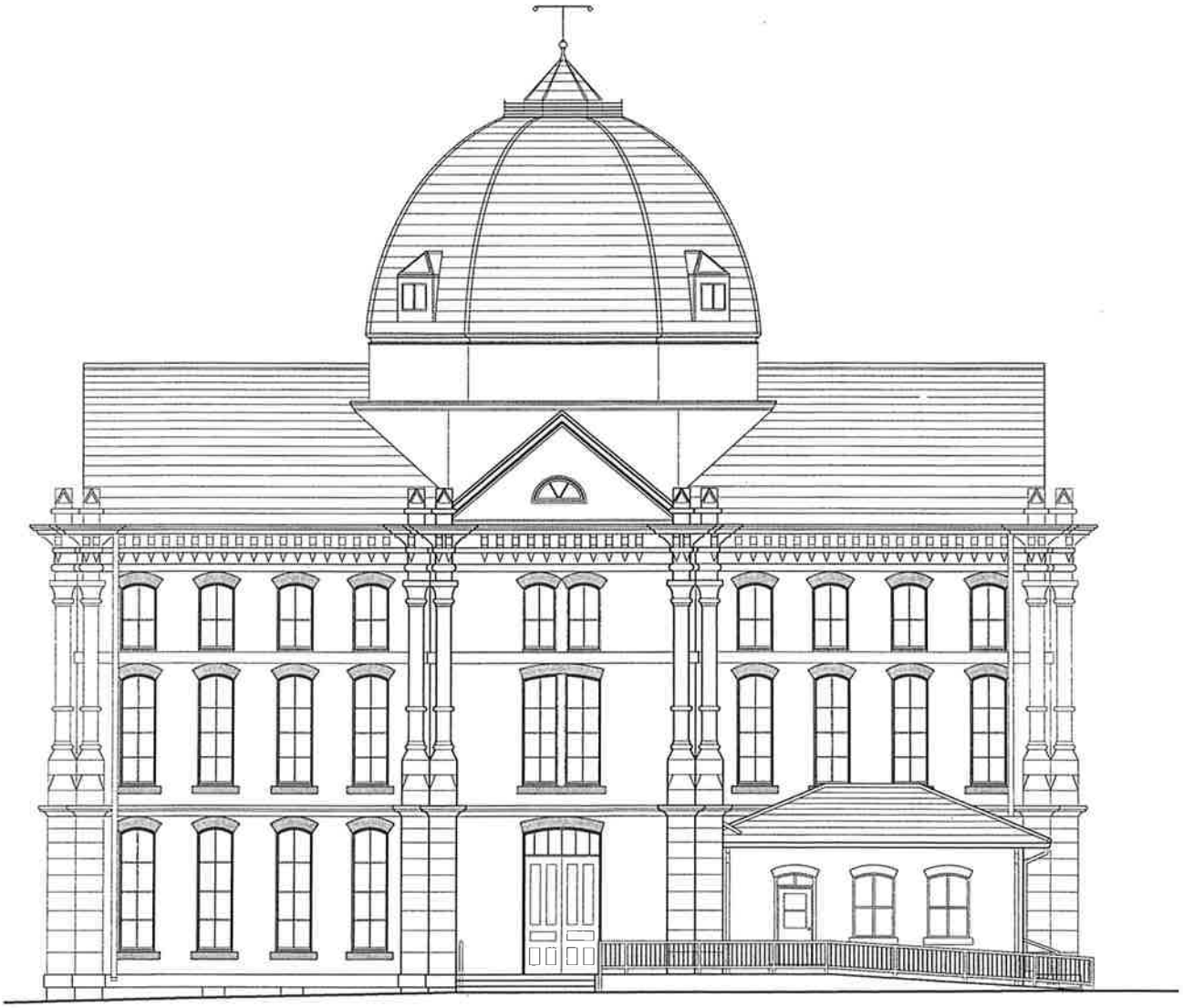


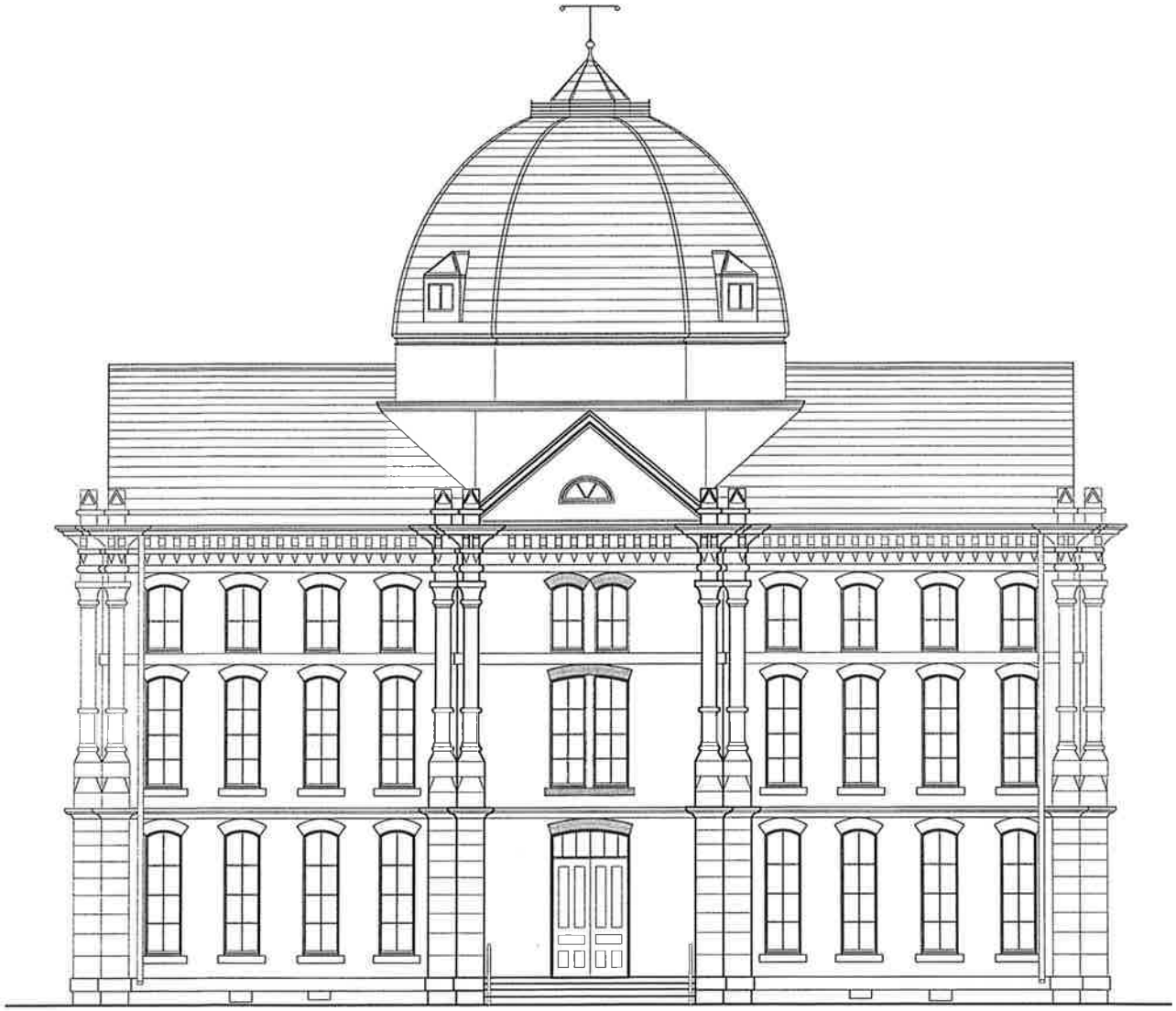
SCENARIO I: 1922 EXTERIOR RESTORATION (RESTORE ANNEX)

1922 RESTORATION PERIOD: SOUTH ELEVATION

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX



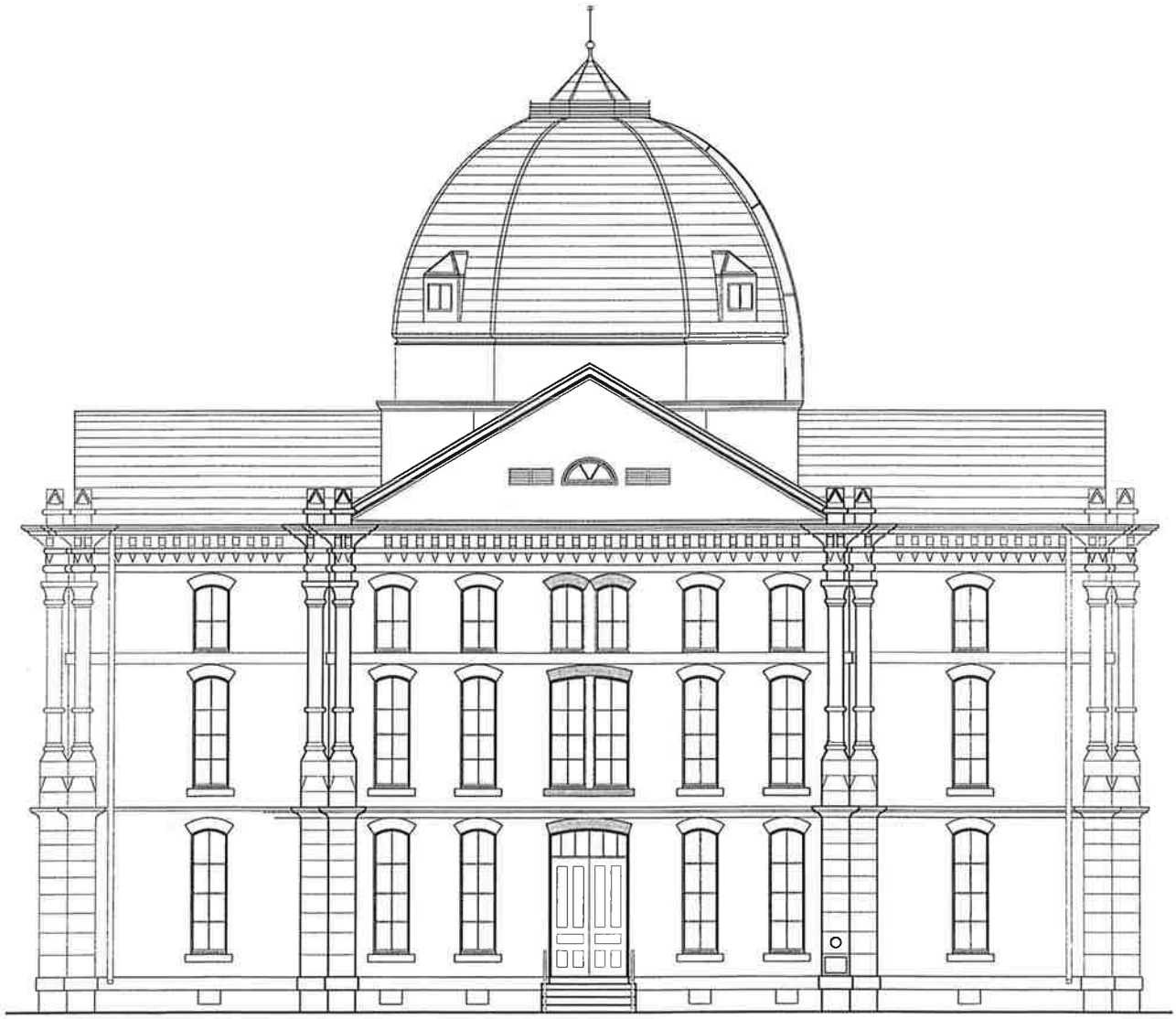
SCENARIO II: 1912 EXTERIOR RESTORATION

1912 RESTORATION PERIOD: NORTH/SOUTH ELEVATION

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX



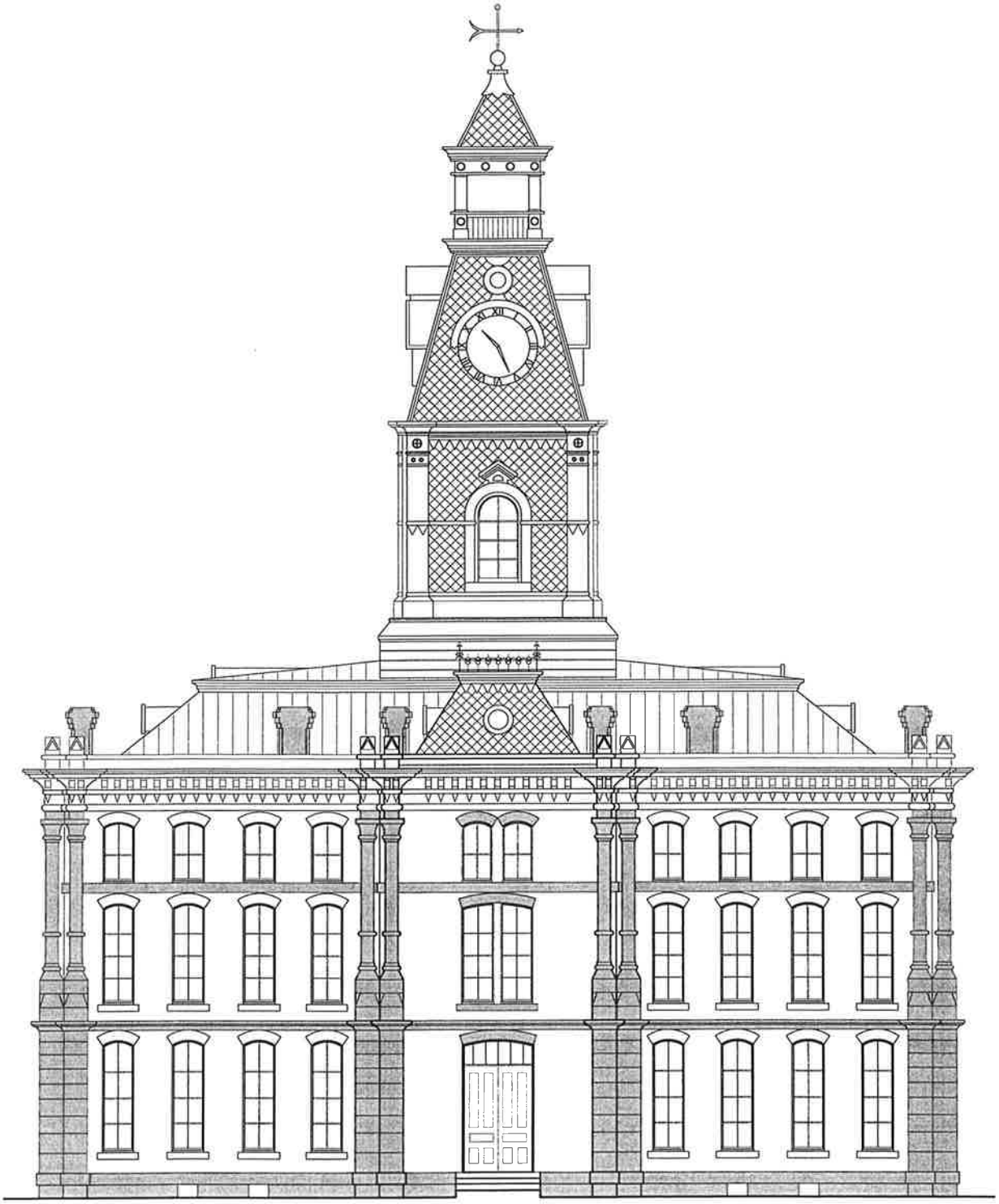
SCENARIO II: 1912 EXTERIOR RESTORATION

1912 RESTORATION PERIOD: EAST/WEST ELEVATION

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX



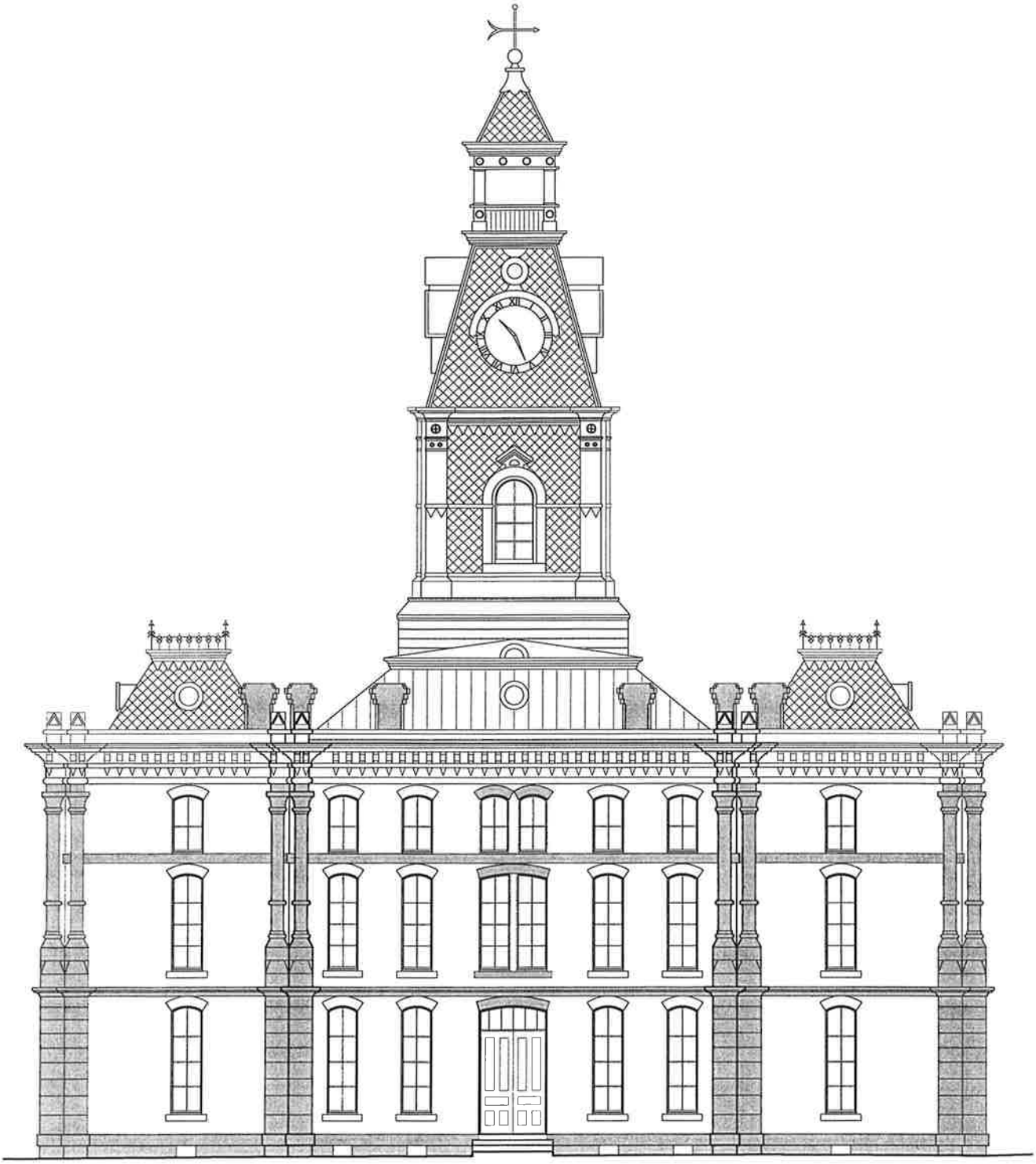
SCENARIO III: FULL EXTERIOR RESTORATION

1885 RESTORATION PERIOD: NORTH/SOUTH ELEVATION

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX



SCENARIO III: FULL EXTERIOR RESTORATION

1885 RESTORATION PERIOD: EAST/WEST ELEVATION

0 5 10 20 FEET

THE WILLIAMS COMPANY

Austin, TX

PHASING/SCOPE OF WORK

It should be noted, that the phased projects described below do not accomplish tasks based purely on the priority given to them in the preceding cost estimate. Restoration work is of relatively low priority when compared with life safety or accessibility issues, but when attempting to correct one of the high priority problems, it becomes cost effective to also include a myriad of lesser priority items within the scope of a given project. This is most clearly evident when considering the implications of MEP systems integration. In order to install a new electrical system, the final configuration of the restored building must be taken into account. If it is not, then, in restoring the building in the future, much of the work will necessarily be removed, relocated, or replaced.

The phased projects outlined herein represent the best division of work possible. Each of these phases can be accomplished in a manner that returns the building to a fully-functional and "finished" state at the project completion.

A Phase I base contract can be considered that would fully restore the building to a 1912 image. The annex would be removed, and the dome and current roof configuration would be restored.

Phase II (outlined in the cost estimate as "1912 to 1884 Exterior Restoration"), implemented at an unknown date in the future, will cost significantly more than the current difference in the Scheme I and the Scheme III projects. Inflation, separate project and general conditions, and overhead will increase the costs of Phase II work an unknown amount.

Other related expenses, such as moving and temporary relocation costs, cannot be calculated at this time.

Though the project could be accomplished in phases, it is the opinion of the Architect that a one-time, full program implementation is the most cost effective and least disruptive approach to properly rehabilitating this historic Texas landmark.

Possible Phase I Project

Estimated Cost: $4.0 million

Interior finishes
Courtroom configuration
New roof
New MEP
New windows
Exterior masonry restoration

Possible Phase II Project

Estimated Cost: $1.4 million

Reconstruct clocktower
Reconstruct roof
Install new roof cresting
Annex demolition

MAINTENANCE PLAN

All buildings require periodic maintenance in order to prevent or correct the continuous deterioration of their systems, assemblies, and finishes. Deferred maintenance over a period of decades has played a large role in bringing Texas's historic courthouses to their current state of crisis. If not for the generally high quality of the materials and high level of craftsmanship with which these buildings were constructed, it is unlikely that they would have survived as well as they have.

The following maintenance recommendations, specific to the courthouse addressed in this master plan, are intended to provide general information and identify resources that will assist the stewards of these buildings in ensuring their survival for the benefit, education, and enjoyment of future generations. The reference publications are produced by General Services Administration and the National Parks Service, in conjunction with various businesses and organizations, in order to educate building owners in the maintenance of historic structures.

Specific repair and restoration procedures are beyond the scope of this master plan. However, if selected to carry out a grant project for the county under the Texas Courthouse Preservation Program, The Williams Company is willing and fully capable of providing the professional guidance and expertise needed to address and correct any building deficiency that falls within the scope of the grant funding. Typically, a detailed maintenance program is provided as part of the construction project close-out procedures. The contractor, subcontractor, and vendors provide the architect and owner with a project manual that includes warranties, equipment operating manuals, listings of all project materials, and other information necessary for the safe operation of the project.

The maintenance requirements of the products and materials included in the project manual as well as the more general needs of the structure can be integrated by the preservation architect into a maintenance schedule which encompasses the project as a whole.

A sample presentation of the maintenance/inspection program to be conducted by county personnel is provided in this report. Other, more complex systems should be inspected and maintained by professional contractors under direct contract with the building owner.

The final maintenance plan completed as part of the close-out documents will of course be much more extensive. This outline provides a general overview of maintenance concerns and suggests other sources from which county personnel can gain insight as to the proper maintenance of their structure and its component materials.

MAINTENANCE SUMMARY

Material	Example location	Finish	Maintenance	Interval	GSA Procedure Reference	NPS Preservation Brief
Foliage	Trees, shrubs, etc.	N/A	Prune foliage to maintain a 10-foot clearance between foliage and any building element	Annually	2900	36
Brick masonry	Body masonry	N/A	Visual review of all areas; gently clean all surfaces with nylon bristle brushes and water. Do not power wash or sand blast	5 years	4200 4211 4500 4510 4520	1, 2, 6
Steel	Lintels, Fire escape	Paint	Visual review; repair damage	as needed	8500	13
Sheet metal	Flashing	N/A	Patch penetrations	as needed	7631	--
Sandstone	Decorative stone elements	N/A	Gently clean all surfaces and joints with nylon bristle brushes and water. Do not power wash or sand blast	5 years	4470 4500 4510 4520	1, 2, 6
Plaster	Walls, ceilings	Paint	Paint with one coat high quality primer/sealer follow with two coats high quality paint	8 years	9200 9210	21, 28
Wood	Trim, bases, casings, etc.	Paint	Paint with one coat high quality primer/sealer follow with two coats high quality paint	as needed	6400	--
Vinyl	Office floors and corridors	N/A	Dry mop to reduce dust and abrasive particles Mop with clean water Strip and wax	Daily Weekly as needed	9660	--
Carpet	Office floors	N/A	Vacuum	Daily	9680	--
Brass	Door hardware	N/A	Wipe clean	as needed	5010	--

System	Maintenance	Interval	GSA Procedure Reference	NPS Preservation Brief
Yard and Sprinkler	Check grade drainage image & sprinkler heads. Confirm no direct water on or near building surfaces.	Quarterly	2900	36
Gutters and Downspouts	Flush test entire system	6 months	7631	--

REQUIRED APPENDICES

- Photo Credits
- Bibliography
- Summary of the Secretary of the Interior's Standards for the Treatment of Historic Properties
- Texas Government Code for Historic Courthouses (442.006)
- Texas Government Code for Historic Courthouses (442.008)
- Window Assessment Schedule
- Door Assessment Schedule
- Room Assessment Schedule
- Engineering Consultant Reports
- Texas Courthouse Alliance Report
- Photographic Documentation of Existing Conditions
- Photographic Documentation of Historic Conditions

PHOTO CREDITS

CLAY COUNTY COLLECTION
Section 2: ALL

THE WILLIAMS COMPANY
Section 3: ALL

BIBIOGRAPHY

Texas Courthouse Alliance Project. Clay County Courthouse of 1885 Preservation Plan. Texas Historical Commission, 1998.

The Texas Courthouse Alliance Project is funded through a Federal Intermodal Surface Transportation Efficiency Act (ISTEA) grant, carried out by the Federal Highway Administration and the Texas Department of Transportation.

Please Note: Base drawings and elevations of existing conditions were created by Texas Historical Commission Staff

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

RECONSTRUCTION

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Reconstruction as a Treatment. When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment. Prior to undertaking work, a documentation plan for Reconstruction should be developed.

PRESERVATION

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a preservation project.

Preservation as a Treatment. When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment. Prior to undertaking work, a documentation plan for Preservation should be developed.

REHABILITATION

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Rehabilitation as a Treatment. When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

RESTORATION

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Restoration as a Treatment. When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will 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 elements from other historic properties, will not be undertaken.

4. Changes to property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

10. New additions and adjacent or related new construction will 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.

TEXAS GOVERNMENT CODE FOR HISTORIC COURTHOUSES

Sec. 442.006. State Historical Marker Program.

(f) A person may not damage the historical or architectural integrity of a structure the commission has designated as a Recorded Texas Historic Landmark without notifying the commission at least 60 days before the date on which the action causing the damage is to begin. After receiving the notice, the commission may waive the waiting period or, if the commission determines that a longer period will enhance the chance for preservation, it may require an additional waiting period of not longer than 30 days. On the expiration of the time limits imposed by this section, the person may proceed, but must proceed not later than the 180th day after the date on which notice was given or the notice is considered to have expired.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987.

Sec. 442.008. Historic Courthouses

(a) A county may not demolish, sell, lease, or damage the historical or architectural integrity of any building that serves or has served as a county courthouse without notifying the commission of the intended action at least six months before the date on which it acts.

(b) If the commission determines that a courthouse has historical significance worthy of preservation, the commission shall notify the commissioners court of the county of that fact not later than the 30th day after the date on which the commission received notice from the county. A county may not demolish, sell, lease, or damage the historical or architectural integrity of a courthouse before the 180th day after the date on which it received notice from the commission. The commission shall cooperate with any interested person during the 180-day period to preserve the historical integrity of the courthouse.

(c) A county may carry out ordinary maintenance of and repairs to a courthouse without notifying the commission.

Acts 1987, 70th Leg., ch. 147, Sec. 1, eff. Sept. 1, 1987.

Window Assessment Schedule - Clay County Courthouse of 1884

Window #	Notes
101	ALUM. SINGLE HUNG, 2 OVER 2, TYP., CLEAR ANOD. GLASS CRACKED
102	GLASS CRACKED
103	TYP.
104	TYP.
105	TYP.
106	TYP.
107	FACIA TRIM EXISTING, TYP. WINDOW, SILL INTACT (TYP.)
108	PARTIALLY BLOCKED, 1 OVER 1 ALUM. SINGLE HUNG, ALL TRIM MISSING
109	TYP.
110	TYP.
111	TYP.
112	TYP.
113	TYP.
114	TYP.
115	WOOD TRIM APPEARS TO BE INTACT, STEEL SHUTTERS, TYP. WINDOWS
116	WOOD TRIM APPEARS TO BE INTACT, STEEL SHUTTERS, TYP. WINDOWS
117	WINDOW REMOVED TO DOOR OPENING
118	WINDOW REMOVED TO DOOR OPENING
119	ORIG. WINDOW GLASS BROKEN, 6 OVER 6 DOUBLE HUNG, ALL TRIM INTACT

120	2 OVER 2, ALUM. TYP., ????? AND BLOCKED ON INTERIOR, EXHAUST FAN PENETRATES TOP SASH
121	TYP.
122	TYP.
123	TYP.
124	TYP.
125	TYP.
126	TYP.
127	2 OVER 2 SINGLE HUNG, SHORT (ANNEX TYPE)
128	2 OVER 2 SINGLE HUNG, SHORT (ANNEX TYPE)
129	2 OVER 2 SINGLE HUNG, SHORT (ANNEX TYPE)
130	2 OVER 2 SINGLE HUNG, SHORT (ANNEX TYPE)

Window Assessment Schedule - Clay County Courthouse of 1884

201	TYP. WINDOW BASE ON INTERIOR
202	TYP. WINDOW, 2 OVER 2, ALUMINUM, FROSTED GLASS, SINGLE GLAZED
203	TYP. WINDOW, 2 OVER 2, ALUMINUM, FROSTED GLASS, SINGLE GLAZED
204	TYP.
205	TYP.
206	TYP.
207	TYP.
208	TYP.
209	TYP.
210	TYP.
211	TYP.
212	TYP.
213	TYP.
214	TYP.
215	TYP.
216	TYP.
217	TYP.
218	TYP.
219	VAULT TYPE W/ SHUTTERS AND SLIDING DOOR
220	VAULT TYPE W/ SHUTTERS AND SLIDING DOOR
221	VAULT TYPE W/ SHUTTERS AND SLIDING DOOR
222	VAULT TYPE W/ SHUTTERS AND SLIDING DOOR
223	TYP.
224	TYP.

225	TYP.
226	TYP.
227	TYP.
228	TYP.
229	TYP.
230	TYP.
231	TYP.
232	TYP.
233	TYP.
234	TYP.
235	TYP.
236	TYP. WINDOW BASE ON INTERIOR

Door Assessment Schedule - Clay County Courthouse of 1884

Door #	Description	Door Condition	H	NH	Casework Condition	H	NH	Hardware Condition	H	NH	Notes
101A	ALUM. STOREFRONT ANOD. FULL GLASS	E		√	CAA		√	E		√	CL, DB, LV
102A	TYPE 1	E		√	CAA		√	E		√	CL, DB, LV
103A	VAULT DOOR- INNER & OUTER, APPEARS HISTORIC	E	√		DECORATIVE FLUTED COLUMNS	√		E	√		"MACNEALE & URBAN"- MFR. 2'6X2'6 CLR. OPENING
103B	HOLLOW CORE WOOD	E		√	WOOD		√	E	√		DB
104A	WOOD RAISED PANEL	F, FAUX GRAINING AT INTERIOR SIDE		√	F, 1X4 PLAIN		√	F, LOCKSET INTERIOR SLIDE BOLT		√	
105A	PAIR CLEAR ANOD. ALUM. FULL GLASS W/ TRANSOM	G		√	G, 1X		√	G		√	DB
106A	WOOD FLAT PANEL SOLID CORE	G		√	G, 1X		√	F			CLOSER, PUSH/PULL
107A	MECH. CLOSET HALF DOORS- PAIR LOUVERED WOOD	G		√	G, 1X		√	G		√	LATCH SET TOP & BOTTOM BOLTS FOR INACTIVE LEAF, LOUVER IN WALL BELOW
108A	CLEAR ANOD. STOREFRONT W/ SIDELITE (1 SIDE) PAIR OF DOORS	E		√	CAA		√	E		√	DB, CC
109A											
110A	TYPE 1	G		√	CAA		√	E		√	DB, CL
110B	TYPE 1	G- LOUVER MISSING OPENING COVERED W/ CARDBOARD		√	CCA		√	G		√	DB, CL
111A	PAIR CLEAR ANOD. ALUM. FULL GLASS W/ TRANSOM	G		√	G, 1X		√	G		√	DB
112A	CLEAR ANOD. STOREFRONT W/ SIDELITES PAIR OF DOORS	E		√	CAA		√	E		√	DB, CC
113A	VAULT DOOR- INNER & OUTER, HEAVER THAN 103A	G- INNER DOORS 28 1/2" CLEAR	√		PAINTED	√		G	√		"COUNTY CLERK" EVIDENCE OF YET ANOTHER DOOR AT INTERIOR

Door Assessment Schedule - Clay County Courthouse of 1884

Door #	Description	Door Condition	H	NH	Casework Condition	H	NH	Hardware Condition	H	NH	Notes
114B	VAULT DOOR- BIFOLD INNER DOORS W/ SURFACE SLIDING OUTER DOORS	G		?	COVERED W/ PANELING		?	G		?	CONVERTED FROM WINDOWS
114A	METAL DOOR & FRAME	F		√	G, 1X		√			√	
116A	SAME AS 114A										
116B	SAME AS 114B			?			?			?	CONVERTED FROM WINDOWS
117A	5 PANEL WOOD, FAUX GRAINING @ INTERIOR	F		√	P		√	F		√	
118A	SAME AS 105A	G		√	COVERED W/ PANELING		√	G, PUSH BARS			
119A	SAME AS 106A										
120A	SAME AS 108A										
121A											
122A	TYPE 1	E		√	CAA		√	E		√	DB, CW
123A	15-LITE WOOD FRENCH DOOR	F		√	G, 1X		√	G		√	
124A											
125A											
201A	HOLLOW CORE, FLUSH WOOD	G (2'6X6'8)		√	G, CONTEMP. WOOD		√	G, PRIVACY LOCKSET		√	
202A	HOLLOW CORE, FLUSH WOOD	G		√	G, CONTEMP. WOOD		√	G		√	

Door Assessment Schedule - Clay County Courthouse of 1884

Door #	Description	Door Condition	H	NH	Casework Condition	H	NH	Hardware Condition	H	NH	Notes
203A	HOLLOW CORE, FLUSH WOOD	G		√	G, CONTEMP. WOOD		√	G		√	
204A	HOLLOW CORE, FLUSH WOOD	G		√	G, CONTEMP. WOOD		√			√	
204B	HOLLOW CORE, FLUSH WOOD	G		√	G, CONTEMP. WOOD		√			√	
205A	15-LITE WOOD FRENCH DOOR	F		√	G, CONTEMP. WOOD		√			√	
205B	15-LITE WOOD FRENCH DOOR	F		√	N/A		√	G, CLOSER & PULL ONLY		√	
208A	CASED OPENING	N/A		√	G, 1X		√	N/A		√	
209A	H.C. WOOD FLUSH 2'0 WIDE	G		√	G, 1X		√	G, LOCKSET		√	
210A	H.C. WOOD FLUSH	G, HIGH AND LOW LOUVERS FOR WATER HEATER		√	G, 1X		√	G, LATCHSET		√	
211A	WOOD RAISED PANEL DOOR W/ GLASS	G, LOUVER CUT INTO BOTTOM PANEL, OBSCURE GLASS		√	G, 1X		√	G, DEADBOLT, OLD LOCKSET		√	
212A	HOLLOW CORE, FLUSH WOOD	G		√	G, CONTEMP. WOOD		√	G, LOCKSET		√	
213A	HOLLOW CORE, FLUSH WOOD	G		√	G, CONTEMP. WOOD		√	G, LOCKSET		√	
213B	HOLLOW CORE, FLUSH WOOD	G		√	G, CONTEMP. WOOD		√	G, LOCKSET		√	
214A	HOLLOW CORE, FLUSH WOOD W/ METAL LOUVER	G		√	G, HISTORIC TRANSOM BAR IN PLACE	√	√	G, LOCKSET		√	
214B	CASED OPENING	N/A		√	F, 1X		√	N/A			
214C	RAISED PANEL WOOD	F		√	F		√	F, OLD BUT NOT HISTORIC		√	

Door Assessment Schedule - Clay County Courthouse of 1884

Door #	Description	Door Condition	H	NH	Casework Condition	H	NH	Hardware Condition	H	NH	Notes
215A	HOLLOW CORE, FLUSH WOOD	F		√	F, POSSIBLY HISTORIC			F, LOCKSET		√	
216A	VAULT DOOR- INNER & OUTER	F	?	?							POSSIBLY RELOCATED FROM ANOTHER BLDG., "C.L. FORD DISTRICT CLERK" MFR. INFO ON OUTER DOOR
217A	PAIR OF 15-LITE FRENCH DOORS W/ ARCHED TRANSOM W/ PATTERN GLASS	G		√	G	√		G, CONTEMP. LEVER, CLOSER, FACE BOLTS.		√	
220A	HOLLOW CORE, FLUSH WOOD	G		√	G, CONTEMP. WOOD		√	LOCKSET, G		√	
221A	HOLLOW CORE, FLUSH WOOD	G		√	G, 1X		√	G, CONTEMP. LEVER			
221B	5 PANEL WOOD	G		√	G, 1X		√	P, PARTS MISSING		√	
222A	5 PANEL WOOD	G		√	F, 1X		√	G, SURF. MOUNTED DEADBOLT, LOCKSET		√	
301A	SOLID CORE FLUSH WOOD	G		√	P, 1X		√	G, LOCKSET		√	
302A	DOOR MISSING	N/A			MAY BE HISTORIC CASEWORK			DECORATIVE HINGES ON FRAME (SAME AS 305A)			
304A	HOLLOW CORE, FLUSH WOOD	G		√	G, CONTEMP. WOOD		√	F, LATCHSET		√	
305A	4 PANEL WOOD	G		?	G, 1X		√	SURFACE DEADBOLT, STEEPLETIP HINGE PINS, DECORATIVE HINGES		?	
306A	SOLID CORE FLUSH WOOD	E		√	G, CONTEMP. WOOD		√	G, CONTEMP. LEVER		√	
307A	SOLID CORE FLUSH WOOD	E		√	G, CONTEMP. WOOD		√	G, CONTEMP. LEVER			

Room Assessment Schedule - Clay County Courthouse of 1884

Room #	Current Function	Floor	Base	North Wall	South Wall	East Wall	West Wall	Ceiling	Existing Clg Ht	Historic Clg Ht	Light Fixtures	Electrical Notes	Plumbing Notes	Mechanical Notes	General Notes
101	Auditor	CPT	VINYL	PNL	PNL	PNL	PNL	SAT-FISSURED	9'-7 W/ INSULATION BATTS ABOVE	BEAD BD I	SURFACE MOUNTED 2 TUBE, EXPOSED STRIP FLOUR.	PLUG STRIPS, RECESSED, & FLOOR BOX	WASTE PIPE IN CHASE AT NORTH WALL		HOTTEST AND COLDEST ROOM IN BUILDING
102	Juvenile Probation	CPT	VINYL	PNL	PNL	PNL	PNL	SAT	9'9		LF1	SOME RECESSED- SOME SURF. MOUNTED WM & CONDUIT EXPOSED			
103	Vault	VAT	VINYL	PNL	PNL	PNL	PNL	SAT	8'2	BARREL VAULT PLASTER	LF1 (3'0)			NO MECH.	
104	Closet	CONC. & WOOD	NONE	PLAST	BEAD BD II	BEAD BD II	PLAST	BEAD BD II	9'11- STAIR AND SOFFIT LANDING	9'11- STAIR AND SOFFIT LANDING	LF1 (3'0) BB	EXPOSED CONDUIT- WATER HEATER IN SW CORNER	CI WASTE PIPE IN NW CORNER	NONE	WATER PIPE HOSE BIBB JUST SOUTH OF DOOR. CONC FLOOR SLOPES TO FLOOR DRAIN. ACCESS UNDER STAIR. UTILITY SINK IN NE CORNER.
105	Vestibule	SV	VINYL	STOREFRONT	STOREFRONT	PNL	PNL	SAT	9'3	BEAD BD II- STAIR SOFFIT, 9'11 TO LANDING	NONE	NONE	NONE		
106	Men	CT	COVED CT	CT WAINSCOT W/ PLAST	CT WAINSCOT W/ PLAST	CT WAINSCOT W/ PLAST	CT WAINSCOT W/ PLAST	PLAST	9'10	9'10	LF1 (3'0)		FLOOR MOUNTED W.C.S, 2 URINALS, SS GANG LAV.	EXHAUST FAN IN WINDOW	
107	Mechanical	PLYWD	-	BEAD BD II	PLAST	BRICK	BEAD BD II	BEAD BD II	STAIR SOFFIT		BB	PANEL @ WEST WALL	-	2 VERTICAL UNITS	
108	Vestibule	SV	VINYL	PNL	PNL	PNL	PNL	SAT	9'3	BEAD BD II	LF1 (8'0)	RECESSED	-	LOUVERS CUT INTO EAST WALL @ MECH. CLOSET	
109	North Hall	SV	VINYL	PNL	PNL	PNL	PNL		9'3	14'4 BEAD BD II	LF1 (8'0)	RECESSED	-		
110	Tax Office	CPT	CPT	PNL	PNL	PNL	PNL	SAT	9'7	14'4 BEAD BD II	LF1 (8'0)	SURF. MTD. & RECESSED	-	-	
111	Vestibule	SV	VINYL	PNL	PNL	PNL	PNL	SAT	9'3	BEAD BD II	LF1 (8'0)	RECESSED	-		
112	East Hall	SV	VINYL	PNL	PNL	PNL	PNL	SAT	9'3	BEAD BD II	LF1 (8'0)	RECESSED	-		
113	Clerk	CPT	CPT	PNL	PNL	PNL	PNL	SAT	9'7	11'3 STEEL PLATE	LF1 (8'0)	RECESSED, CONDUCTOR INSIDE CENTER COLUMN			
114	Office	CPT	CPT	PNL	PNL	PNL	PNL	SAT	8'11	11'6 BEAD BD II	LF1 (8'0)	SURF. MTD.	-	-	WALL SAFE IN NE CORNER
115	Office	CPT	CPT	PNL	PNL	PNL	PNL	SAT	8'11	11'6 BEAD BD II	LF1 (8'0)	SURF. MTD.	-	-	
116	Vacant	CPT	CPT	PNL	PNL	PNL	PNL	SAT	8'11	11'6 BEAD BD II	LF1 (8'0)	SURF. MTD.	-	-	
117	Closet	WOOD	QTR ROUND	BEAD BD II (STAIR SOFFIT)	PLAST	PLAST	WOOD SLATS VERT.	BEAD BD II SOFFIT	9'11 (LANDING)	9'11	BB	TELEPHONE BOARD AT EAST WALL	-	-	
118	Vestibule	SV	VINYL	PNL	PNL	PNL	PNL	SAT	9'3	BEAD BD II	LF1 (8'0)	RECESSED	-		
119	Women	CT	COVED CT	CT WAINSCOT W/ PLASTER ABOVE	CT WAINSCOT W/ PLASTER ABOVE	CT WAINSCOT W/ PLASTER ABOVE	CT WAINSCOT W/ PLASTER ABOVE	SAT	9'0		LF1 (3'0)	GFCI OUTLET AT SINK	2 FLOOR MTD. W.C.S, 1 LAV.	EXHAUST FAN AT WEST WALL	
120	Vestibule	SV	VINYL	PNL	PNL	PNL	PNL	SAT	9'3	BEAD BD II	LF1 (8'0)	RECESSED	-		
121	South Hall	SV	VINYL	PNL	PNL	PNL	PNL	SAT	9'3	BEAD BD II	LF1 (8'0)	RECESSED	-		
122	Commissioners Court	CPT	VINYL	PNL	PNL	PNL	PNL	SAT	9'8	BEAD BD II	LF1				

123	County Judge	CPT	VINYL	PNL	PNL	PNL	PNL	SAT	9'7		LF1 (8'0)	RECESSED			
124	Vestibule	SV	VINYL	PNL	PNL	PNL	PNL	SAT	9'3	BEAD BD II	LF1 (8'0)	RECESSED	-		
125	West Hall	SV	VINYL	PNL	PNL	PNL	PNL	SAT	9'3	BEAD BD II	LF1 (8'0)	RECESSED	-		
201	Restroom	SV	WOOD	GYP	VERT. WOOD	GYP	GYP	SAT	8'10	11'11 BEAD BD II	BB		1 FLOOR MTD. W.C., 1 LAV.	GAS HEATER AT NW CORNER	
202	Office	CPT	WOOD	PLAST	GYP	GYP	GYP	SAT-FISSURED	9'9		LF1 (8'0)			GAS HEATER	
203	Office	CPT	WOOD	GYP	GYP	GYP	GYP	SAT-FISSURED	9'5		RECESSED 2X4 FLOUR.				
204	Adult Probation	CPT	WOOD	GYP	GYP	GYP	GYP	SAT-FISSURED	9'5		RECESSED 2X4 FLOUR.				
205	Vestibule	CPT	WOOD	GYP	GYP	GYP	GYP	SAT-FISSURED	9'5		RECESSED 2X4 FLOUR.				
206	Stair Hall	SV	VINYL	PNL	PNL	PNL	PNL	SAT-SMOOTH	8'9	12'9- BEAD BD II	LF1 (8'0)				
207	Stair Landing	SV	VINYL	PNL	PNL	PNL	PNL								
208	Vestibule	VAT	WOOD	PLAST	GYP	GYP	PLAST	SAT-FISSURED	9'5		WALL MTD FLOUR				
209	Restroom	VAT	NONE	CT WAINSCOT & GYP.	CT WAINSCOT & GYP.	CT WAINSCOT & GYP.	CT WAINSCOT & GYP.	SAT-MOIST. RESIST.	9'5		SURF. MTD. FLOUR		WALL HUNG LAV TANK TYPE WC REIDENTIAL BATH TUB		
210	Closet	VAT	QTR ROUND	GYP	GYP	GYP	GYP	SAT-MOIST. RESIST.	7'11		NONE		WATER HEATER	WH FLUE THROUGH CLNG	
211	Conference	CPT	WOOD	GYP	PLAST/GYP	PLAST	PLAST	SAT-FISSURED	9'4		LF1 (8'0)		BAR SINK AT SOUTH WALL	GAS HEATER AT NORTH WALL	
212	Judge's Reception	CPT	WOOD	GYP	GYP	GYP	GYP	SAT-FISSURED	9'5		RECESSED 2X4 FLOUR				
213	District Judge	CPT	WOOD	GYP	GYP	PNL	GYP	SAT-FISSURED	9'5		RECESSED 2X4 FLOUR				
214	Office	CPT	NONE	PLAST	PLAST/PNL	PLAST	GYP	SAT-FISSURED	9'5		LF1 (8'0)	SECURITY ALARM PANEL ON SOUTH WALL. SURF. MTD. WIRE MOLD		GAS HEATER AT SE CORNER	
215	District Clerk	CPT	CPT	NONE	PLAST	PLAST	GYP	SAT-FISSURED	9'5	12'8- BEAD BD II	LF1 (8'0)	MAJOR PANEL & DISCONNECT IN SE CORNER		WINDOW A/C UNIT	
216	District Clerk Vault	STEEL	NONE	STEEL	STEEL	STEEL	STEEL	STEEL	9'4		BB	SURF. MTD.	-	-	
217	District Courtroom	CPT	WOOD	GYP	GYP	PNL	GYP	SAT-SMOOTH	12'5	21'6- PRESSED METAL	LF1 (8'0)	RECESSED	-	GAS SPACE HEATER	2 MIC. JACKS IN FLOOR AT ATTY TABLES, MIC AT WITNESS STAND, SPEAKERS AT BACK WALL, ALL CONTROLS AT JUDGE'S BENCH
218	Stair Hall	SV	VINYL	PNL	PNL	PNL	PNL	SAT	8'9		LF1 (8'0)		-	-	FIRE HOSE/EXT CABINET AT WEST WALL
219	Stair Landing	SV	VINYL												

220	Mechanical														
221	Jury	CPT	QTR ROUND	GYP	PLAST	GYP	PLAST	SAT	9'9	21'6- DECORATIVE METAL	LF1 (8'0)	RECESSED	-	WINDOW A/C UNIT@ SE CORNER GAS SPACE HTR. @ NE	
222	Law Library	CPT	QTR ROUND	GYP	GYP	GYP	PLAST	SAT	9'9	21'6- DECORATIVE METAL	LF1 (8'0)	RECESSED			
301	Vacant	WOOD 4 1/2" SLATS	QTR ROUND	GYP	PLAST	PLAST	PLAST	BEAD BD II	8'1	8'1	NONE		CAST IRON WASTE PIPE @ EAST WALL	FLUES FROM UNITS BELOW	
302	Vacant	SHT LINOL-EUM	QTR ROUND	PLAST	PLAST	PLAST	PLAST	PRESSED METAL	7'8	7'8	BB				
303	Mechanical	WOOD	NONE	PLAST	PLAST	PLAST	PLAST	PRESSED METAL	7'8	7'8	BB	ELECTRICAL PANELS & DISCONNECT @ EAST WALL	TELEPHONE BOARD @ WEST WALL	HEAT PUMP & AHU	
304	Mechanical	WOOD	NONE	WOOD	PLAST	PLAST	PLAST	METAL & OPEN TO ATTIC	7'8	7'8	NONE				
305	Smoker's Lounge	SV	VINYL	GYP	GYP	GYP	GYP	GYP	8'0		SURF. MTD. FLOUR W/ LENS	RECESSED	FIRE HOSE/EXT CAB AT SIDEWALL	-	
306	Women	SV	VINYL	GYP	GYP	GYP	GYP	GYP	8'0		SURF. MTD. FLOUR W/ LENS	RECESSED	1 W.C. (TANK), 1 LAV	EXHAUST FAN @ CEILING	
307	Men	SV	VINYL	GYP	GYP	GYP	GYP	GYP	8'0		SURF. MTD. FLOUR W/ LENS	RECESSED	1 W.C. (TANK), 1 LAV	EXHAUST FAN @ CEILING	

VECTOR
Engineering Testing Corporation
P.O. Box 8512
2222 Sheppard Access Rd.
Wichita Falls, TX 76307
(817) 761-2284
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Condition Report
Clay County Courthouse
Henrietta, Texas
19 Sept. 1994

VECTOR
Engineering Testing Corporation
P.O. Box 8512
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Wichita Falls, TX 76307
(817) 761-2284
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Judge Bill Nobles
And County Commissioners
Clay County,
Henrietta, Texas 76365

Sept. 19, 1994

RE: Conditions Report, County Courthouse, Henrietta, Tx.

Dear Judge Nobles and Commissioners,

Pursuant to the verbal contract with Vector Engineering Testing, utilizing George Acton, P.E. and John Glover,P.E. as principals, our findings are attached.

It was a pleasure working with you on this project and if we can be of assistance in the future, please let us know.

Very truly yours,

George B. Acton

George B. Acton, P.E.
President

Atch: Reports

VECTOR
Engineering Testing Corporation
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2222 Sheppard Access Rd.
Wichita Falls, TX 76307
(817) 761-2284
FAX 761-5565

Henrietta, Texas Sept. 19, 1994
Clay County Courthouse

PURPOSE: The purpose of this operation is to inspect the courthouse for mechanical and electrical problems, plus a complete structural inspection and recommendations for correction of any problems found.

Vector Engineering Testing was selected to perform this task with John Glover P.E., doing structural details and George Acton, P.E., the mechanical and electrical.

GENERAL DISCUSSION: Over-all, the courthouse is in good condition structural and the electrical and mechanical systems are adequate.

A general clean-up of the attic is needed. There are loose boards, paper, boxes, wiring, empty beer bottles and unsafe cat-walks and ladders. Secure walk ways with handrails should be installed in conjunction with the clean-up.

MECHANICAL AND ELECTRICAL: In the 1st Floor North entrance, the extra items stored in A/C area should be removed. An electrical disconnect should be installed in enclosure to meet National Electrical Safety Code.

Elevator electrical disconnect in very good condition.

Electrical panel in Abstract room has no legend on door.

Electrical panel at East entrance is labeled, but should be revised and typed in for better identification.

Exterior main feed, there is no central cut-off or disconnect for four different feeders. (See photo Southeast)

At the same location as the main feeders, a condensate drain line (plastic) from the A/C units above is pinched by a clamp and cannot drain properly. (See photo Southeast)

3rd Floor A/C units. Electrical boxes should have blanks filled in and legends on door clarified.

Condensing unit on South Side needs disconnect near unit and control wiring needs to be in pipe with open connection at ceiling & wall in J-box. Condensate P-trap on Air Handler 3rd floor needs replacing.

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Conduit in A/C room have open J-boxes. Should be closed.

Gas Piping in many areas does not comply with current safety codes. (copper & rubber tubing)

All gas piping should be pressure checked and copper runs replaced with steel or approved plastic and approved flex connections to individual heaters installed.

To use stairwells as storage, 2 layers of 5/8" gypsum board should be installed to meet the fire code.

Very truly yours,

George B. Acton, P.E.
President

VECTOR
Engineering Testing Corporation
P.O. Box 8512
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Very truly yours,

George B. Acton, P.E.
President

John B. Glover, P.E.
Professional Engineer

1312 13th St.
Wichita Falls, TX 76301
(817) 766-6730

Henrietta, Texas
Clay County Courthouse

Basic 3 story brick and stone masonry structure is sound, however, there are some minor items that need attention. Where the natural sandstone columns have cracked open, they need to seal either with a patching epoxy grout, or in the case of those with cracks too small for grout, they can be sealed with exterior grade sealant such as thiokol or G.E. Silicone.

The wooden roof structure inside the upper dome is also basically sound and shows no signs of major deflection. Here again there are four fairly large wooden beam tie members that need steel light gage banding.

1. Short N.W. support strut for North wall needs a band on it.
2. Bottom cord of South support tie beam has horizonal split @ center line for nearly full length-needs 4 straps.
3. Southwest secondary strut @ lower truss needs two bands on it, as bottom has small split in it.
4. The East end of bottom cord of North support tie beams has 1/4" horizontal split @ east end (support bolt has moved 4" west).

The major 2 x 8 ceiling joist North/South supporting the suspended ceiling below, have at least 6 locations east of dome, where the lap splices have begun to separate. This is not a large problem, but the two boards need to be bolted back together with a couple of 3/8" bolts with washers on them. Two of the same west of Dome, need to be bolted up also. Some of these joist have 1'-4" splice lap, while others have almost 4'-0" of lap. It is those with the short splicelaps that need attention.

One main support ceiling joist (East/West) below dome catwalk, 4th one over from where catwalk crosses to Westside of large truss, needs a 2x6 bearing scab at its east end, because it is splitting on the ledge board at large truss.

Dome South upper 2x6 wall needs the 1x6 horizontal braces put back on; and the East wall also needs one at the lower portion, so that all 8 sides of the dome will have the required two for this height of wall. (Wind bracing boards).

One strut from NE roof joist to bottom cord of semi-truss down to the main East/West ceiling support joist(second one East of the East main large truss) is totally rotted out from what was once a 2 x 12 down to approximately a 2 x 4. All the adjacent members doing the same thing are just 2 x 6's, so it may not be as bad as it appears, but does need to be scabbed on to and renailed.

The internal wythe of brick work at SW corner of dome base bearing wall, needs to be replaced to raise the bottom of the 2 x 10 valley rafter back up to support the wooden roof deck. About 12 bricks at the corner of main outside wall adjacent to the NW corner of the upper elevator shaff.

There are 4 bricks loose at the East bearing wall also just to the left as you come upstairs from 3rd floor. These are not as critical as they are just anchors for the seats of ceiling joist, which are still in place.

On September 6, 1994, I crawled under the South wing of the cross configuration, thru the access hole in closet under South stairs. I found the 6th and 7th 2x14 floor joist west of crawl hole to have termite trail remains in the bottom 1 3/4" to 1 7/8" of each unit for about 5'-0" long. Termites are gone now but they left their marks under what would be approximately the center line of the South aluminum door way.

Stone foundation is in good shape-no sign of water rot in stones over to 1'-4" North of elevator pit.

Waterproofing on elevator pit perimeter is still plyable and shows no signs of leakage. The wall between this South wing and main East/West foundation varies in thickness. See enclosed sketch for this and other items discovered beneath structure including the North/South 2x14 floor joist are 16" on center everywhere, but do not line up in the North & South wings with the center portion of the building. They are off set 5" on both the smaller wings and there are short 5'-0" long pieces run at this slight angle to overcome the off set. No problem, just looks strange.

Henrietta, Texas
Clay County Courthouse
Page 3 of Structural Report:

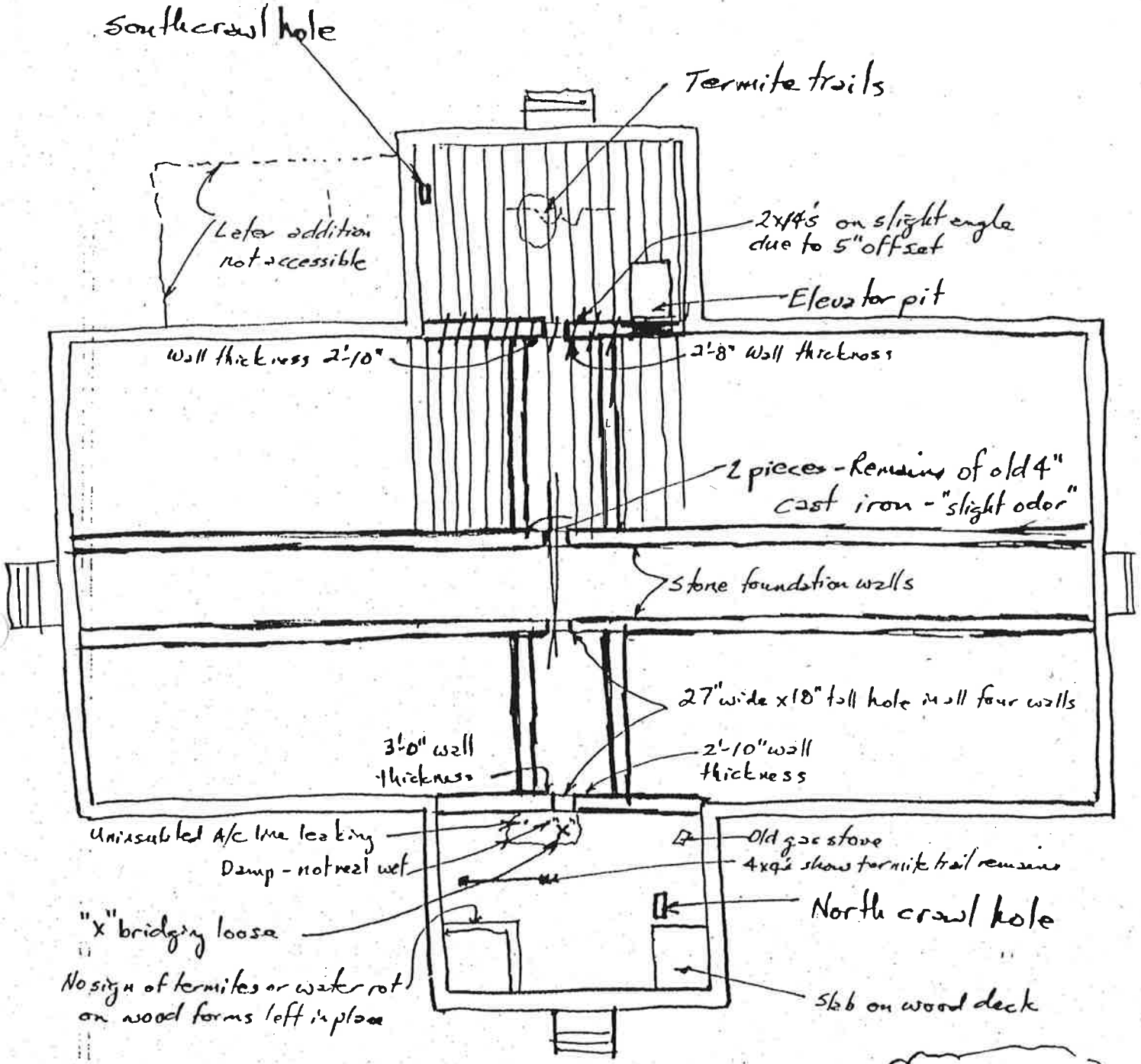
From the crawl access hole in North wing (underneath the North stairs to 2nd floor) I found a very old gas stove, the uninsulated A/C line leaking as shown in sketch and one loose "X" bridging. The concrete slab on wood deck for the old rest room @ NW corner is still in good shape and the wood forms left in place at the NE corner, show no signs of termites or water rot. However, the 2 each 4x4's plinths just south of that restroom do show termite remains; none are active now. They are so eaten up they have allowed the double 2 x 12 girder on top of them to lean to the North at the top about 1 1/4". Plinths need to be replaced, as this is what was added under the North wall of heater closet at this location. I was unable to get past the main East/West foundation walls due to the size of the crawl hole. The hole was only as shown on the sketch on both wings. I could see the two old pieces of 4" cast iron sewer line that had been replaced by the new 4" PVC running North & South at the building's approximate center line. There was a "slight odor" but not enough to cause gasing. They would require cutting into smaller pieces to get out from under building. The time spent doing this could be better spent cleaning up the attic of it's debris.

Roof was checked out on September 14 and found to be in good shape except for the missing ridge cap tile as you step out the hatch door on North side. Metal gutters are fairly clean, but it needs to be noted that they must be cleaned at least once a year.

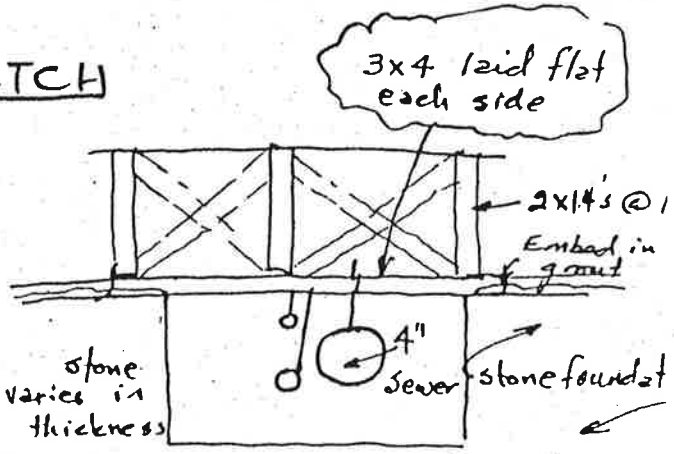
STATE OF TEXAS
JOHN B. GLOVER
31614
REGISTERED
PROFESSIONAL ENGINEER

John B. Glover

September 15, 1994

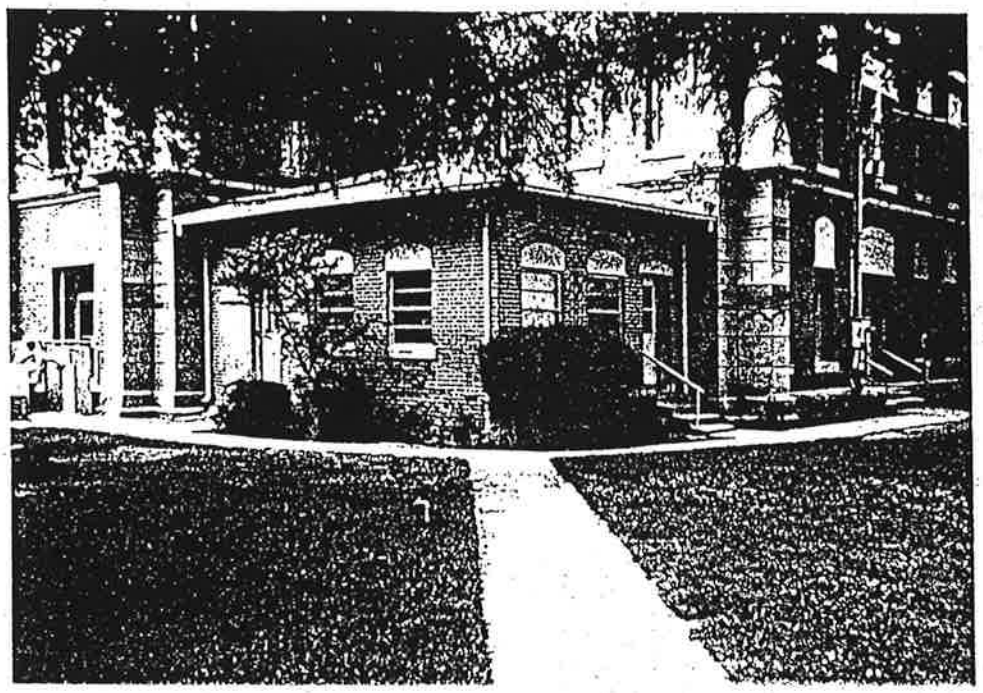


FOUNDATION PLAN SKETCH

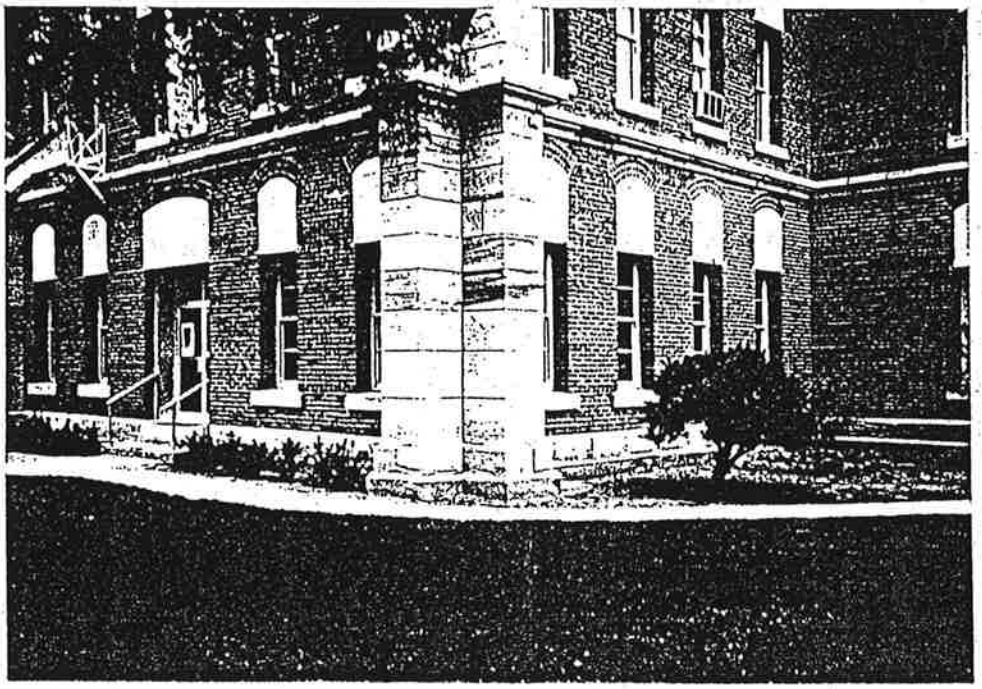


Sketch of holes in foundation

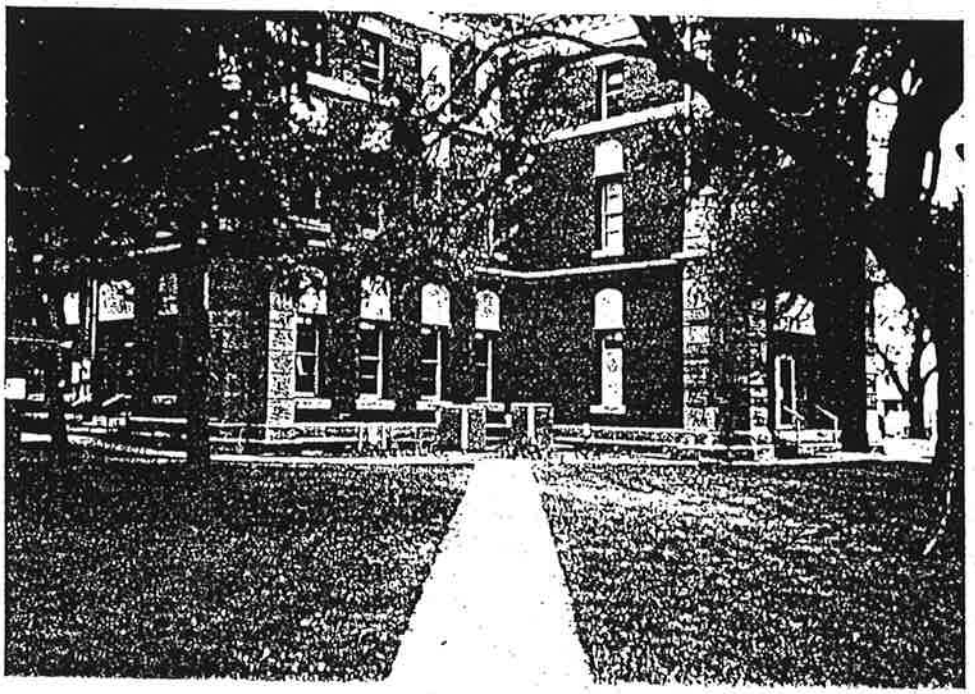
SOUTH EAST



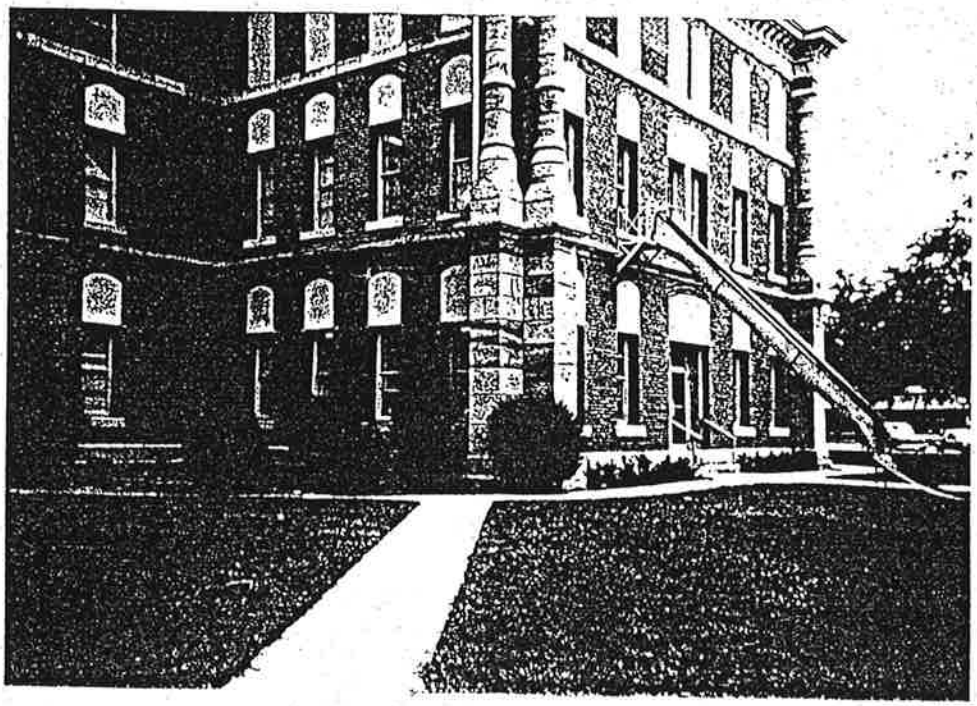
SOUTH WEST



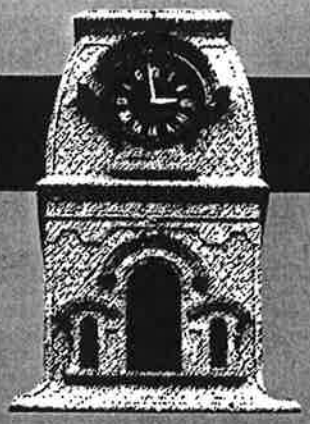
NORTH EAST

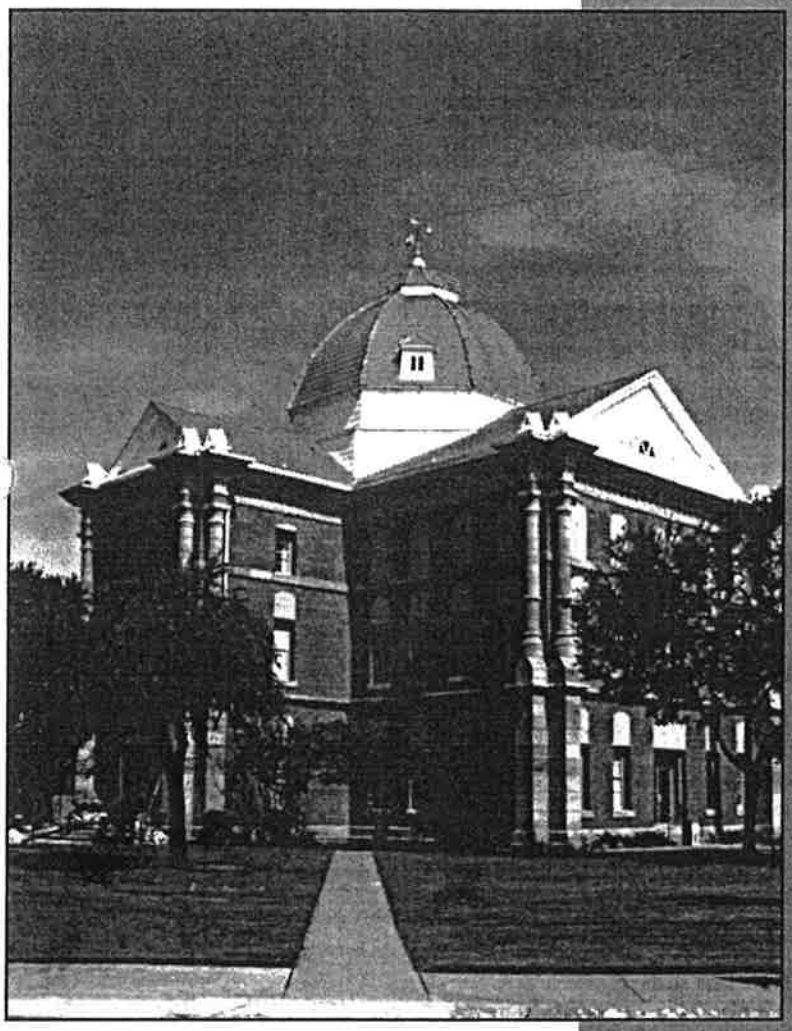


NORTH WEST



TEXAS COURTHOUSE ALLIANCE





Clay County Courthouse of 1884 *Preservation Plan*

TEXAS HISTORICAL COMMISSION
The State Agency for Historic Preservation

Division of Architecture 1998

Preservation Plan
Clay County Courthouse of 1884

Kenneth Liggett • County Judge
100 N. Bridge Strret
Henrietta, Texas 76365

Peggy Shepherd • Clay County Historical Commission Chair

The Texas Courthouse Alliance is an ISTEA funded project of the Texas Historical Commission

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Wizard Press

Introduction

Courthouse squares throughout Texas display some of the finest examples in the United States of late 19th- and early 20th-century architecture. Courthouses featuring a variety of architectural styles including Gothic, Italianate, Classical, Renaissance Revival, Romanesque and Second Empire are often the most distinctive landmarks in the county. The roots of this distinction are deeply embedded in the state's history. During the early days of the Republic of Texas, settlements formed county governments to create order and public planning. When a public square was laid out, the first permanent structure to appear was the courthouse. To many, the courthouse itself became a symbol of independent self-government, an architectural embodiment of democracy. Noted architectural historian Willard B. Robinson pointed out that elements of the architectural design, such as the symmetrical arrangement of four entrances found in many courthouses, are a reflection of the egalitarian ideals on which the government was founded.

Stylish courthouses were not just symbols of pride and justice. Historically, real estate values near the courthouse were higher than elsewhere. Images of these structures were used to attract investors or settlers. They served as a symbol of civic, social and economic viability. Courthouses became an architectural symbol of prosperity.

The building's prominent location in the public square illustrates the central role of the building in the life of the community. Originally built to represent the highest function of the county, the making and the keeping of the law, these ornate courthouses provided many other services. The nature of these additional functions of the courthouse, from the issuing of birth certificates and marriage licenses, to the lawful administration of estates of the deceased, caused the structure to be intertwined in the lives of the county residents. The role of the courthouse extended beyond its official functions. Dances, picnics, patriotic celebrations, parades, auctions, lectures, concerts, and innumerable other social events were held in or around the courthouse.

The structure of the courthouse reveals much about its role in the community. Preserving the original structure also preserves the historical and cultural story it contains. The finely carved stone, ornamental marble, wood flooring and paneling of these structures along with their extensive embellishments crafted in plaster, wrought iron, wood and stone, convey a message of pride and purpose that can not be replicated in a modern structure.

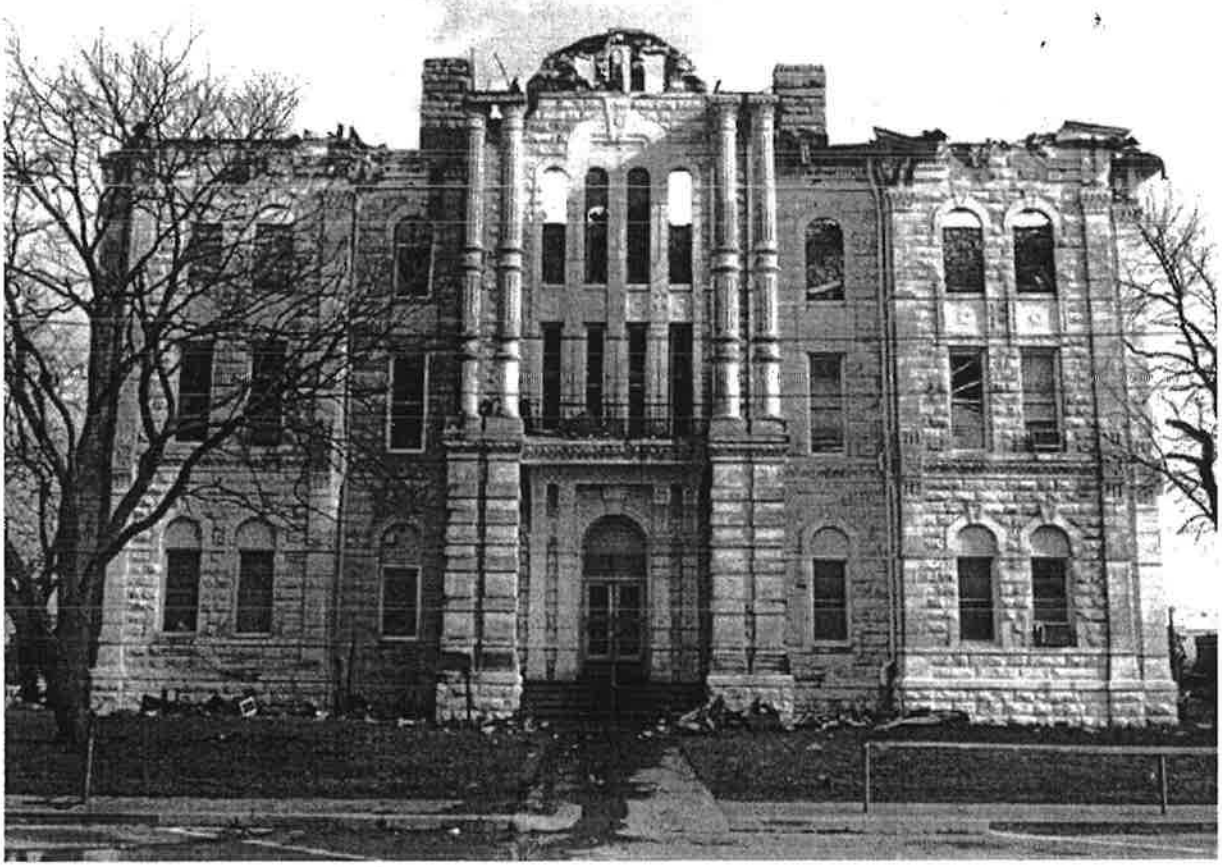
These ornate structures were also designed to be cost effective with thick masonry walls to conserve heat, large open spaces to allow for good air circulation, and tall windows and skylights that take full advantage of sunlight. Thus,

the original designs of these historic structures have economic advantages in addition to their aesthetic value and historical significance.

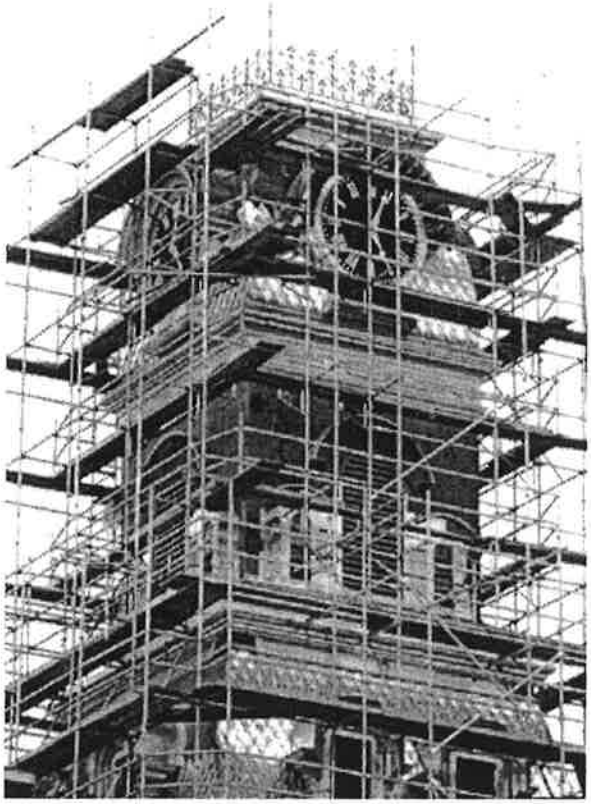
Unfortunately many of the oldest and most beautiful historic county courthouses in Texas have fallen into disrepair due to lack of adequate funding for proper building care and maintenance. Electrical wiring, heating and air conditioning, ADA compliance and other critical and necessary building elements are outdated, and even hazardous in some cases. These buildings are often vulnerable to fire, abandonment or even demolition.

A tragic example of county courthouse deterioration is the Hill County Courthouse in Hillsboro, Texas. The building was destroyed in a fire caused by outdated and decayed electrical wiring, a condition common in many historic courthouses. No original or contemporary architectural drawings existed for the building, leaving the possibilities for its restoration uncertain. To prevent such a tragedy from occurring again, the Texas Historical Commission (THC) formed an alliance of THC staff, state universities, and counties, called the Texas Courthouse Alliance. Funded by a grant from the ISTEA program of the Texas Department of Transportation, the Courthouse Alliance Project is working to recognize and eliminate potential hazards and to ensure that, in the event of another such disaster, complete historical and architectural records exist.

By developing documentation to identify and support future preservation projects at historic courthouses the project is providing assistance to county leaders in the responsible management of these resources. This information will also be used as an educational tool to promote aware-



Hill County Courthouse after New Year's Day fire, 1993. (photo from THC files)



Partially reconstructed tower at Hill County.
(photo from THC files)

ness of Texas County Courthouses and their integral relationship to the history of Texas, and to promote travel and tourism to historic courthouses.

The Texas Historical Commission's Division of Architecture selected 55 of the state's most historic county courthouses to be documented in the project. The criteria for selection included architectural significance, age, degree of threat to the building, participation by local government and existing records about the courthouse. For each courthouse selected, the Courthouse Alliance Project is assessing the current condition of the building, locating historic drawings and records and generating new documentation using advanced photographic and computer- assisted techniques.

"Old buildings are not ours. They belong, partly to those who built them, and partly to the generations of mankind who are to follow us. The dead still have their right to them. That which they have labored for...we have no right to obliterate. What we ourselves have built, we are at liberty to throw down. But what other men gave their strength, and wealth and life to accomplish, their right does not pass away with their death."

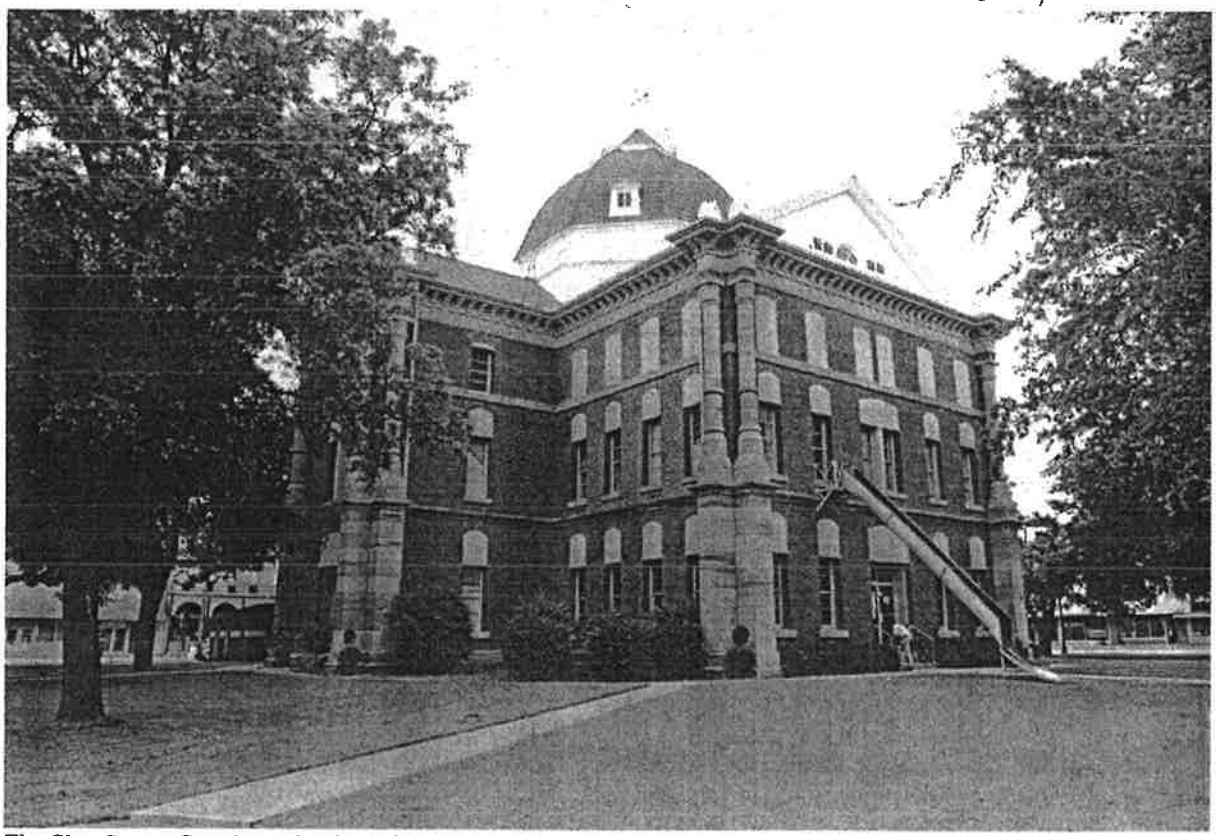
JOHN RUSKIN

Clay County History

Before European settlers came to the Clay County area, it was inhabited by the Wichita and Taovaya Indians in the mid-eighteenth century and the Lipan Apaches and Comanches in the nineteenth century. Even after the Lipan Apache and Comanche tribes had been removed to reservations in Oklahoma, they still claimed the territory and sometimes raided it. The county was officially created from Cooke County on December 24, 1857, and named for Kentucky statesman Henry Clay (Tyler, 2: 146). Citizens called the largest settlement Henrietta, purportedly for Henry Clay's wife (whose name was actually Lucretia). They finally designated Henrietta the county seat in 1860, and a small, rectangular stone courthouse was built shortly thereafter (*County Progress*, p. 6). At that time, just over 100 people had settled in the county; European settlement was slow due to the frequent conflicts and fear associated with frontier life.

In 1861, when federal troops left the area at the outbreak of the Civil War, many citizens left as well. Without the protection provided by the cavalry, many were no longer willing to stay. Some ranchers and farmers did stay, though, and the county slowly reestablished itself after the war. The county reorganized in 1873, and Cambridge became the county seat, leaving Henrietta all but abandoned. In 1882, the railroad was built through Henrietta, and the town prospered once again. The county moved the seat of government back from Cambridge to Henrietta, where it has since remained (Tyler, 2: 146-7).

The commissioners' court voted in late 1883 to advertise for plans and specifications for a courthouse. Dallas architect W. H. Wilson's plans were accepted; Mr. Tozer (first name unknown) later joined him on the project. The county awarded the construction contract to D. W. Strain, Ward Risley and A. Swinburn from Fort Worth, who had bid $34,800 for the project. A local Mason lodge leveled the cornerstone in June of 1884 (NR, p.3).



The Clay County Courthouse has been dramatically altered. The building originally had a tall central tower. Windows were altered in the 1960's. (Photo from THC files)

The Clay County Courthouse is essentially classical in form and detail with Italianate influences. It has a Greek cross plan with narrow wings projecting to the north and south and wide wings projecting to the east and west. Corridors extending through both wings of the cross provide entry from all four sides of the building. On the ground level, the east and west wings of the cross contain offices, and the north and south wings contain the stairways. The courtroom originally occupied most of the second floor (NR, p.2).

Sandstone stringcourses accent the courthouse's red brick facades. During construction, contractors substituted a pressed metal cornice for the stone cornice that was originally specified. Sandstone columns resting on tall pedestals and projecting from each of the eight corners express the second floor as a piano nobile (NR, p.2).

Originally, the building had a low-pitch hipped roof and a clock tower capped by a cupola which were finished with decorative sheet metal details. The original roof and tower have since been replaced with a gable roof and a low dome. Other alterations to the original structure include the addition of a fireproof record room in 1891 and the installation of incandescent lights in 1893. On the interior, the offices remain essentially in their original configuration. However, finishes differ greatly: paneling covers the original walls, dropped ceilings mask the original ceilings, and many window openings have been either partially filled to accommodate modern doors and windows, or filled in completely. The tall, brick, arched openings on the exterior have also been altered to accommodate modern aluminum and glass doors. Unsympathetic alterations obscure the aesthetic and historic integrity of the courthouse (NR, p.2).

The Clay County Courthouse has been an asset to both the county and the county seat, acting as a physical and symbolic center of the community. It has served the county government well and will continue to do so through proper care and careful maintenance.

Existing Conditions

Exterior

Site

The courthouse square in Henrietta is picturesque and inviting. Conditions are generally good and the site well maintained, but some maintenance and rehabilitation issues do need to be addressed.

Regular maintenance should be conducted to ensure that trees and shrubs are trimmed away from the building. Shrubs and other landscape plants near or against a building can damage it in many ways. Obviously, plants striking or rubbing against a structure can damage the surface of the stone. Plants can also damage a building, however, by holding moisture in exterior wall materials and in the soil around foundations. Such moisture can lead to deterioration from fungi and molds and, in extreme cases, may lead to uneven settling or freeze/thaw damage. In some cases new landscaping may change the drainage characteristics of the site. Planting beds can block water or divert it toward the building rather than away.

Existing landscaping should be closely monitored to determine if it is negatively affecting the drainage characteristics of the site. Planting beds between the sidewalks and the courthouse are lower than the sidewalks. During periods of rain this may trap water, causing it to pool at the base of the building. Such pooling often leads to problems with rising damp, foundation deterioration and uneven settling. Moisture problems were noted at the base of the building in the form of stone erosion, staining and settling. To reduce the risk of future deterioration the beds should be configured so water drains away from the building. In some cases, this could require the installation of in-ground drains. Watering of the landscaping adjoining the building should be kept to a minimum and any irrigation water should not be sprayed directly on or close to the foundation. Whenever changes are made to the courthouse square, efforts should be made to ensure that the grade slopes consistently away from the building's foundations.

A variety of trees on the courthouse square provide shade and a pleasant atmosphere to the square. The trees are in need of maintenance, however. Many branches are in close proximity to the courthouse and, in strong winds, may come into contact with the building. This condition has the potential to cause serious damage. Regular trimming and maintenance of the trees by a qualified arborist will not only ensure their good health, but will minimize the need for costly repairs. Similarly, shrubs and other plants around the base of the courthouse should be trimmed to ensure they are not in contact with

the walls.

Sidewalks, memorials and other fixtures on the square are in good condition. The county should avoid making any further additions to the square. Such additions will add excessive clutter, diminishing the impact and importance of existing monuments and detracting from the integrity of the square.

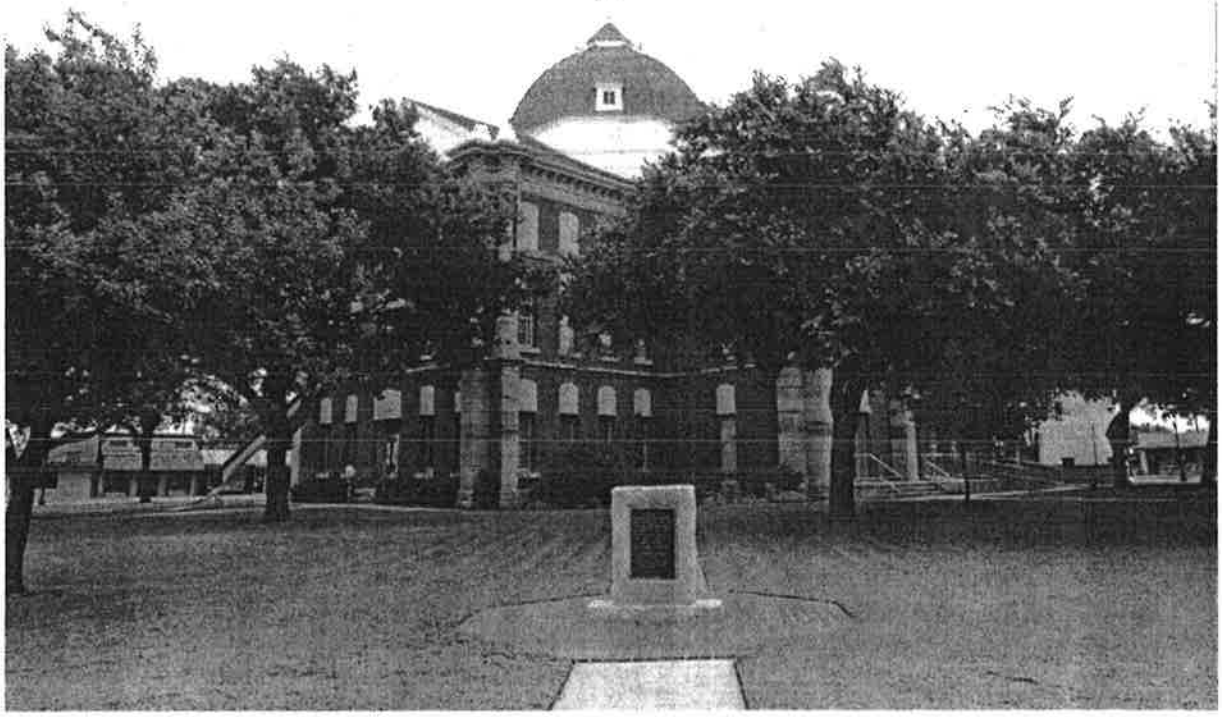
The courthouse's original stone steps have been replaced with concrete ones. These steps not only detract from the appearance of the building, they were constructed with an irregular rise-and-run pattern. This condition makes the steps a stumbling hazard and a liability to the county. In a courthouse rehabilitation, the county should return the steps the their original material and configuration.

The bandstand is suffering from problems with differential settlement. Citizens report that this is a persistent problem and that replacement of the structure is being considered. The bandstand is an important fixture on the square and is historic in its own right. It and other historic buildings on the square should be properly stabilized and repaired rather than replaced.

Exterior walls

The exterior of the courthouse is of brick construction with sandstone details including the base/water table, corner pilasters, columns, belt course, string course and sills. The building shows considrable damage from sandblasting which has led to surface erosion and some spalling. Deterioration of the courthouse's masonry, and damage to it caused by unsympathetic modifications, is fairly serious. The building should be inspected by a qualified masonry restoration specialist to determine the best approach to its stabilization and restoration.

Serious modifications to the courthouse's roofline were conducted in the 1920's. The original Mansard roof, entry pavilions and tall, central tower were removed in favor of a cross-



The courthouse square is in good condition and provides a pleasant atmosphere. (Photo from THC files)

Aluminum replacement doors detract significantly from the appearance of the building. (Photo fro THC files)

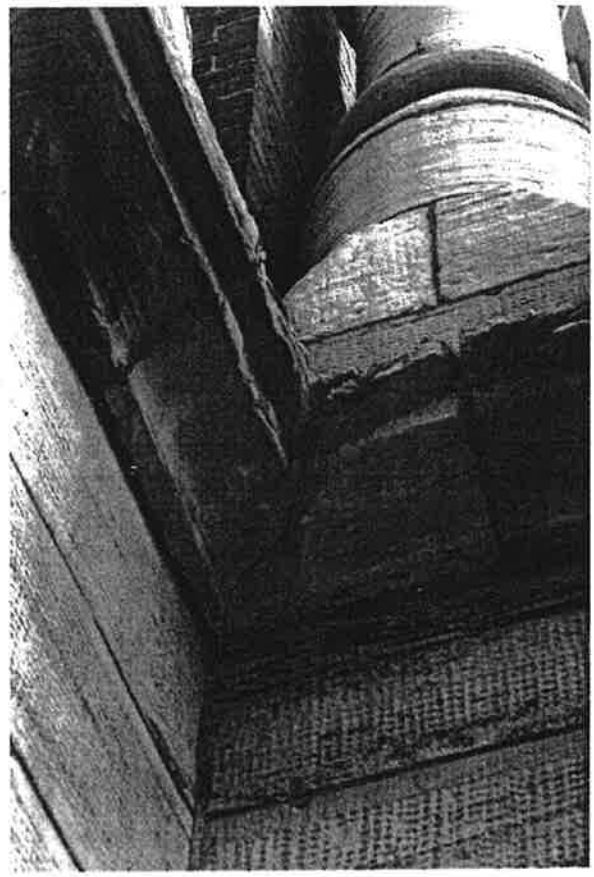
gabled roof and low dome. All elements above the roofline on the original construction have been removed. While this modification has had a detrimental effect on the building's appearance it is an important part of the building's history.

Window openings have brick arches and, unfortunately, the windows have been replaced with aluminum ones. The upper third of the windows has been infilled with CMU (concrete masonry unti) and stuccoed. Most of the third floor windows have been completely filled and stuccoed. This is terribly detrimental to the appearance of the building, and the modifications necessary for the installation of the infill were damaging to the building's masonry. Restoration of the building's original window configuration should be considered a high priority.

Crawlspace ventilation grates around the base of the courthouse have been covered with sheet metal. While the reason for this modification is unclear, it is most likely a negative change. Such grates were designed to dissipate moisture in the crawlspace by allowing a constant flow of fresh air. If moisture problems do indeed exist in the crawlspace, covering the vents may be contributing to moisture-related deterioration. The vents should be reopened and the original grates restored. If, upon inspection of the crawlspace, it is determined that the vents may remain covered and the crawlspace enclosed in a sealed climate-controlled envelope, a different approach should be taken for sealing the vents which is less detrimental to the building's appearance.

Masonry Cracking:

While the physical properties of the exterior masonry appear stable, some overall deterioration is evident. Minor structural cracks are apparent on every facade and appear most often along mortar joints and through stone sills and



Stone erosion and other forms of deterioration are evident. Previous abrasive cleaning has contributed to the problems. (Photo from THC files)

string courses. Most masonry settlement cracks occur within the first 20 years of the life of a building. While it is likely that these cracks are not part of active structural problems, they should be monitored for any sign that they are increasing in number or size.

Cracks in masonry walls are not just signs of structural stress in a building. Large cracks will allow significant moisture into a building's walls. Moisture that enters a wall through a crack can not only damage interior finishes such as paint, plaster and wood trim, but can also slowly decompose the masonry itself through capillary action. Existing cracks should be repaired by filling them with a soft, lime-based mortar which is sympathetic to the existing masonry.

Surface-Mounted Conduits and Pipes:

Conduits and pipes are mounted on some exterior wall surfaces. To allow for easier installation, workers have done considerable damage to the stone and brick. This problem is perhaps best illustrated on the east side where large sections of stone have been smashed to allow for the passage of conduits. Surface mounted utilities are unsightly and may cause additional masonry damage if they are attached with corrosive fasteners. The mounting of such utilities on exterior walls should be avoided. Wherever possible, wiring conduits, condensate tubes, freon lines and other system supports should be reconfigured to minimize their impact on the building.

A myriad of detrimental changes exist on the building exterior, including aluminum doors and windows that do not fit original openings, surface mounted conduits, and damaging alterations to the masonry.
(Photo from THC files)

Corroding Metal:

Metal near or in contact with masonry often causes staining. Rain and other moisture sources carry oxidization on the surface of the metal across the surface of the stone and brick leaving unsightly deposits. Metal staining on the Clay County courthouse is being caused by the corrosion of steel and iron components such as downspouts, decorative metalwork, embedded pins and pipes. Necessary components need to be painted and maintained so that further corrosion and staining does not occur. Iron stains on acid-sensitive masonry can be removed using ammonium oxalate.

Around the building, there are miscellaneous metal spikes and pins partially imbedded into the masonry and mortar with the exposed metal creating some corrosive deposits. As the metal corrodes, it can expand with enough force to fragment the masonry, at worst, or leave corrosive stains on the stone, at a minimum. Consequently, all spikes and pins should be removed. Where the insertion of spikes is deemed absolutely necessary, for the attachment of downspout support straps, for example, non-corrosive fasteners should be used. Holes in the masonry surface left by the removal of pins or from other penetrations should be filled with a mortar as similar in composition to that of the stone as possible. Embedding fasteners into the stone for the attachment of Christmas lighting should be avoided entirely.

Objects which must be fastened to the building should be applied with non-corrosive fasteners.
(Photo from THC files)

Natural Deposits:

Molds and fungi are active in some areas, but are not particularly pronounced at this time. The county should watch for instances of heavy biological growth, as they are usually caused by high concentrations of moisture. When large amounts of growth are noticed, affected areas should be inspected for possible causes such as vegetation in close contact with the building, malfunctioning or leaking downspouts, or improperly placed condensation tubes. Possible causes should be eliminated and the masonry cleaned.

Heavy growths of lichens, algae, and fungi should be removed from the masonry. Lichens, in particular, tend to encourage deterioration through the production of oxalic acid. Lichens and algae can usually be removed with water and a stiff natural bristle brush. Mildew is most effectively removed with diluted ammonia, bleach, or hydrogen peroxide. Regardless of the cleaning agent used, all traces must be removed from the masonry surfaces following treatment to ensure that no residue remains.

Mortar:

The mortar in historic buildings is most often a soft, lime-based mortar. Unfortunately, when repairs are undertaken, contractors often use contemporary mortar mixtures that contain Portland cement. Portland cement mortars are very strong—stronger than the historic masonry in many cases. Historic masonry walls are designed so the comparatively flexible mortar will absorb stresses and building movement. When Portland cement is used instead of a softer lime based mixture, the masonry will crack instead of the mortar. It is much easier to replace or repair mortar joints than to replace stone or bricks. Mortar on masonry buildings is not designed to be permanent and maintenance free. Building owners should expect to perform spot repairs to the mortar as needed and to conduct extensive repointing every 50 to 100 years depending on mortar composition and climatic conditions.

Mortar joints on the Clay County Courthouse are deteriorated in many areas and need repointing. The building should be inspected by a qualified mason to determine if the entire building should be repointed or if spot treatment is an adequate approach. When repairing or repointing the masonry care should be taken to assure that the new mortar matches the historic

The Texas Historical Commission does not recommend using any sealer treatments on masonry. While certain products under the correct conditions may help to protect masonry, the majority of the time the treatment leads to more extensive damage than untreated stone would be subjected to. Sealers do repel moisture from the exterior, but they also prevent the unavoidable moisture in the walls from escaping naturally. The application of sealant to masonry also commits the building's owners to frequent and expensive re-applications.

mortar in composition, color, texture and tooling.

In many areas it appears that cracks in the masonry have been repaired with a mortar high in Portland cement. The mortar in these areas is an incompatible gray color, typical of standard gray Portland cement that draws undue attention to the repairs. Not only can this be visually distracting, but it can also indicate that the mortar is too hard or is stronger than the stone. This may cause the mortar to separate from the stone, or cause stone breakage near the joint. Incompatible mortar should be removed and repairs made using Type II non-staining white Portland cement, lime, and well-graded local sand.

Repointing is the process of replacing the mortar in masonry joints. This process requires cutting or scraping the old mortar and refilling the joint with a compatible new mortar mixture. The new mortar is then tooled into the appropriate shape.

The Texas Historical Commission and the National Park Service do not recommend the use of sandblasting for cleaning historic masonry. This process irreparably damages masonry and wood by removing the protective outer skin of the material, exposing softer and more absorbent internal matter that is more prone to accelerated deterioration.

Metalwork

The cornice of the Clay County Courthouse is constructed of pressed metal components attached to a wood frame structure. The courthouse's metal elements are in fair condition but are in need of repair. There is some minor staining on the metal and on masonry walls below the cornice indicating rust or other deterioration, and many pressed metal components are separating from each other. Pressed metal cornices and other decorative elements were usually constructed with soldered seams. The continued expansion and contraction of metal components often cause these seams to separate. Such separations can lead to deterioration by letting water into the cornice where it can corrode the metal from within or damage the wood structure. In other cases, parts of the metalwork may detach entirely. Separations are evident throughout the building. The metalwork should be inspected and damaged seams repaired by a qualified metal craftsman.

Paint on the courthouse's metal cornice, lintels, and dormers is in fair condition. There are some indications however, that the metal was not entirely stripped of all peeling or loose paint before being repainted. For this reason, repainting may be necessary relatively soon. When repainting is performed, the failing paint should be completely removed with a wire brush, metal surfaces cleaned and primed with a high quality metal primer, and the surfaces repainted. When paint removal is undertaken, the county should take the added step of analyzing the paint layers in an effort to determine the most accurate match possible to the buildings original colors. All repairs to the courthouse's metal roof and trim should be conducted under the supervision of a qualified architect and/or contractor and under the review of the Texas Historical Commission.

Roof

The existing gable roof and dome of the Clay County Courthouse are covered in red, mineral-based shingles. The shingles appear to be in good condition and roof leaks were not determined to be an active problem. The roof should be regularly inspected for deterioration and displaced shingles and necessary repairs made. Foot traffic on the roof should be kept to a minimum due to the delicate nature of the shingles. It is very possible that the roofing material contains asbestos. When replacement becomes necessary, the shingles should be tested and, if required, asbestos abatement procedures followed. Siding

Windows that have been completely enclosed should be restored. (Photo from THC files)

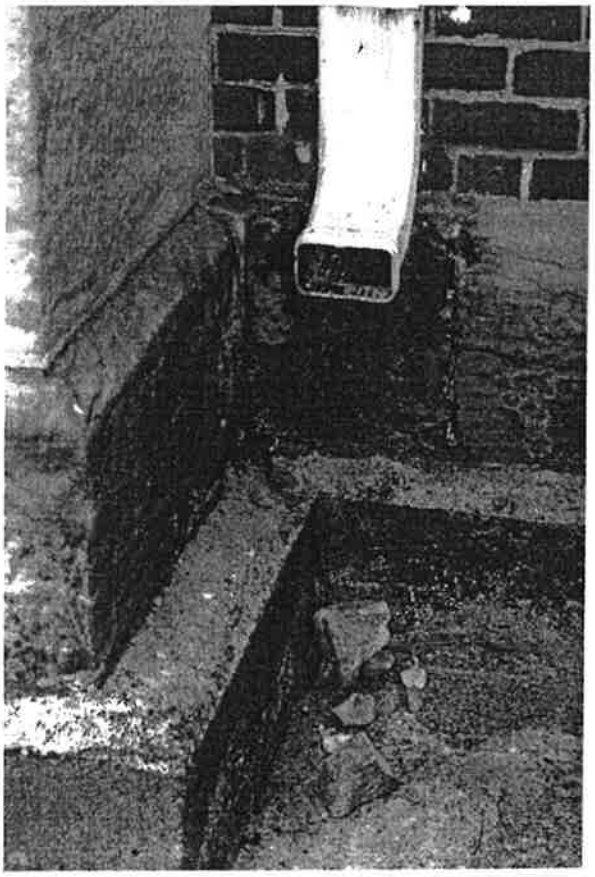
on the gable ends and cladding on the tower are of similar composition and should be treated accordingly. Roof replacement materials should be compatible with the building's 1920's modifications and efforts should be made to determine the type of roofing utilized during those renovations.

The small addition on the southeast side of the courthouse and the matching maintenance shed have red Spanish tile roofs. These roofs seem to be in good condition with two exceptions. First, one section of roofing on the addition has been replaced with incompatible roll roofing. Such replacements should be avoided in the future in favor of matching tile. Second, flashing where the addition meets the courthouse is either improperly installed or deteriorated. This condition has led to water damage on the eaves of the addition. The flashing and adjoining wood structure should be properly repaired.

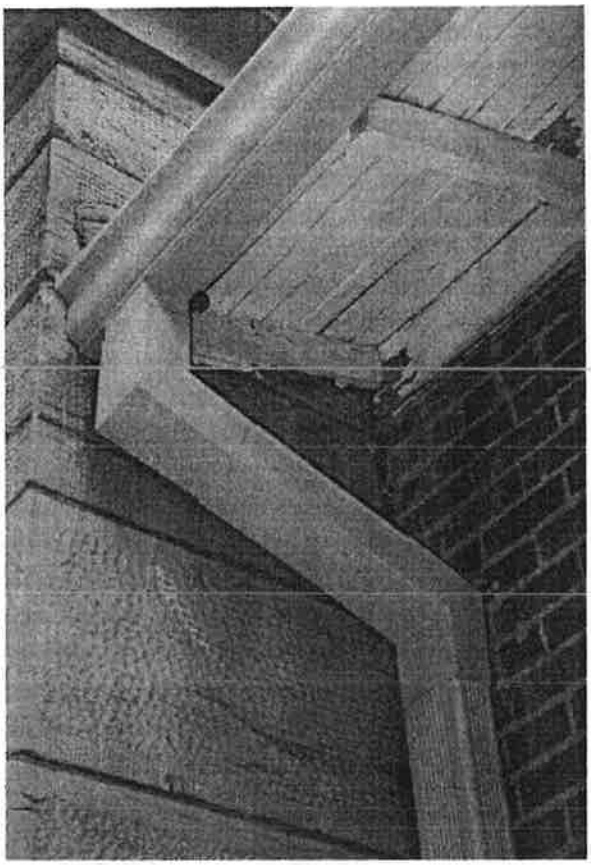
Gutters and Downspouts

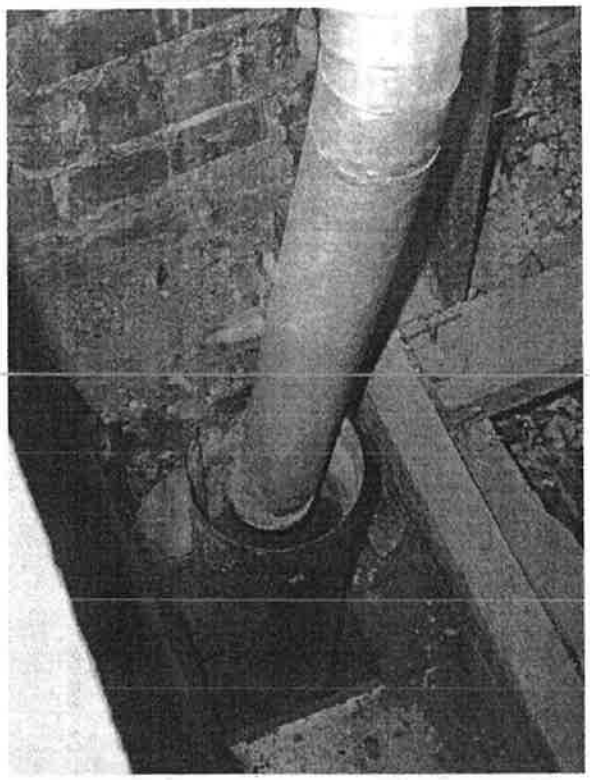
The courthouse's sheet metal gutters were originally inlaid in the building's cornice. Inlaid gutters on historic buildings require special attention. When leaks occur in damaged or deteriorated inlaid gutters, water is often directed into the cornice or building interiors. To solve this problem, at some point the gutters were covered and smaller external gutters installed on top. These newer gutters are poorly configured and undersized. It is unlikely that the gutters are adequate during periods of heavy rain.

Visual inspection of the gutters suggested that overflow from the newer courthouse gutters is pooling above the original gutters and that water is eventually finding its way into the building's original internal downspouts. Attic connections for these downspouts are still visible and building occupants report that they hear water draining down them during times of rain. The original downspouts were probably config-



Downspouts should be configured to direct water away the building. (Photo from THC files)





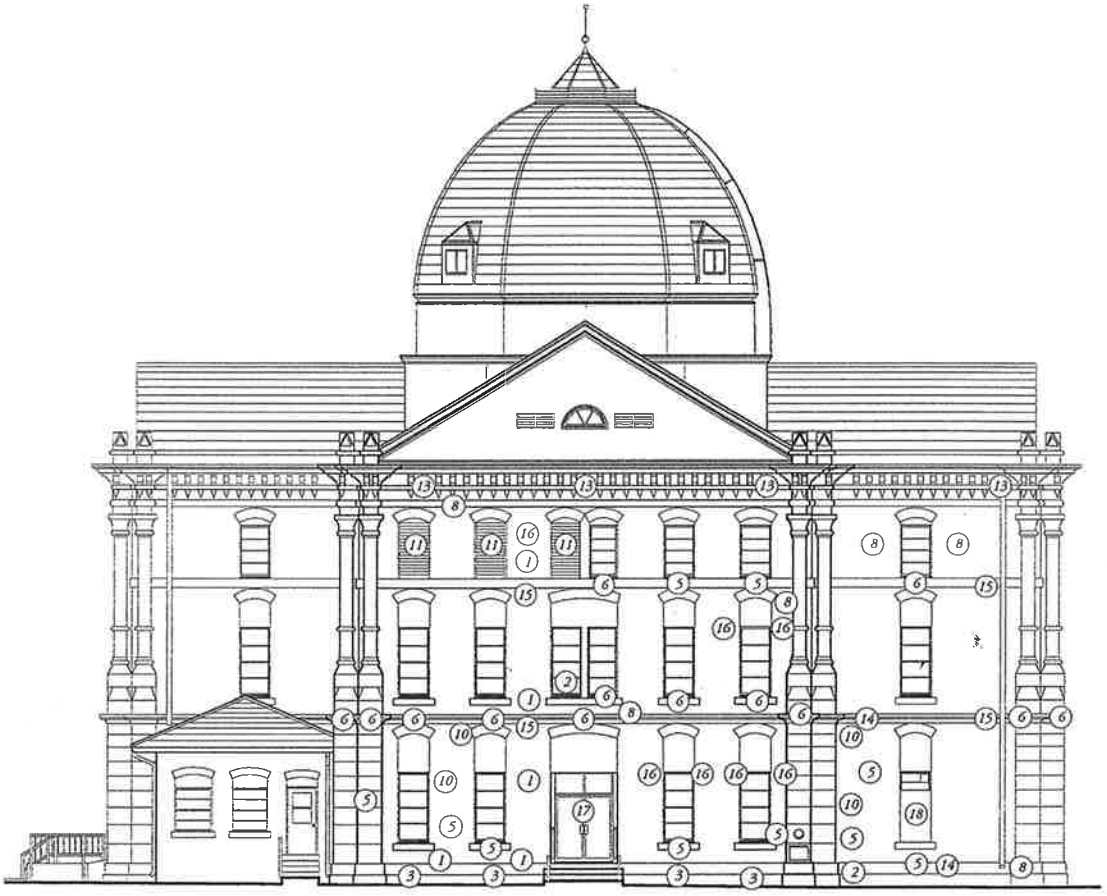
Roof and flashing deterioration have damaged the soffit of the addition (left). Internal downspouts are still connected and can be seen in the attic (above). The termination of these downspouts at ground level should be investigated. (Photos from THC files)

ured inside the walls and leading to an underground drainage system, like those at the Red River County Courthouse. The destination of water entering the old downspouts is unknown. The existing downspouts which drain the newer gutters are externally mounted.

The building's externally mounted downspouts are a source of concern. They are not of adequate size to service the building's large roof. In addition, they terminate well above the surface of the ground and directly at the base of the building. During periods of heavy rain, this contributes to moisture and drainage problems on the site and may lead to deterioration in the form of rising damp, masonry degradation, staining, and differential settling. Rainwater should be directed away from the courthouse's foundation by ensuring that downspouts are connected to an underground drainage system or, at the very least, terminate at ground level where the water is deposited on splash blocks that direct the water well away from the building. Further moisture control could be provided, if necessary, by the installation of a French-type drainage system.

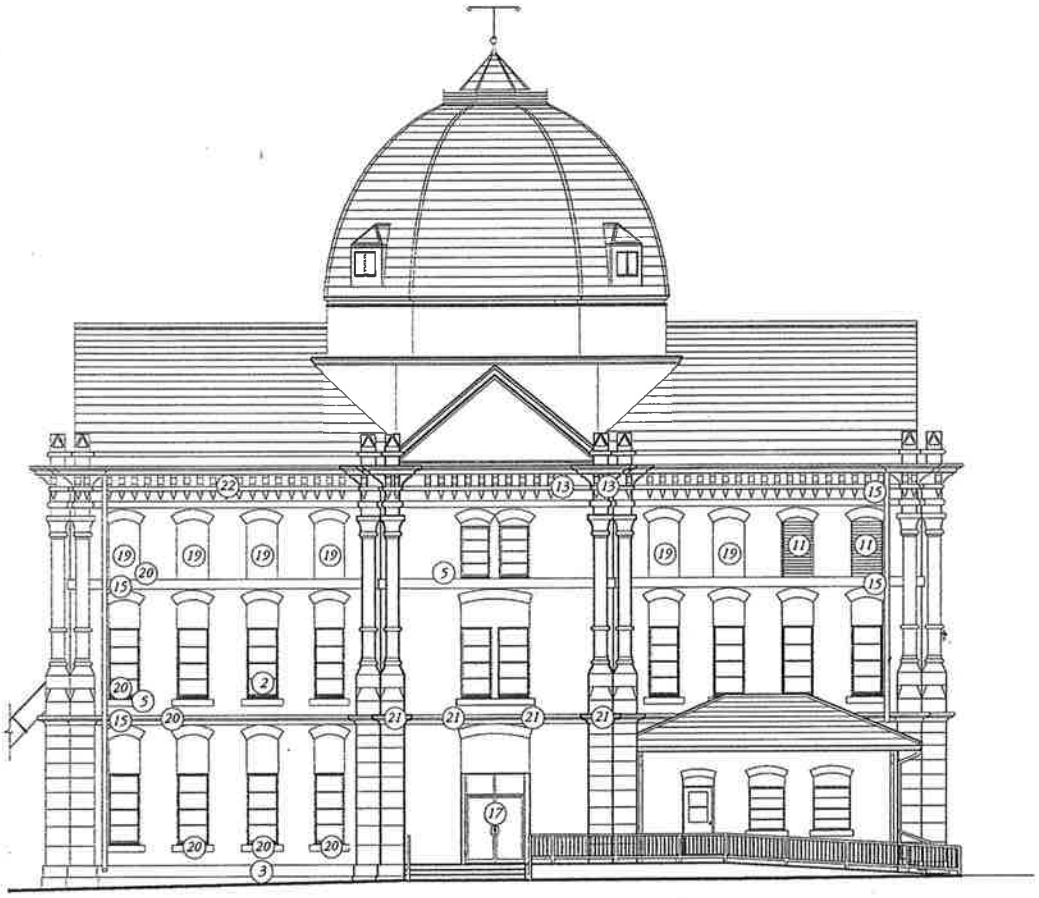
The entire roof drainage system should be evaluated by a qualified roofing expert to determine if reconfiguration of the system is needed. In the meantime, the gutters and downspouts should be regularly inspected for blockages and other deterioration and necessary maintenance conducted.

1. Pipe or conduit attached to the wall surface.
2. Air conditioning window unit.
3. Crawlspace vent is covered by metal.
4. Masonry spalling.
5. Masonry cracking.
6. Masonry deterioration from erosion.
7. Repointing necessary in this area.
8. Incompatible mortar in this area.
9. Masonry staining.
10. Metal pins or obsolete electrical connectors in masonry.
11. Window replaced with metal louvers.
12. Vegetation in contact with the building.
13. Paint failure in this area.
14. Biological growth on the masonry.
15. Masonry damaged for downspout, conduit or fire escape.
16. Masonry removed from this area.
17. Original doors replaced with aluminum and glass doors.
18. Window painted over or otherwise obstructed.
19. Window replaced with concrete block.
20. Improper masonry patch.
21. Stone delamination.
22. Metal in this area requires solder.



East Elevation

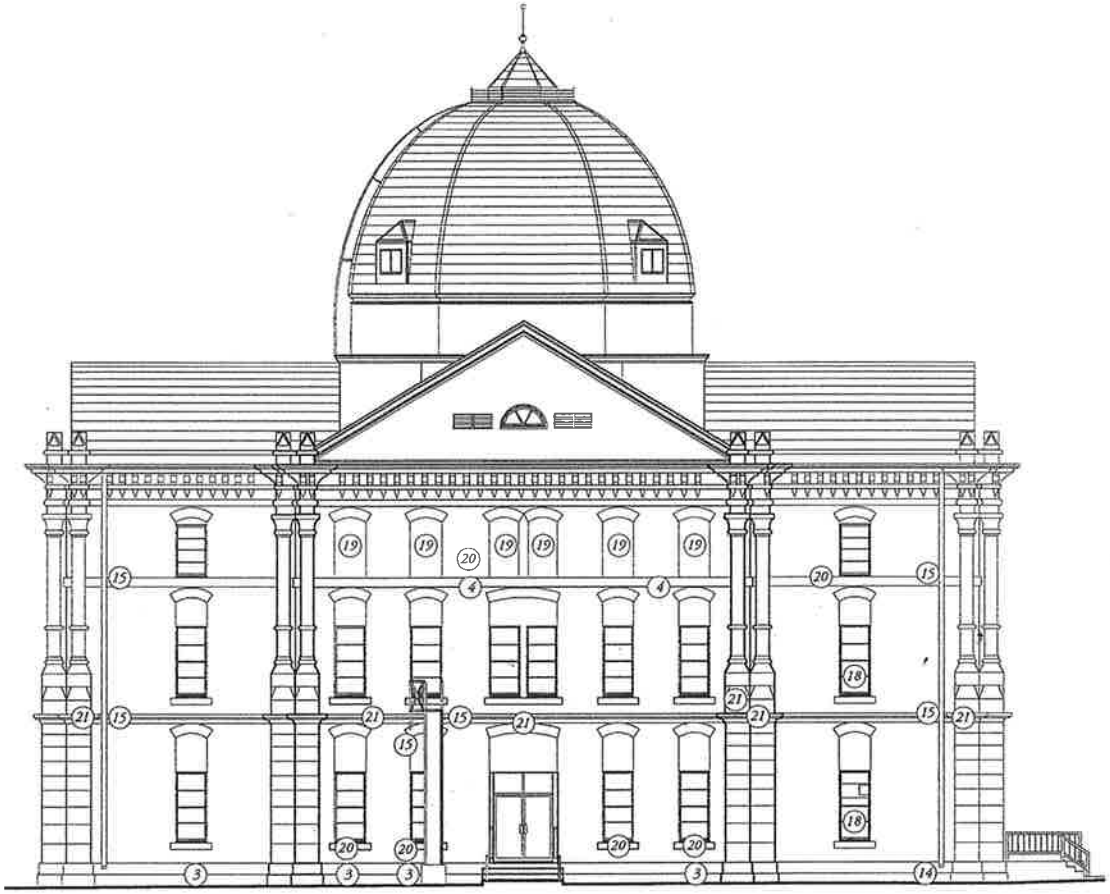
① Pipe or conduit attached to the wall surface.
② Air conditioning window unit.
③ Crawlspace vent is covered by metal.
④ Masonry spalling.
⑤ Masonry cracking.
⑥ Masonry deterioration from erosion.
⑦ Repointing necessary in this area.
⑧ Incompatible mortar in this area.
⑨ Masonry staining.
⑩ Metal pins or obsolete electrical connectors in masonry.
⑪ Window replaced with metal louvers.
⑫ Vegetation in contact with the building.
⑬ Paint failure in this area.
⑭ Biological growth on the masonry.
⑮ Masonry damaged for downspout, conduit or fire escape.
⑯ Masonry removed from this area.
⑰ Original doors replaced with aluminum and glass doors.
⑱ Window painted over or otherwise obstructed.
⑲ Window replaced with concrete block.
⑳ Improper masonry patch.
㉑ Stone delamination.
㉒ Metal in this area requires solder.



South Elevation

5 0 5 15
Scale in Feet

① Pipe or conduit attached to the wall surface.
② Air conditioning window unit.
③ Crawlspace vent is covered by metal.
④ Masonry spalling.
⑤ Masonry cracking.
⑥ Masonry deterioration from erosion.
⑦ Repointing necessary in this area.
⑧ Incompatible mortar in this area.
⑨ Masonry staining.
⑩ Metal pins or obsolete electrical connectors in masonry.
⑪ Window replaced with metal louvers.
⑫ Vegetation in contact with the building.
⑬ Paint failure in this area.
⑭ Biological growth on the masonry.
⑮ Masonry damaged for downspout, conduit or fire escape.
⑯ Masonry removed from this area.
⑰ Original doors replaced with aluminum and glass doors.
⑱ Window painted over or otherwise obstructed.
⑲ Window replaced with concrete block.
⑳ Improper masonry patch.
㉑ Stone delamination.
㉒ Metal in this area requires solder.



West Elevation

① Pipe or conduit attached to the wall surface.
② Air conditioning window unit.
③ Crawlspace vent is covered by metal.
④ Masonry spalling.
⑤ Masonry cracking.
⑥ Masonry deterioration from erosion.
⑦ Repointing necessary in this area.
⑧ Incompatible mortar in this area.
⑨ Masonry staining.
⑩ Metal pins or obsolete electrical connectors in masonry.
⑪ Window replaced with metal louvers.
⑫ Vegetation in contact with the building.
⑬ Paint failure in this area.
⑭ Biological growth on the masonry.
⑮ Masonry damaged for downspout, conduit or fire escape.
⑯ Masonry removed from this area.
⑰ Original doors replaced with aluminum and glass doors.
⑱ Window painted over or otherwise obstructed.
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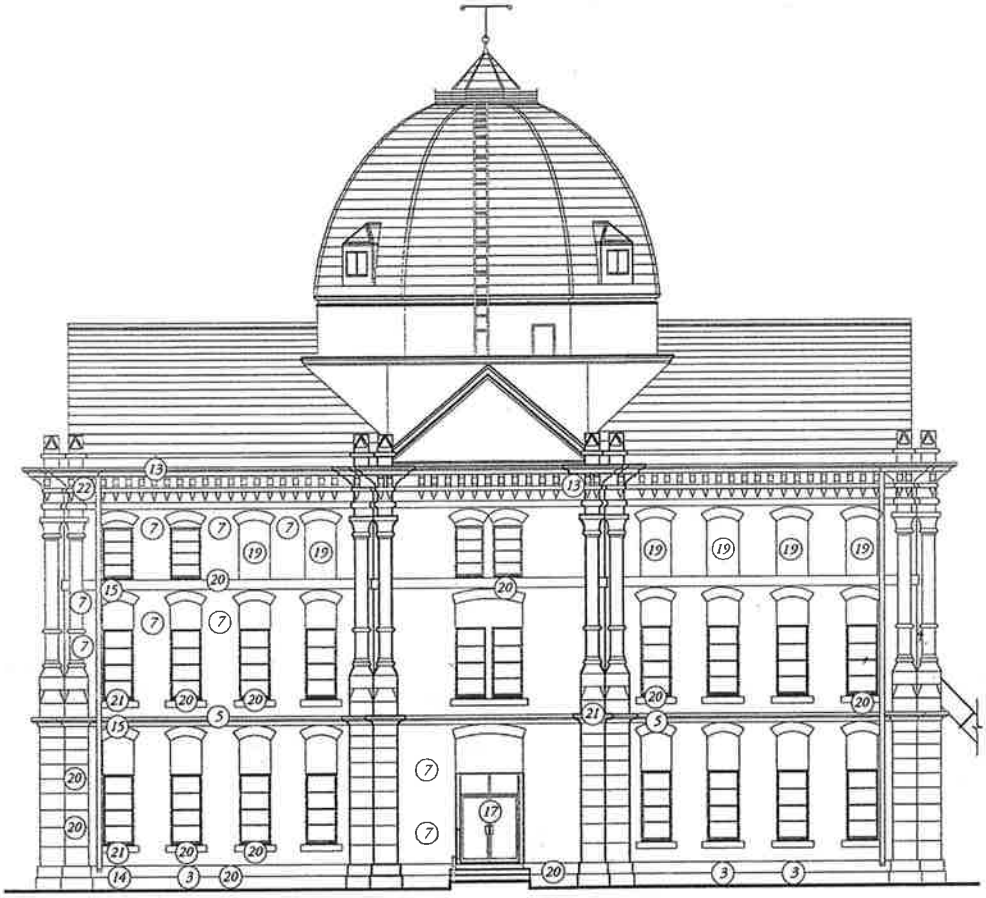


North Elevation

5 0 5 15
Scale in Feet

Interior

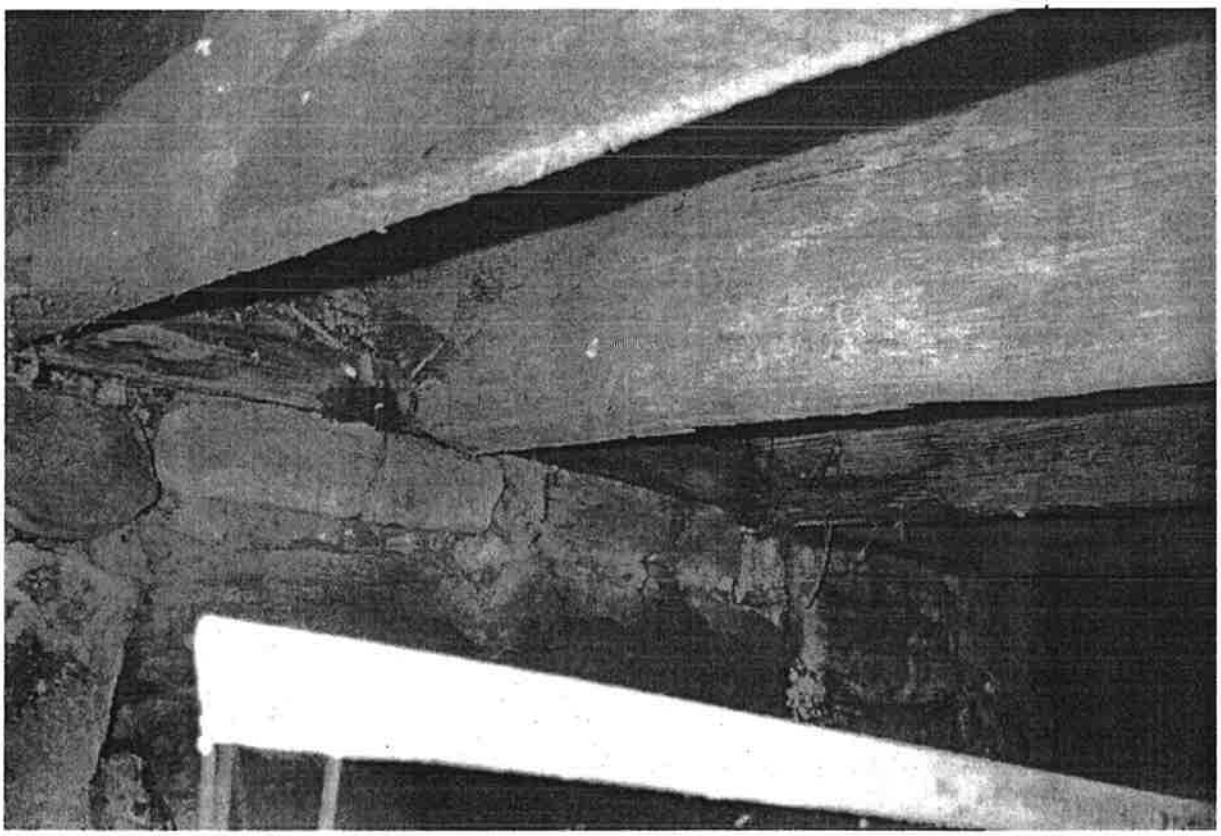
Crawlspace

The crawlspace of the courthouse was not easily accessible, but a limited visual inspection was conducted. The foundation walls of the Clay County Courthouse are of rubble stone construction and parallel the interior walls in most respects. Ventilation was provided by a series of iron grated vents, now covered, around the base of the building. Additional openings within the crawlspace provide cross ventilation, maintenance access to most areas, and chases for mechanical systems. The foundation walls support the building's 2"x12" wood joists.

The most obvious deterioration problem in the crawlspace is moisture. The ground is wet, walls are moist and show signs of staining, and wood joists and bearing plates exhibit signs of present and previous moisture. The cause of this moisture is unknown. Contributing factors may include, but are not limited to, poor site drainage, ground water, leaks in old internal downspouts, condensation resulting from climate control systems, and plumbing leaks.

While a full inspection of the crawlspace was not possible, courthouse buildings of this period exhibit typical forms of deterioration, many of which are probably present in the Clay County crawlspace. For example, foundation walls are commonly damaged to allow for the passage of modern utilities. Such damage undermines the structural stability of the floors and walls above. In addition, settling problems are often temporarily shored-up with wood posts resting directly on the ground: a condition promoting termite infiltration.

The foundation walls and wood structure in the crawlspace should be examined and evaluated by an architect and a structural engineer to determine their condition. At least one permanent and convenient access point should be installed within the building in an inconspicuous location to allow regular inspection of the



Moisture problems are evident in the crawlspace. The condition of wood structures should be further investigated to determine the extent of the damage. (Photo from THC files)

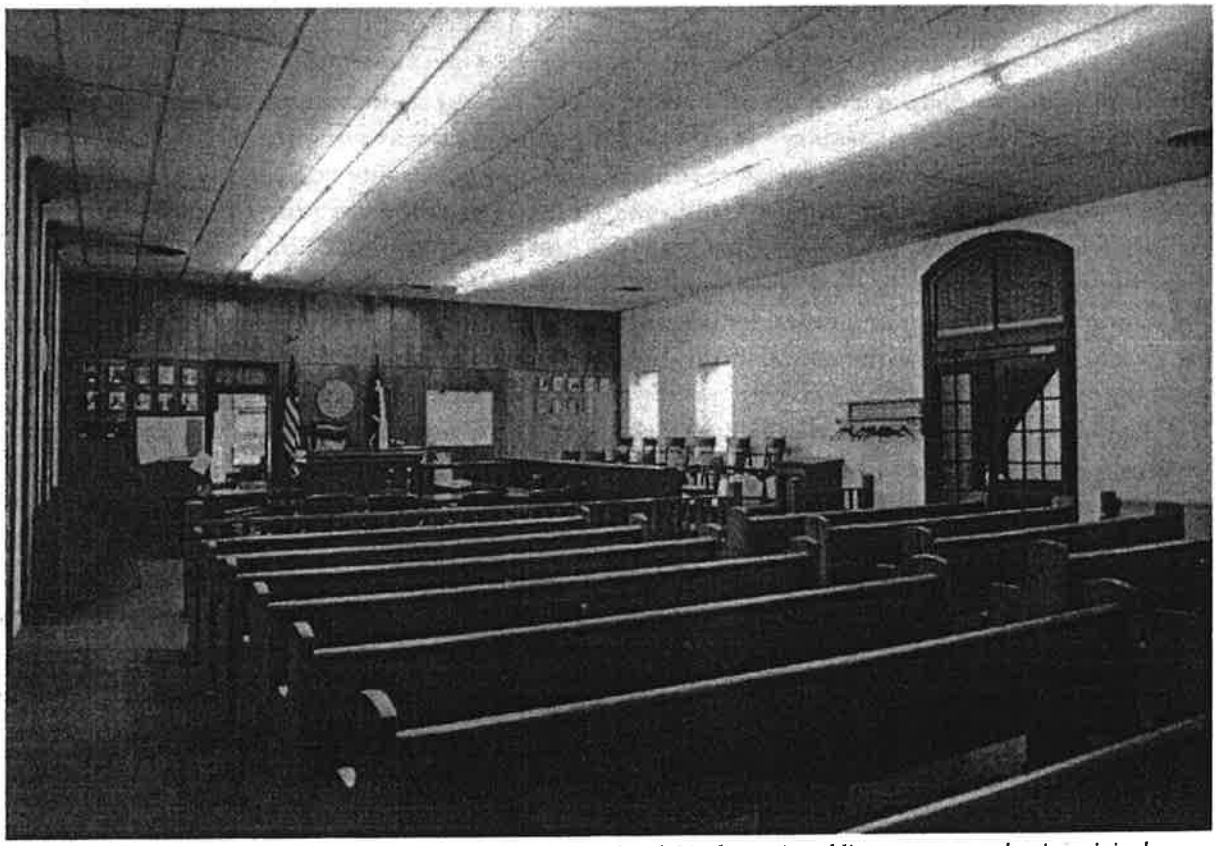
crawlspace. Any adverse conditions, such as abandoned or unsecured systems, debris, and wood-to-ground contact should be eliminated.

Interior rooms

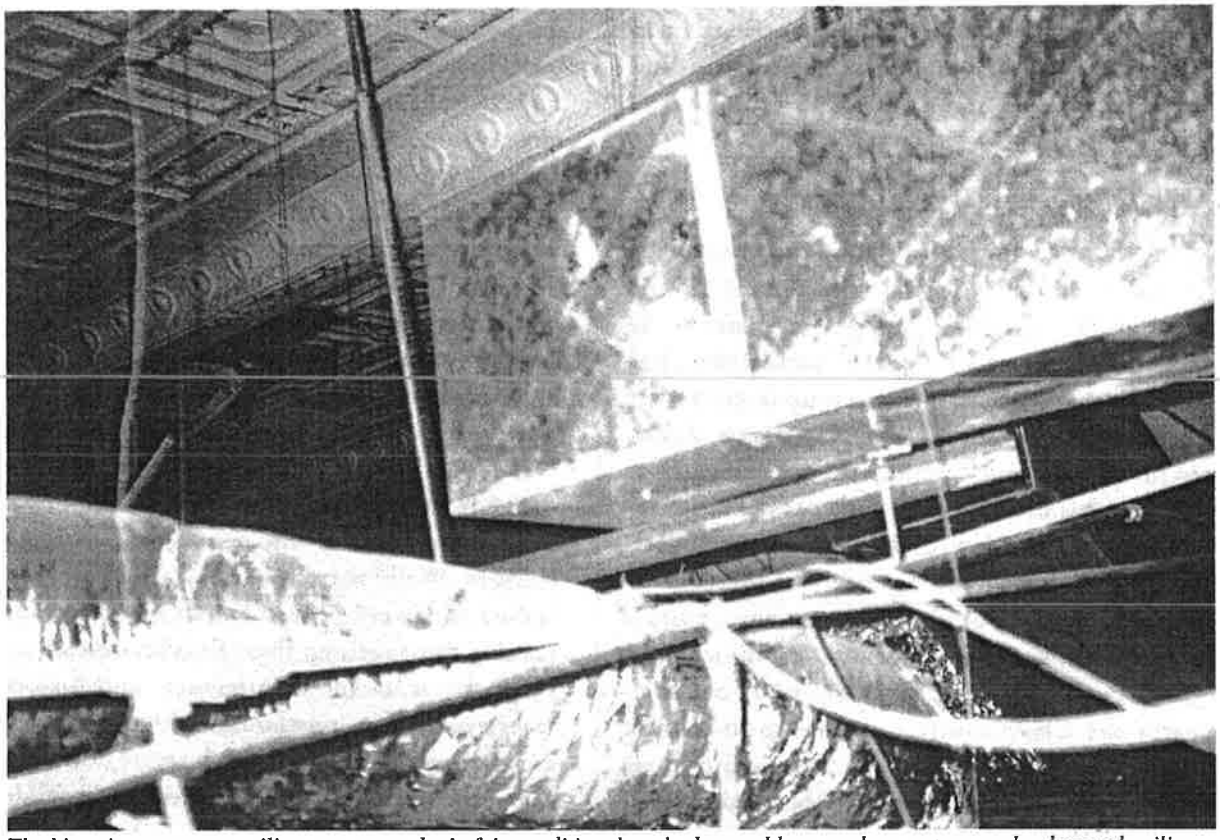
Conditions on the interior of the courthouse are mixed. Although old staining and water damage were noted, the building now appears to be weather-tight and in stable condition. The courthouse's systems have been updated but are in need of inspection and maintenance. Architecturally, the historic integrity of the courthouse interior has been severely compromised.

Defining architectural features in the courthouse have been almost entirely obliterated. In fact, most areas of the building have quite a modern appearance. The extent of the changes to the building are most apparent when one compares the Clay County Courthouse to its near twin in Red River County. While many of these changes are reversible as they only conceal original details, many others are far more permanent. The courthouse's fine double staircases, for example, have been partially removed to make room for restrooms, closets and an elevator. Should a restoration project be undertaken an extensive feasibility study will be required to determine the extent to which historical details might be reconstructed. Efforts should be made on a local level to seek out and retrieve missing courthouse elements including furnishings, wood finishes and hardware.

Dropped ceilings and modern floor and wall coverings exist throughout the building, obscuring almost all of the courthouse's original finishes. While these modern finishes were installed in a very craftsmanlike manner, most notably the paneling, these finishes detract significantly from the architectural and historic integrity of the courthouse. Modern finishes are not just inappropriate to historic buildings; they often obscure important architectural de-



Dramatic changes tot he District Courtroom should be reversed and this dramatic public space restored to its original grandeur. (Photo from THC files)



The historic courtroom ceiling appears to be in fair condition though obscured by a modern systems and a dropped ceiling. (Photo from THC files)

tails, like windows and door transoms, and in some cases, leave these elements inoperable. Dropped ceilings and modern wall coverings such as wood paneling hide original walls and ceilings from view, concealing maintenance and deterioration problems. For this reason, walls in the courthouse could not be properly inspected for deterioration such as moisture damage and cracking.

The building's ceilings were originally beaded board. Later, pressed metal ceilings were added to some of the more important public rooms. Most of these ceilings survive behind the existing acoustical tile. During a courthouse rehabilitation, dropped ceilings should be eliminated wherever possible. Where a dropped ceiling is determined to be absolutely necessary, it should be installed utilizing materials which are compatible with the building's original interior finishes. Dropped ceilings should not obscure the upper portion of doors, windows and other significant architectural elements. By utilizing more traditional types of light fixtures, and grouping systems in common chases, the impact of new technologies on the building's design and the use of dropped ceilings can be minimized. Areas above dropped ceilings should be regularly inspected for deterioration problems. All ceilings inspected displayed some form of damage or deterioration, but appeared to be in good condition and well suited to restoration.

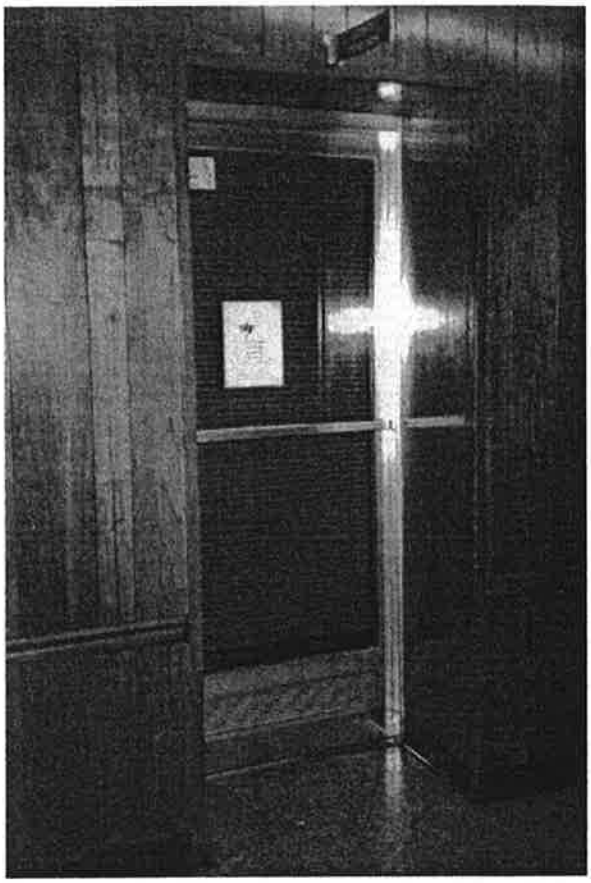
The courthouse's floors are tongue-and-groove wood decking. Almost all of the floors are now covered with vinyl or carpeting. The building's original floors should be restored wherever possible, especially in public areas such as hallways. Where modern floor coverings are deemed absolutely necessary, they should be installed in a manner that does not damage the historic floors below.

The original windows in the courthouse are almost entirely lost. All of the courthouse's double-hung wood windows have been replaced with low-quality aluminum single-hung versions,

with the exception of several windows on the third floor, which have been removed in favor of steel louvers to ventilate mechanical systems. Some of the original window sashes are stored on the third floor. The existing aluminum windows are largely inoperable and in very poor condition. The windows will probably need to be replaced in the near future. Utilization of windows matching the originals in design and materials is strongly recommended.

The courthouse doors are also almost completely lost. Only the vaults retain their original doors and decorative surrounds, but the original decorative paint-work has been painted over. At least one vault has been partially stripped, revealing the beautiful original paint-work, complete with landscape scene. Several of the vaults also retain their original metal window shutters. The district clerk's vault on the second floor most notably contains unusual shutters operated by a pulley system.

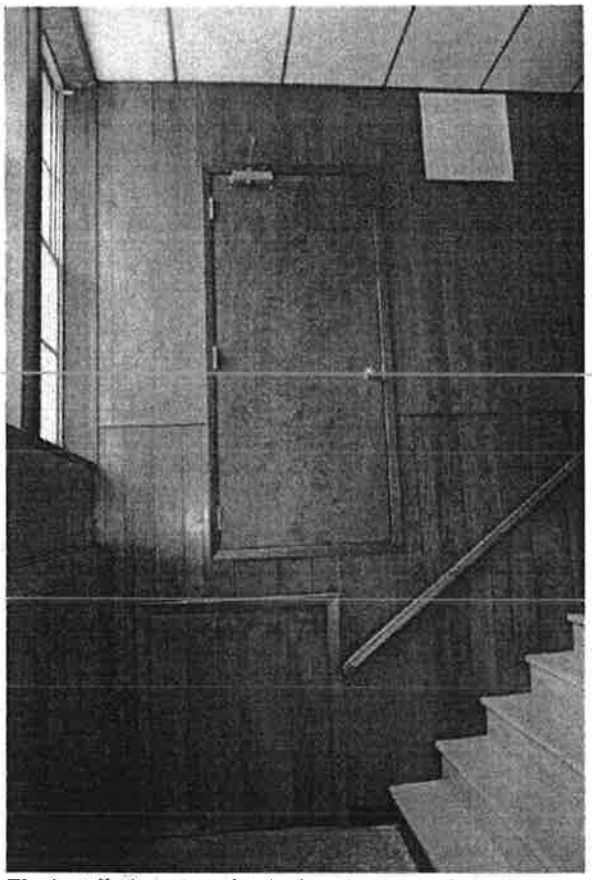
Several original vault doors remain although the decorative paintwork has been painted over. This door has been partially stripped, revealing the beautiful decoration. (Photo from THC files)



Modern finishes like aluminum doors and wood panelling should be removed. (Photo from THC files)

Non-original doors and windows in the courthouse should be replaced. An attempt should be made to locate the originals so that they might be re-installed. Those that cannot be located should be replicated to match the originals in design and materials. Further removal of the courthouse's valuable historic fabric should be avoided.

The historic Clay County District Courtroom has been so significantly altered as to be almost completely unrecognizable. The size of the courtroom has been reduced through the insertion of incompatible additions and partition walls. A dropped ceiling conceals the upper third of the room including the ornate metal ceiling and third-story windows, now filled with cinder block. Only a few original items in the



The installation of mechanical equipment in the main stairwell is unfortunate. Ideally, modern equipment should be relocated and the stair restored. (Photo from THC files)

courtroom, including the judge's bench, jury chairs, and portions of the railings, give any sort of indication of the room's historic appearance.

Any efforts to restore the historic integrity of the interior of the Clay County Courthouse will present quite a challenge. Future rehabilitation work will require extensive study to determine to extent to which reconstruction of lost elements is feasible. Such a study should also include in-depth investigation of concealed surfaces for signs of moisture and structural deterioration. Further damage to or the removal of historic fabric in the building should be avoided.

Systems

The courthouse's systems are in fair condition but are poorly configured. Modern finishes, furrouts, and dropped ceilings have been employed to conceal them. While the systems are substantially up to code, they will probably have to be completely reconfigured during a courthouse rehabilitation in order to regain any of the building's original aesthetic value.

Electrical:

As stated above, the electrical system in the courthouse is in fair condition but is poorly configured. The system has a main breaker and several sub-panels, modern wiring sheathed in conduit, and a modern weatherhead. However, several safety problems were noted in the form of missing cover plates and poorly conducted connections at light fixtures. The system should be thoroughly inspected for such deficiencies and necessary repairs conducted.

A comprehensive rehabilitation of the courthouse should include reconfiguration of the electrical system. Any such plan should pay special attention to the preservation of the historic character of the building. Wherever possible, surface-mounted conduit should be removed and additional conduit should not be mounted to the surfaces of walls in or outside the courthouse. In planning a new system it is imperative that future county demand is anticipated in order to reduce the necessity for system reconfigurations.

Plumbing:

With the exception of the above stated reservations, the plumbing in the courthouse is in good condition. Future rehabilitation efforts should include the reconfiguration of the system to make it historically compatible and the installation of ADA-compliant fixtures.

HVAC:

The heating, ventilation, and air conditioning systems appear to be meeting the needs of the county. Conditions in the courthouse were comfortable and county staff gave no indication that problems with climate control exist in the building. In a rehabilitation of the courthouse, however, damage to the courthouse's historic fabric for the installation of ductwork should be reversed and the ducts reconfigured to service

the building in a less destructive and conspicuous manner.

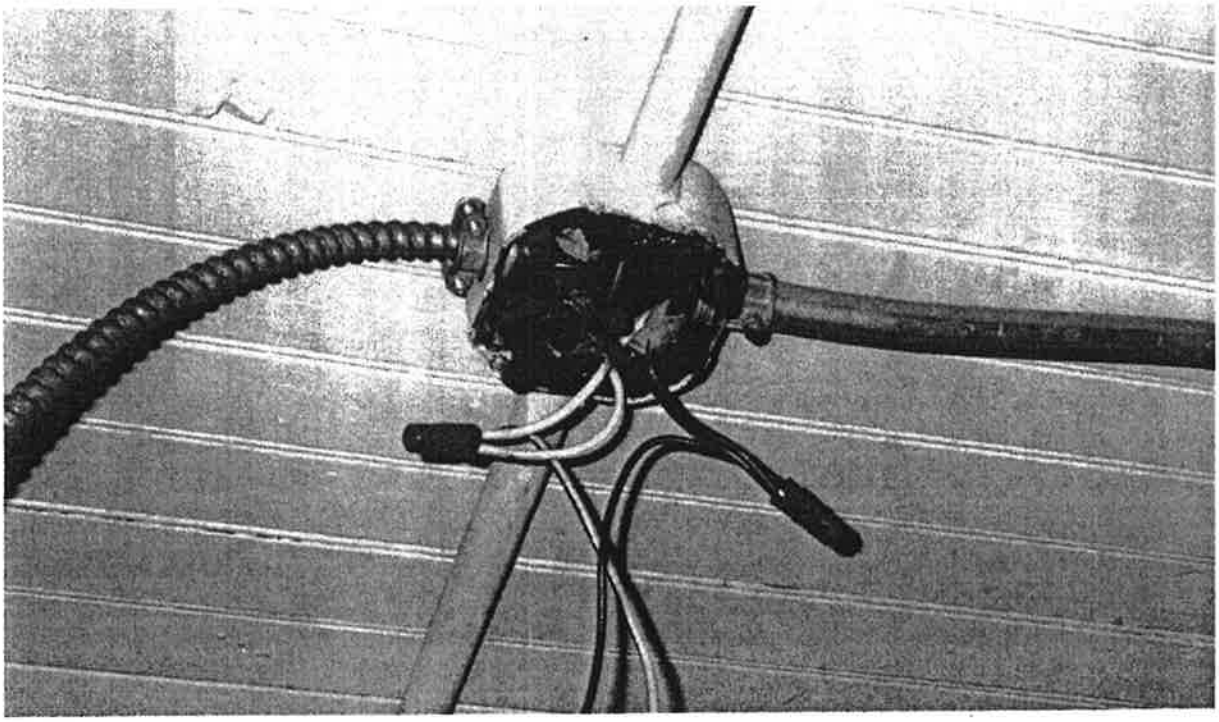
Fire:
The Clay County Courthouse is without fire protection except for a few fire extinguishers. The county should place as a high priority the installation of the basic devices required to bring the building up to minimal compliance with accepted safety standards. These devices include the installation of additional fire extinguishers, exit signs, emergency lighting and smoke detectors. The county should also consider the installation of an alarm. Ideally, future plans for the building should include the installation of a sprinkler system. In the event of a fire, such systems offer a valuable last line of defense.

The courthouse does have a slide-type fire escape. Unfortunately, most of the building's windows are inoperable, including that which serves the fire escape. Courthouse windows should be serviced or replaced to allow acceptable escape options to county staff and courthouse visitors.

ADA

The Americans With Disabilities Act (ADA) was enacted in 1990 to ensure that all citizens are provided equal access to public buildings without discrimination based on physical or mental disabilities. Compliance with this law typically comprises only 10% of the total costs in the restoration of a historic building, and benefits not only the disabled, but the elderly and very young children as well.

A common misconception is that historic buildings are exempt from compliance with the ADA. However, the law is very specific about requirements for historic buildings. Owners are required to make buildings accessible to the maximum extent feasible. Where the modification would threaten or destroy the historic integrity of the building, the ADA requires the owner to consult with the Texas Historical Commission to determine if alternate solutions can be found. Where universal accessibility cannot be achieved, ADA requires the county to provide "program accessibility" to its constituents. This means that the county must provide other-



Wiring should be inspected for code deficiencies and repaired. (Photo from THC files)

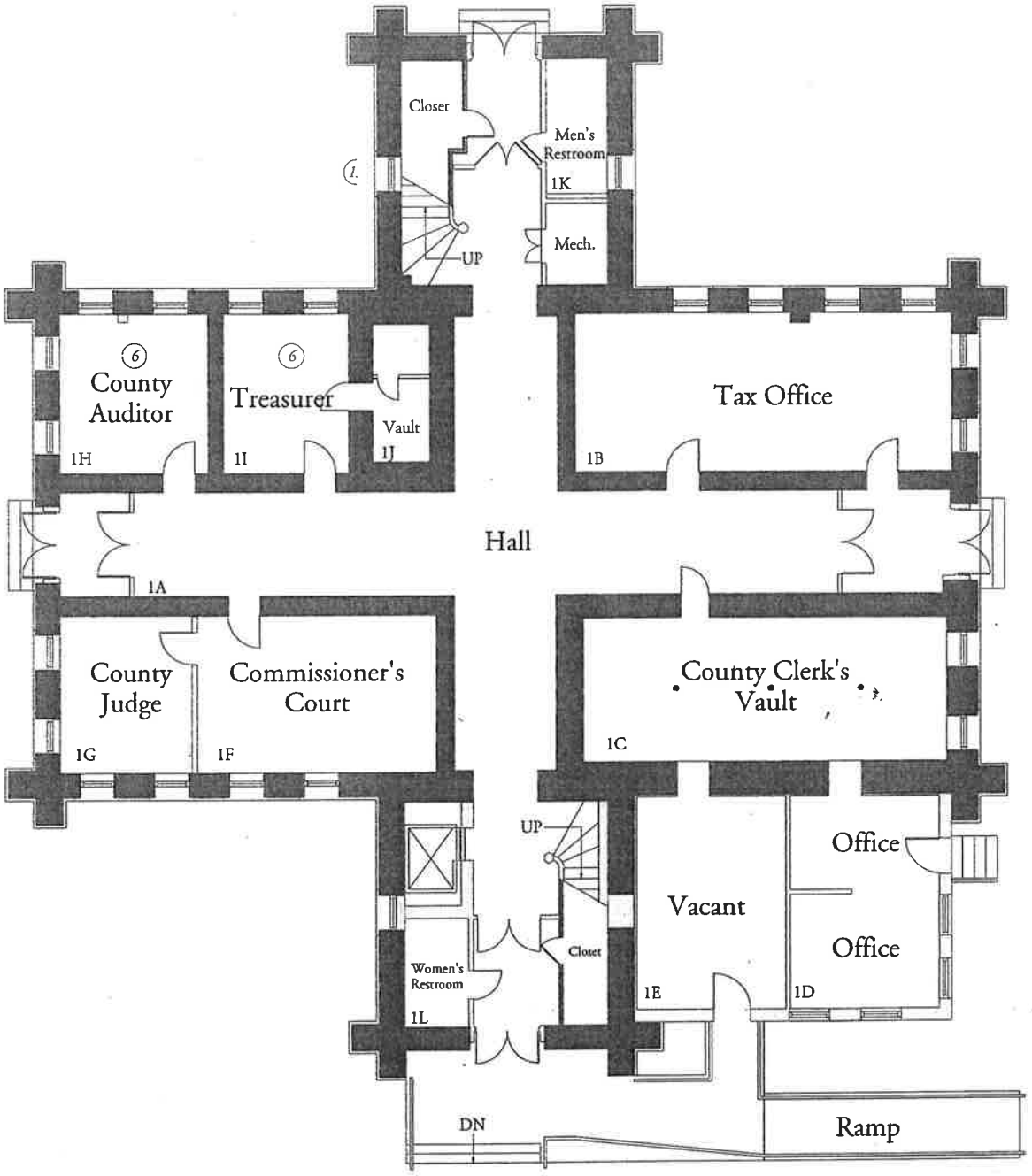
wise inaccessible services and programs in an accessible space when needed. The county should also provide adequate parking, an accessible path to an accessible entry, accessible public spaces on the main floor, and adequate restrooms and signage where required.

Clay County has not yet made adequate improvements to the courthouse to achieve compliance with the ADA. Existing improvements include an elevator, ramp, accessible doorways and designated parking. The county should place full ADA code-compliance high on its priority list. Additional ADA improvements should include Braille signs to direct visitors to courthouse offices and accessible restrooms.

This is merely a brief review of ADA compliance issues at the Clay County Courthouse. If not already completed, the county should perform a thorough self-evaluation and implement a transition plan to ensure compliance with the ADA. The appendix includes a self-evaluation form, printed by the National Park Service, which relates to ADA issues in historic buildings. Further publications on accessibility in historic buildings are available through the National Park Service and the Texas Historical Commission.

① Staining present on the ceiling.
② Metal bars on the window interior.
③ Poorly operating emergency egress window.
④ Electrical boxes & conduit on the wall surface.
⑤ Entire room is an inserted steel vault.
⑥ Walls in this room have incompatible paneling.
⑦ Raised plywood floor.
⑧ Deteriorated historic floor covering is present.
⑨ Ceiling deterioration.
⑩ Pressed metal ceiling hidden above the suspended tiles.
⑪ Although not original, this partition wall may be historic.
⑫ Incompatible glass & aluminum doors.
⑬ Window obstructed.

Original wall construction.
Wall construction, not original to the courthouse. During a comprehensive restoration, consideration should be given to removal of these walls.



First Floor Plan

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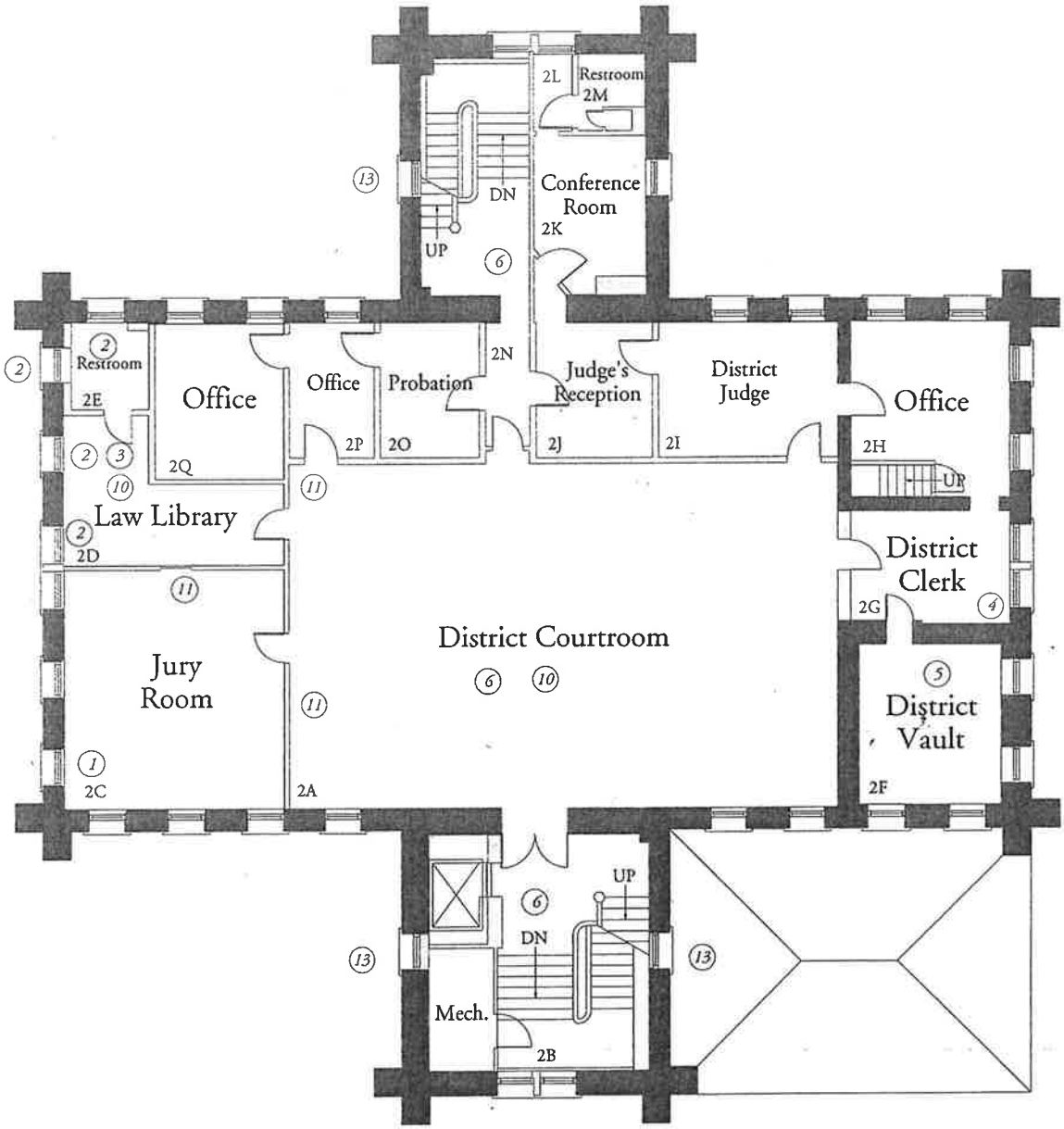

Second Floor Plan

5 0 5 15
Scale in Feet

N

① Staining present on the ceiling.
② Metal bars on the window interior.
③ Poorly operating emergency egress window.
④ Electrical boxes & conduit on the wall surface.
⑤ Entire room is an inserted steel vault.
⑥ Walls in this room have incompatible paneling.
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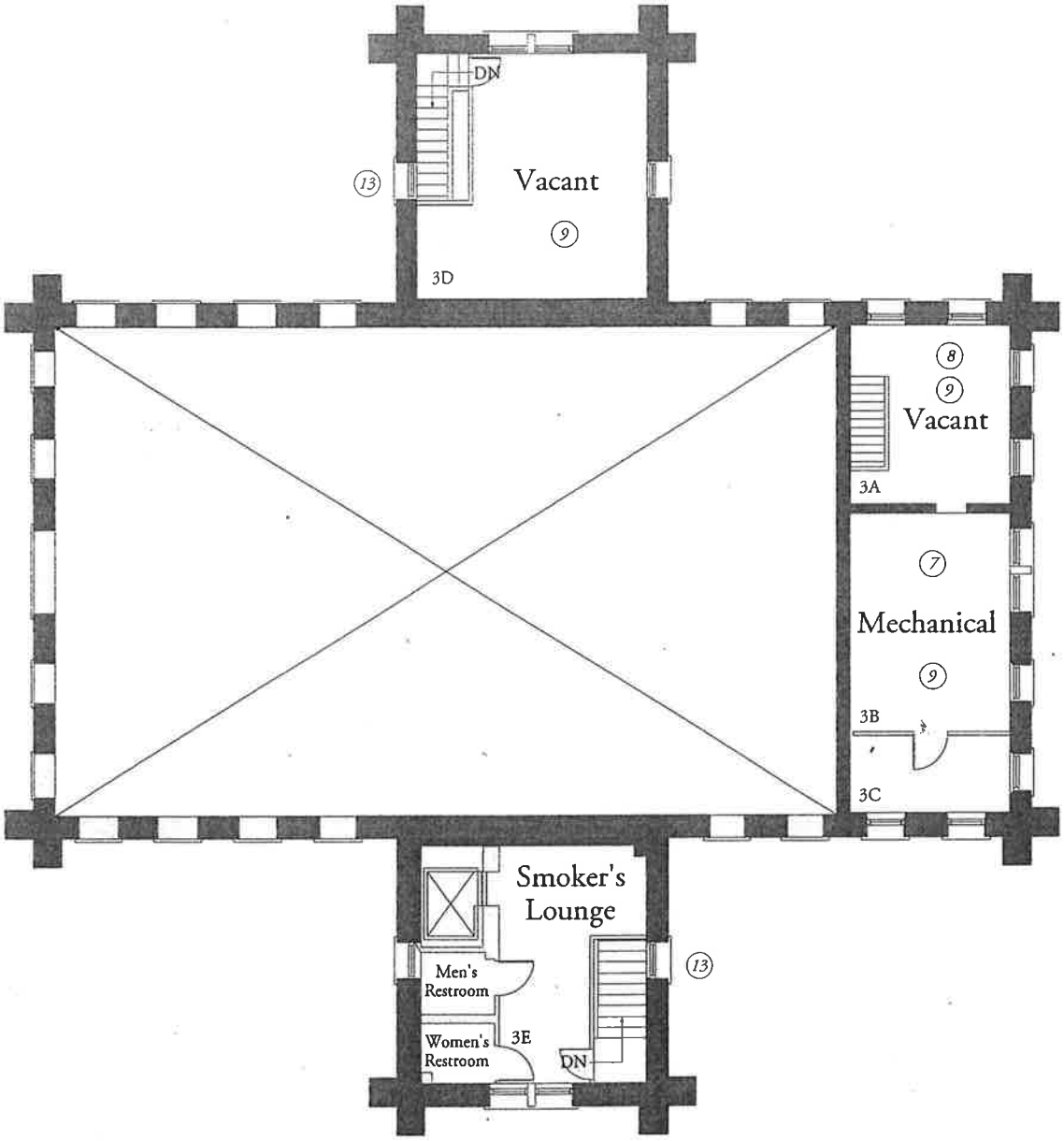

Third Floor Plan

5 0 5 15
Scale in Feet

Recommendations

Maintaining a historic public building while providing for modern expectations of comfort and technology is difficult at best. The single best strategy for addressing the preservation of any historic county courthouse is the development and implementation of a comprehensive master plan. A master plan allows for effective long term planning while providing cost effective coordinated approach to maintenance, preservation, and renovation. *Such a plan should be devised and implemented under the direction of a qualified restoration architect with experience in the field of historic preservation and restoration.*

The items listed below briefly summarize the conservation issues at the Clay County Courthouse as described in this chapter.

Stabilization

The following items require immediate attention to prevent further deterioration of the courthouse and to mitigate life-safety deficiencies. In some cases, properly conducted emergency repairs may be adequate until a rehabilitation plan is implemented:

Master plan: an overall plan comprised of the details of other specific plans: a plan giving overall guidance: a graphic scheme for the development of a city, town, structure, or other building project of an evolutionary nature.

- Survey existing wiring systems. Conduct repairs to all connections and junction boxes to ensure the system is safe and code compliant.
- Trim all plants to ensure they are not in contact with the building.
- Inspect courthouse gutters for deterioration and conduct necessary repairs.
- Evaluate planting beds around the base of the building and conduct modifications necessary to ensure positive drainage away from the courthouse.
- Survey the courthouse's roof for deterioration and repair or replace damaged roof elements including flashing and ridge caps.
- Conduct an investigation of conditions in the crawlspace to determine likely moisture sources and to identify deterioration and conducive conditions. An evaluation of any wood shoring currently in place will be necessary to determine the most acceptable approach to its removal. If the installation of modern systems in the crawlspace requires modifications to foundation walls, such modifications should be conducted under the supervision of a qualified architect and structural engineer.

- Return at least a portion of the courthouse's windows to an operable condition to allow for emergency egress. This is especially critical at the top of the fire escape.

Rehabilitation

Rehabilitation efforts include repairs and renovations necessary to reverse existing and prevent future building deterioration, to ensure the courthouse meets current codes and life safety standards, and meets the requirements of the American's with Disabilities Act. A rehabilitation, as part of a comprehensive master plan, should include the development of building maintenance schedules. A plan for complete rehabilitation should also include, but not be limited to, the following:

Exterior

- Gutters and downspouts should be regularly inspected and cleaned to prevent deterioration and blockages.
- Direct all drainage from downspouts and air conditioning condensate lines away from the courthouse to prevent moisture infiltration and resulting damage to the building.
- Modify the grade of the courthouse square to ensure proper drainage away from the building. If necessary, install a French type drain system around the building.
- Remove all unnecessary spikes and pins from the masonry. Fasteners that must be embedded in the stone should be comprised of a non-corrosive material.
- Fill holes in masonry with an appropriately formulated mortar.
- Repoint areas of masonry as needed with a mortar matching the original in composition, color, texture, and tooling. Avoid the use of Portland cement mortar.
- Repair damaged metal elements on the building or replace with in-kind materials where necessary.
- Survey and re-solder deteriorated cornice connections and seams to prevent the loss of cornice elements and water infiltration.
- Repair the roof of the adjoining courthouse addition. Damaged wood elements should be repaired or replaced, flashing repaired to prevent further deterioration, and roll roofing replaced with tile matching that on the rest of the addition.
- Repair the courthouse steps to ensure a code compliant and regular rise and run pattern. New steps should be constructed to match the originals in design and materials.
- Evaluate deteriorating brick and stone and develop a stabilization and restoration plan. Stone conservation should be conducted under the supervision of a qualified expert and under review of the Texas Historical Commission.
- Remove biological growth on the building's masonry. Do not install a waterproof or water repellent coating to the masonry.
- Strip and repaint exterior wood and metal elements that are currently exhibiting paint failure.
- Evaluate the condition of crawlspace ventilation grates and conduct necessary repairs.
- All monuments, markers, buildings and other structures on the courthouse square should be repaired, where necessary, and placed on a schedule of regular maintenance. No new structures should be placed on the square without review by the Texas Historical Commission. Any additions or changes to the site or exterior of the courthouse should be conducted with materials and designs compatible with the building's historic character.

Interior

- Fire protection systems should be updated to meet current accepted safety standards. Ideally, long-range plans should include the installation of fire sprinklers.
- An evaluation of ADA compliance should be conducted and deficiencies appropriately addressed.

- Climate control systems should be placed on a schedule of regular maintenance and should be periodically inspected for deterioration.
- Inspect all areas above dropped ceilings for deterioration and conduct necessary repairs. Dropped ceilings should be permanently removed wherever possible. Before removal, ceilings should be tested for asbestos. If asbestos is present they should be removed following proper asbestos abatement procedures. It would be best to not replace the ceiling tiles as they will potentially hide future damage from view and are incompatible to the historic design.

Restoration

A courthouse restoration would include the reversal of previous aesthetically or physically detrimental changes to the building and the restoration or replication of important courthouse design elements. A complete restoration of the courthouse should follow these guidelines:

- Reconfigure existing mechanical, electrical and plumbing systems to minimize their impact on the historic integrity of the building and to allow for removal of furr-outs, dropped ceilings, and incompatible modern materials. Long term comprehensive planning is clearly needed for effective building systems configuration, operation and maintenance.
- Replace aluminum entrance doors with doors matching the originals in design.
- Remove all incompatible interior doors and replace them with doors matching the originals in design and detail. Damaged transoms should be repaired.
- Replace the incompatible aluminum frame windows and steel louvers with wood windows matching the originals in design and materials. Windows that have been covered by modern in-fill should be re-opened.
- Conduits, pipes and exposed wires should be removed from building facades.
- Move the elevator and other additions to more compatible locations and return the main stairs to their original configurations.
- Where possible, modern in-fill walls should be removed and the original floor plan restored. Subdivision of the courthouse with new partition walls should be avoided.
- Alterations to the historic district courtroom should be reversed to restore the room's integrity.
- Reveal and repair existing interior finishes, trim and hardware. Carpeting and vinyl flooring should be removed from the building's public spaces. Carpeting deemed absolutely necessary in these areas and in private offices should be installed in a manner that does not damage the historic floors below.
- Replace missing elements, such as wainscots and trim, with new ones that match the originals in materials and design.
- Existing historic wood elements in the courthouse should be tested to determine the lead content of the paint and to identify original finishes. Historic wood elements in the courthouse, such as floors, doors, wainscot and trim, should have their original finishes restored.
- When roof replacement becomes necessary test roofing materials for asbestos and follow necessary abatement procedures. New roofing materials should be compatible with the 1920's roof modifications.
- When complete repainting becomes necessary, properly scrape, prime and paint the cornice and other metal elements. Paint investigation may be necessary to determine appropriate historic paint colors.

The Clay County Courthouse is in need of extensive work in order to bring it into compliance with fire safety codes and the ADA, to eliminate existing deterioration problems which threaten the building physically, and to restore the historic beauty and integrity to the building's design. To effectively restore the interior beauty

of the building, extensive study and master planning will be necessary. With any future work, it is imperative that the county consult with professionals experienced in the preservation of historic structures and with the Texas Historical Commission to ensure that the building is properly preserved for future generations.

The citizens of Texas and the Texas Historical Commission have implemented legislation and programs, including the Texas Courthouse Alliance Project, to help preserve our important architectural heritage. The Texas Preservation Trust Fund, for example, provides matching grants to public and private entities for important preservation projects including courthouse planning and restoration. Texas Government code Chapter 442, Section 442.008 is designed to safeguard courthouses from drastic changes or modifications. The Texas Historical Commission must review all changes to a county courthouse, other then ordinary maintenance.

Through the diligence of state and county governments, and the dedication of local communities, Texas has maintained a rich architectural heritage. Our continued efforts will ensure that our historic county courthouses serve future generations as they have our own.

APPENDICES

Glossary

ABSORPTION: the amount of water a brick will soak up. The percentage of absorption for a piece of brick is measured by subtracting its dry weight from its wet weight, dividing the difference by the dry weight.

ACANTHUS: common plant of the Mediterranean, whose leaves, stylized, form the characteristic decoration of capitals of Corinthian and Composite orders. It appears in scroll form on friezes, panels, etc.

ACOUSTICAL TILE: fibrous ceiling tiles that are highly absorbent of sound energy. See DROPPED CEILING.

ACQUISITION: the act or process of obtaining a form of fee title or interest other than the fee title of the actual property itself. Examples include the acquisition of development rights or remainder interest.

ANCHOR: a metal clamp fastened to the outside of a wall, or between two materials, and used to tie elements together.

APRON: a piece of interior trim found below the stool of a window. Also used to describe paneling found on the exterior of a building.

APSE: A semicircular, or nearly semicircular, part of a building forming a projection on the exterior, and a large deep niche on the interior. In roman basilicas, the apse seems to have been used as a courtroom. Similarly, in courthouses, the apse often houses the judge's bench.

ARCADE: a series of arches supported by pillars or columns; a covered passageway.

ARCHITRAVE: the lowest of the three main parts of an entablature. Also used to refer to a molded frame surrounding a door or window.

ARCHIVOLT: the continuous molding following the contour on the face of an arch; also the underside of an arch.

ART GLASS: articles of glass designed primarily for decorative purposes especially novelty glassware.

ASHLAR: a squared building stone distinguished by thin mortar joints and a high quality finish.

ASHLAR MASONRY: masonry constructed with rectangular blocks usually of fired clay or stone.

ASTRAGAL: a bead, which is usually half round,with a fillet on one or both sides. Term is often used to describe the classical molding consisting of a small convex molding decorated with a string of beads or bead-and-reel shapes. Also, a member, or combination of members, fixed to one of a pair of doors or casement windows to cover the joint between the meeting stiles and to close the clearance gap.

AUSTRAL WINDOW: a window with the appearance of a double hung window, but the top-hinged sash swings out and the bottom-hinged sash swings in.

AWNING WINDOW: type of window in which the sash projects outward, hinged on top.

BALUSTER: one of a number of short vertical members, often circular in section, used to support a stair handrail or coping.

BALUSTRADE: a series of short pillars or other uprights connected on top by coping or a handrail and usually on the bottom by a bottom rail; found on staircases, balconies, and porches.

BARREL VAULT: a masonry vault with a plain, semi-circular cross section supported by parallel walls or arcades; a vault having a semi-cylindrical roof.

BASE: the lowest portion of a column or other architectural structure.

BASEMENT WINDOW: window with wood or metal in-swinging sash hinged at either the top or bottom.

BAY WINDOW: a set of windows that project out from a wall in a multi-sided form.

BEADED BOARD: a tongue-and-groove wood finish material consisting of usually 4" or 6" boards with a milled bead along the centerline and along the edge adjoining the tongue. Commonly used for porch ceilings and for wainscots in mid 19th to early 20th century housing.

BEARING WALL: a wall that supports more than its own weight, such as a roof or floor.

BELT COURSE: a horizontal board across or around a building; usually a flat wood member with a molding beneath.

BELVEDERE: a rooftop pavilion from which a vista can be enjoyed.

BLISTERING: a condition, usually found on sandstone and sometimes on granite, which involves swelling accompanied by the rupturing of a thin uniform skin both across and parallel to the bedding plane; often leads to greater surface peeling (exfoliation, delamination or spalling).

BOARD AND BATTEN DOOR: a wooden door made up of vertically placed boards reinforced with smaller wooden strips to create a rigid panel.

BOND: the systematic lapping pattern of brick masonry construction; or the adhesion between items, such as that between plaster and masonry.

BOW WINDOW: a rounded bay window that projects from the wall in the shape of an arc: usually five sash.

BOX GUTTER (ALSO K-TYPE OR OGEE GUTTER): at the eaves of a building, a metal trough with a nearly square or rectangular cross-section to catch rainwater and carry it off. May be suspended from the cornice, incorportated into the cornice, or inlaid in the roof surface near the bottom edge.

BOX-HEAD WINDOW: a window made so that the sash can slide vertically into the wall space above the head.

BRACKET: any overhanging member projecting from a wall or column serving to support any overlying member.

BRACKETED STAIR: a flight of open string stairs with decorative brackets on the exposed outer string and under the return nosing of the treads.

BROKEN PEDIMENT: a pediment in Roman and Baroque architecture that has been split apart at its apex or at the center of its base.

BUILT-UP ROOF: a roof membrane laminated from layers of asphalt-saturated felt or other fabric and bonded together with pitch or bitumen.

BULL'S EYE WINDOW: a small circular window.

BUTTRESS: an exterior mass of masonry which is bonded into or set at an angle to a wall that it supports.

BYZANTINE ARCHITECTURE: a style of architecture characterized by large pendentive-supported domes, round arches and elaborate columns, richness in decorative elements, and color.

CAMEO WINDOW: a fixed oval window, generally with surrounding moldings and ornaments.

CANTILEVER: a projecting bracket used for carrying the cornice or the extended eaves

of a building. Also, a structural member which projects beyond its supporting wall or column.

CAPITAL: the upper decorated portion of a pilaster or column which is supporting an entablature.

CARTOUCHE: a circular, oval or scroll shaped ornamental panel.

CASEMENT WINDOW: a window with a vertically proportioned sash hinged on its sides. In-swinging "French", out-swinging-"English".

CASING: finished visible framework around a window or door.

CAST IRON: Iron with too high a carbon content to be classified as steel.

CAST STONE: precast concrete components made with a high degree of quality and precision; also called "artificial stone."

CAULKING: the weather-resistant sealing of a joint by filling the void or crack with a permanently elastic material.

CHAIR RAIL: a horizontal strip, usually of wood, affixed to a plaster wall at a height which prevents the backs of chairs from damaging the wall surface.

CHAMFER: a bevel or cant, such as a small splay at the external angle of a masonry wall. Also, an oblique surface produced by beveling an edge or corner.

CHICAGO WINDOW: a window with a three bay configuration with a large center fixed sash with flanking operating sashes.

CLADDING: a material used as the exterior wall enclosure of a building.

CLASSICAL REVIVAL: an architectural style characterized by weightiness, solidity, and figural and ornamental motifs. Identifying features include an entry porch dominating the front facade and normally equaling it in height; a porch roof usually supported by four simple columns; a prominent centered gable; a semi-circular or elliptical fanlight above the paneled front door; and windows aligned horizontally and vertically in symmetrical rows.

CLERESTORY WINDOW: a window in the upper part of a lofty room that admits light to the center of the room.

CLUSTERED PIER: a pier which consists of a number of shafts grouped together, generally around a central, more massive, shaft or core.

COFFER: a deeply recessed ceiling panel, often highly ornamented.

COLONETTE: a small, usually decorative, column.

COLONNADE: a series of columns separated by regular intervals of space.

COLUMN: a circular upright member; usually slightly tapering. Designed to carry an entablature or other load, but is also used ornamentally in isolation.

COMBINATION WINDOW: a window that contains a half screen and two glass storm panels; in summer the bottom storm panel is stored in the top frame.

COMPOSITE ORDER: a classic order characterized by the large volutes (spirals) of the Ionic capital with the lush foliage of the Corinthian capital.

COMPOSITION ROOFING: type of shingle roofing comprised of a combination of materials, usually a bitumen impregnated fiber base topped with a granular stone surface treatment, and made to resemble wood shingles or other natural roofing materials.

CONSERVATION: the careful preservation and protection of a natural or cultural resource through planned management to prevent exploitation, destruction or neglect.

CONSOLE: an ornamental scroll-shaped bracket used to support a door or window hood, a cornice, a piece of sculpture, etc.

CONSOLIDATION: a process carried out in an effort to strengthen masonry, particularly natural stone and concrete. The process generally involves the application of an inorganic substance or the injection of some type of a chemically-curable monomer or clear silicone polymer. Silicon surface coatings, wax or other water-repellent coatings are also often tried as consolidants.

CONTINUOUS WINDOWS: industrial application of long, continuous runs of top-hinged or pivoting clerestory windows operated mechanically.

COPING: a covering on top of a wall, usually of metal or masonry.

CORBEL: a stepped configuration as in masonry, formed by the projection of successive horizontal courses.

CORINTHIAN ORDER: a classical order characterized by a bell-shaped capital with volutes, two rows of acanthus leaves, and an elaborate cornice.

CORNERSTONE: a stone which is located near the base of a corner in a building and displays information recording the dedicatory ceremonies, and in some instances containing or capping a vault in which contemporary memorabilia are preserved; a foundation stone.

CORNICE: a decorative element projecting from a wall, forming a horizontal division which crowns an architectural composition.

CORONA: the vertical projection in the upper part of a cornice.

CORROSION: the surface deterioration of metal created by the chemical reaction of the metal with moisture, oxygen, or a chemical substance.

COUPLED WINDOW (also double window): two windows separated by a mullion.

COURSE: a horizontal band of masonry.

CRAZING: 1) the formation of random, very thin, hairline cracks on the surface of a material. 2) the formation of a pattern of tiny cracks or crackles in the glaze of glazed terra cotta. Occurs when moisture absorbed from the air causes the terra cotta to expand creating pressure which exceeds the strength of the glaze. Crazing can also occur on the surface of concrete, generally due to its expansion and contraction, or by excessive water or improper troweling of a too-rich mix.

CRENELLATION: any element that imitates the squares and the spaces of a defensive parapet typical in medieval castles.

CRESTING: the ornamental work forming the top of a wall or screen, or the decorative railing which runs along the ridge of a roof; oftentimes perforated as well as decorated.

CRICKET: a small false roof or a canted part of a roof to throw off water from behind an obstacle such as a chimney.

CROWN: the top portion of an arch; also any terminal or uppermost architectural feature.

CROWN MOLDING a continuous decorative band located on the extreme top edge of an exterior wall or in the area of transition between wall and ceiling.

CUPOLA: a dome-shaped roof on a circular base, often set on the ridge of a roof.

CYCLOPEAN MASONRY: related to a style of stone construction marked typically by the use of large irregular but tightly jointed blocks without mortar.

CYMA RECTA: molding that is double curved with a concave upper portion and a convex lower portion.

CYMA REVERSA: molding that is double curved with a convex upper portion and a concave lower portion.

DAMP-PROOFING: a layer of material such as metal, slate, or plastic laid between brick courses to prevent ground water from traveling up into a structure, or water collected on a surface (such as a chimney cap) from traveling down into that structure.

DENTILS: small square blocks located on cornices, moldings and other features; usually found in series.

Door Frame: structure, surrounding door opening, to which the door is hinged.

DOOR SILL: the lower horizontal member of a door frame.

DORIC ORDER: a simple classical order characterized by a plain capital, heavy fluted or unfluted shafts with entasis, and no base.

DORMER: a vertical window, usually with its own roof, projecting from the slope of a roof.

DOUBLE GLAZED WINDOW: a window with two layers of glass, often with an air space be-

tween the panes, primarily for insulating purposes.

DOUBLE-HUNG WINDOW: windows in which both the upper and lower sash operate vertically.

DOWNSPOUT: a pipe carrying water from the gutters to the ground or the sewer connection.

DRIP CAP: projecting horizontal molding located above doors, windows, and archways which causes water to drip beyond the outside of the frame.

DROPPED CEILING: referring to a ceiling formed by a suspended wood or metal frame supporting acoustical tile, gypsum board or other surface material. Ceiling is suspended from structural members or an existing ceiling to provide a space for mechanical systems or to decrease ceiling height. Usually considered destructive to historic buildings.

DUTCHMAN REPAIR: process which involves replacing a small area of damaged stone or wood with a new unit consisting of the same or a matching material. The replacement can be wedged in place or secured with an adhesive.

DWAJA-STAMBHA: In Dravidian style architecture in India, a square pillar which bears the symbol of the god Silva, the trisula.

EAVE: the portion of roof projecting beyond the walls.

EFFLORESCENCE: white powdery material on the surface of masonry walls produced by water traveling through the mortar and depositing chemicals on the surface when it evaporates.

EGG AND DART: an egg-shaped ornament alternating with a dart-like ornament, used to enrich ovolo and echinus moldings and also on bands.

ENCAUSTIC TILE: a tile for pavement and wall decoration, in which the pattern is inlaid or incrusted in clay of one color in a ground of clay of another color.

ENGAGED COLUMN: a column that is in direct contact with a wall, but has at least half of its diameter projecting beyond the surface of that wall.

ENTABLATURE: in classical architecture, the part of a building, consisting of cornice, frieze, and architrave, which is carried by the columns.

ENTASIS: slight convex curving of the vertical profile of a tapered column; used intentionally to overcome the optical illusion of concavity typical of straight-sided columns.

EPOXY PATCH: an epoxy based compound applied in paste or putty form to repair, extend, or fill structural and decorative wood. Liquid forms may also be applied to strengthen or harden deteriorated wood.

EXTRADOS: the exterior face of an arch or vault.

FACADE: an exterior face or elevation of a building.

FALSE WINDOW (also blank window, blind window): an imitation window for symmetry or for decoration.

FANLIGHT WINDOW: a semicircular window over a door or window with bars that spread out from the center.

FASCIA: any flat horizontal member or molding with little projection, as the bands into which the architraves of Ionic and Corinthian entablatures are divided. Also any narrow vertical surface which is projected or cantilevered or supported on any element other than a wall below.

FAST FOOD INDUSTRIAL: style originating in the 1960's, became prevalent in the 1970's, usually characterized by an abundance of yellow, brown or green floor tiles, dropped acoustical tile ceilings, and plastic or faux wood finishes.

FENESTRATION: the arrangement of windows and other openings on the exterior of a building.

FESTOON: a festive decoration of pendant semi-loops with attachments and loose ends, esp. a swag of fabric or representations of such decorations.

FINIAL: a formal ornament which caps a canopy,

gable, pinnacle, or other architectural feature.

FIXED WINDOW: a window in which the sash does not open or operate.

FLASHING: sheet-metal weather protection placed over a joint between different building materials, or between parts of a building, in such a manner that water is prevented from entering the joint.

FLAT ARCH: an arch with a flat intrados.

FLAT SEAM METAL ROOF: a roof composed of sheet metal roofing with seams that are formed flat against the surface of the roof.

FLUORESCENT LIGHT: tubular electric lighting having a coating of fluorescent material on its inner surface and containing mercury vapor whose bombardment by electrons from the cathode provides ultraviolet light which causes the material to emit visible light.

FOLDING DOORS: two or more doors hinged together to open and close in a confined space usually with a guide track mounted above.

FOOTING: the part of a foundation that is widened in order to spread the load from the building across a broader area of soil.

FRENCH DOORS: a pair of fully glazed doors which open from the center.

FRENCH WINDOW: window that is two casement sash hinged on the sides to open in the middle; the sash extends to the floor and serves as a door.

FRIEZE: the member between the architrave and cornice in classical architecture; also a band or board at the top of a wall below the cornice.

FURR OUT: the application of wood, brick or metal to joists, studs or walls to form a level surface (as for attaching wallboard) or an air space.

GABLE: the triangular segment of an exterior wall on a building that has a ridged roof.

GABLE SASH WINDOW: a fixed sash in the gable of a building that admits light into an attic.

GARGOYLE: a waterspout projecting from the roof gutter of a building, often grotesquely carved.

GLAZED DOOR: a door with glass comprising all or almost all of its surface.

GLAZED PANEL DOOR: a door made up of vertical and horizontal wood members or rails with sunken panels and a window.

GLAZED SHEATHED/FLUSH DOOR: a flat door, usually comprised of a thin-ply surface over internal structural members, with a window; can have solid or hollow core type.

GLAZING: glass and its installation.

GOTHIC REVIVAL: a style characterized by a steeply pitched roof, generally having steep cross gables, often decorated with verge boards; a wall surface extending into gable without a break; windows extending into gables, frequently with lancent (Gothic) shape; and a one-story porch, commonly supported by flattened Gothic arches.

GRANITE: igneous rock with visible crystals of feldspar and quartz.

GREEK REVIVAL: an architectural style characterized by a gabled or hipped roof of low pitch; a wide band of trim emphasizing the cornice line of main roof and porch roofs; a porch supported by prominent columns; and a front door surrounded by narrow sidelights and a rectangular line of transom lights above, usually with door and lights incorporated into more elaborate door surround.

GROIN VAULT: a compound vault in which intersecting barrel vaults form arrises called groins.

GROTESQUE: ornament involving fanciful distortions of human and animal forms, sometimes combined with plant motifs.

HEAVY TIMBER (FRAME) CONSTRUCTION: historically, construction using hand-hewn wooden timbers joined by interlocking wood-to-wood connections to provide a rigid frame. Today timbers may be milled or fabricated and connections made by metal or mechanical fasteners.

HEAVY TIMBER (MILL) CONSTRUCTION:

construction consisting of exterior masonry bearing walls with heavy timber columns, trusses, beams, and girders and thick structural decking. Minimum sizes for load bearing column and truss timbers is 8"x8",for beams and girders 6"x10", and for decking 3" thick.

HIP: the angle formed at the junction of two sloping roof surfaces.

HIP ROOF (hipped roof): a roof consisting of four pitched surfaces.

HISTORIC ARCHITECT : an architect meeting the Secretary of Interior's minimum professional qualifications in historic architecture including a professional degree in architecture or a state license to practice architecture and at least one year of study in architectural preservation, American architectural history, preservation planning, or closely related field; or at least one year of full-time professional experience on historic preservation projects.

HOLLOW CORE DOOR: see sheathed flush door.

HOLLOW TILES: masonry having large interior holes or cores and fired at high temperatures.

HOOD: a protective, often decorative, cover located over doors, windows and other openings.

HOPPER WINDOW: a window with an inward opening sash hinged at the bottom.

HYDRATED LIME: calcium hydrochloride, or slaked lime, is made by the reaction of water with quicklime.

INCANDESCENT LIGHT: the most common form of artificial light. Produced by applying electric current to a filament, usually tungsten, inside a glass or quartz bulb which has been evacuated or filled with inert gas, until the filament is heated to incandescence.

INDUSTRIAL WINDOW: windows with panels of fixed lights usually with hopper light (inward opening sash hinged at the bottom) in the center of the panel.

INTEGRITY: the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

INTRADOS: the interior curve of an arch.

IONIC ORDER: a classical order characterized by a capital decorated with paired spiral designs evocative of a ram's horns.

ITALIANATE: an architectural style characterized by multiple stories; low-pitched roof with widely overhanging eaves with decorative brackets beneath; tall, narrow windows, often curved or arched above; windows frequently with elaborate crowns, usually of inverted U shape. Buildings of this style are often topped with a square cupola or tower.

JALOUSIE WINDOW (also louver): window with sash composed of slender wood, metal, plastic or glass slats, placed vertically or horizontally; commonly used in the 1950's.

JOIST: one of a series of parallel timber beams which are used to support floor and ceiling loads and which are also supported by larger beams, girders, or bearing walls; the widest dimension is vertically oriented.

KEYSTONE: stone with a wedge shape located at the center of an arch.

KNEE BRACE: in heavy timber construction, a heavy framing member placed between and at an angle to the column and beam of a wall to provide rigidity.

KING POST: a vertical member, in a truss, which extends from the apex of the inclined rafters to the tie beam between the rafters at their lower ends.

KIOSK: a small pavilion which is usually open and is generally found in gardens and parks.

LANCET WINDOW: a narrow window with a sharp pointed arch which is typical of English Gothic architecture from ca. 1150 to ca. 1250.

LANTERN: a windowed superstructure which crowns a roof or dome; also referred to as a lantern light.

LATTICE WINDOW (lozenge, trellis): window with glazing bars set diagonally.

LIMESTONE: a sedimentary rock consisting of

calcium carbonate, magnesium carbonate, or both.

LINTEL: a horizontal structural member, usually made of wood, stone, or steel, that supports a load over an opening. This can be exposed or obscured by wall covering.

LOGGIA: an arcaded or colonnaded structure, open on one or more sides, sometimes with an upper story. Also, an arcaded porch or gallery which is attached to a larger structure.

LOUVER: small lantern or other opening used for ventilating attics or other spaces; often has wood slats.

LUNETTE WINDOW: a window in a crest-shaped or semicircular opening in a wall or vaulted ceiling, framed by an arch or vault.

MANSARD ROOF: roof on which all four sides each have two slopes; with the lower slope much steeper than the upper slope; typically used in the Second Empire style.

MASONRY: historically, stone or fired-clay units usually bonded with mortar; in modern terms, items such as concrete blocks are also called masonry.

METOPE: the square space between the triglyphs in the Doric frieze.

MISSION: an architectural style characterized by stucco walls; round arches resting on piers; continuous wall surface forming parapets; red tile hip roofs; decorative string courses which outline the arches; and overhanging eaves with exposed rafters.

MODILLIONS: ornamental brackets or blocks supporting the overhang in the composite or Corinthian orders; generally used in a series.

MOLDING: a continuous decorative band used on the interior or exterior of a building as an ornamental device or to obscure the joint formed when two surfaces meet.

MONOLITHIC: shaped from a single block of stone. Also, characterized by massiveness and complete uniformity.

MOSAIC: a pattern created by inlaying small pieces of stone, tile, glass, or enamel into a cement, mortar, or plaster matrix. Also, a form of surface decoration employing small bits of wood to create an inlaid design.

MULLION: vertical member dividing a window or other opening into two or more lights.

MUNTIN: a secondary framing member which secures panes within a window, glazed door, or window wall. Also, an intermediate vertical member dividing the panels of a door.

NATIONAL REGISTER OF HISTORIC PLACES: the official list of the Nation's cultural resources which have been determined to be worthy of preservation. Properties listed include districts, sites, buildings, structures and objects that are significant in American history, architecture, archeology, engineering, and culture.

NEWEL-POST: an ornamental post at the head or foot of a stair, supporting the hand rail.

NICHE: a recess in a wall, often semicircular in plan, surmounted by a half dome; usually containing sculpture or an urn.

OGEE ARCH: a pointed arch composed of reversed curves, the lower concave and the upper convex.

ORIEL WINDOW: a projecting bay which is corbeled out of a wall or supported by brackets.

PALLADIAN WINDOW: a tripartite window with a round-head window as the center sash.

PANE: a single piece of window glass.

PANEL DOOR: a door made up of vertical and horizontal wood members or rails with sunken panels.

PANEL WINDOW: a form of picture window consisting of several sash or fixed glazes separated by crossbars, mullions, or both.

PARAPET: a low wall or railing around a balcony, balconette, or along the edge of a roof.

PARGING: elaborate plaster work; esp. a decorative facing for plaster walls, sometimes embellished with figures in low relief or indented; common on the exterior of houses in the Tudor period. Also, an interior lining of a flue which creates a smooth surface and aids in fire protection.

PARTING STRIP: a vertical strip of wood separating the sashes of a window.

PARTITION WALL: an interior wall separating adjacent rooms within any story of a building. Bearing partitions carry loads in addition to their own weight; whereas non bearing (or non load-bearing) partitions serve only as dividing walls and do not support vertical loads.

PEDIMENT: a triangular section framed by two sloping moldings on its sides and a horizontal molding at its base; most commonly used to crown doors, windows and entrance porticos.

PENCILING: the painting of masonry-joint patterns on a wall.

PENDANT: in Gothic architecture, a suspended feature or hanging ornament used in vaults and timber roofs.

PENDENTIVE: one of a set of curved wall surfaces forming a transition between a dome and the supporting masonry. Also, in medieval architecture and derivatives, one of a set of surfaces which are vaulted outward from a pier, corbel, or the like.

PIER: an isolated column of masonry or concrete, generally having a low ratio of height to width.

PILASTER: a rectangular column or pier attached to a wall; often decoratively treated to represent a classical column with a base, shaft, and capital.

PILLARS: upright members used to support superstructures.

PITCH FACED MASONRY: masonry with all arrises cut true and in the same plane, but with the face beyond the arris edges left comparatively rough, being simply dressed with a pitching chisel.

PIVOTED WINDOW: window with a sash that can be operated with horizontal (top) or vertical (side) pivots on the center axis.

PLINTH: a square or rectangular base for column, pilaster, or door framing; a solid monumental base to support a statue or memorial; or a recognizable base of an external wall. Also in reference to the base courses of a building collectively, if so treated as to give the appearance of a platform.

POINTING: forming and tooling of joints after the masonry units have been laid for the purpose of protecting against weather and improving appearance.

POLYCHROME: architectural decoration using a variety of colors.

POROSITY: the ability of a material to absorb water.

PORTICO: a porch or walkway covered with a roof supported by columns; a colonnaded porch. Also, a freestanding roofed colonnade.

PORTLAND CEMENT: a type of cement which forms a very hard, dense mortar with low porosity.

POULTICING: technique used to remove stains from porous masonry by drawing the stain out of the masonry, to be reabsorbed by a poultice material, such as talc, fuller's earth, whiting, or even shredded paper that has been saturated with a solvent.

PRAIRIE STYLE: an architectural style characterized by bands of casement windows, long terraces or balconies, flanking windows, low pitched roofs with wide overhangs, and darkly colored strips or bands on exterior walls. The combination of these features creates the overall horizontal appearance typical of this style.

PRESERVATION: the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

PRESSED BRICK: machine-made brick formed in a mold, under high pressure, from relatively dry clay.

PRESSED METAL: a type of sheet metal bent to a particular shape or embossed with a decorative pattern.

PRIMER: first coat of paint applied on a bare material.

PROJECTED WINDOW: window with a lower sash that projects inward, and an upper sash that projects outward.

PROTECTION: the act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archeological sites, the protective measure may be temporary or permanent.

PURLIN: a piece of timber, board, or metal laid horizontally on the principal rafters of a roof to provide support for the common rafters on which the roof covering is laid.

QUARRY FACED MASONRY: masonry displaying the freshly split face of ashlar, as it comes from the quarry, squared off only for the joints.

QUEEN ANNE STYLE: an architectural style characterized by irregularity of plan and massing, variety of color and texture, variety of window treatment including the frequent use of bay windows, multiple steep roofs, porches with decorative gables, chimneys incorporating molded brick or corbeling, and wall surfaces of various textures and materials.

QUOINS: decorative stones or rectangular pieces of wood or brick laid in vertical series to accentuate the corners of a building.

R-VALUE: The measure of the resistance to the flow of heat through a certain thickness of a material like insulation. The higher the number the more resistant the material.

RECONSTRUCTION: the act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

RECORDED TEXAS HISTORIC LANDMARK (RTHL): resources designated by the Texas Historical Commission under Texas Government Code, Chapter 442, as worthy of preservation for their architectural integrity and historical associations. The highest honor the state can bestow on historic structures in Texas.

REHABILITATION: the act or 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 or features of the property which are significant to its historical, architectural, and cultural values.

RENAISSANCE REVIVAL: a style characterized by round-arched openings, rusticated masonry laid with deep joints, strong horizontal lines, finely detailed cornices, and crisply drawn moldings.

REPOINTING: the filling and tooling of open joints between bricks.

RESTORATION: the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

RETAINING WALL: a freestanding or laterally braced wall that bears against an earth or other fill surface and resists lateral and other forces from the material in contact with the side of the wall.

RIBBON WINDOW: a series of windows in a row across the face of a building.

RICHARDSON ROMANESQUE : style characterized by round topped arches occurring over windows, porch supports, or entrance; masonry walls, usually with rough-faced, squared stonework; most have towers which are normally round with conical roofs; and an asymmetrical facade.

RIDGE: the horizontal line created by the junction of the upper edges of two sloping roof surfaces.

RIDGECAP: a covering of metal, wood, shingle, or any similar material which is used to cover the ridge of a roof.

RISING DAMP: ground water that travels upward

through a masonry wall by natural capillary action. Often indicated on the wall by an actual "tide line".

ROMANESQUE REVIVAL: the reuse in the second half of the 19th century of massive Romanesque forms which were characterized by the use of the round arch and vault, the substitution of piers for columns, and the decorative use of arcades.

ROUND-HEAD WINDOW: a window with a rounded or arched top member.

ROWLOCK: a brick laid on its edge so that its end is visible. Also, one ring of a rowlock arch.

RUBBLE MASONRY: stone masonry built with rough stones of irregular shapes and sizes.

RUNNING BOND: brickwork consisting entirely of stretchers.

RUST: a reddish-brown surface deposit which forms on iron and steel through oxidation, especially from exposure to moist air.

RUSTICATION: stonework in which the face is roughly hacked or picked and the separate blocks are marked by deep chamfers.

SAND BLASTING: an abrasive cleaning method in which aggregate material is propelled by a pressurized stream of air or water. Only acceptable for the cleaning and stripping of hard metals. Very damaging to wood and masonry surfaces.

SANDSTONE: a sedimentary rock which was formed from sand.

SASH: the framework into which the panes of a window are set.

SCORE: the formation of a notch or groove in a smooth surface to create a pattern or line as in ashlar masonry.

SCUPPER: an opening which enables water to drain over the edge of a flat roof.

SECOND EMPIRE: a style characterized by a Mansard (double-pitched hipped) roof with dormer windows on steep lower slope; roof cresting and molded cornices binding the lower roof slope both above and below; decorative brackets beneath eaves; pedimented and bracketed slender windows; arched double doors; and porches or projecting pavilions.

SEGMENTED ARCH: an arch formed by a segment of a circle or an arc.

SHEATHED/FLUSH DOOR: a flat door usually comprised of a thin-ply surface over internal structural members; can have solid or hollow core type.

SIDELIGHT WINDOW: a tall, narrow window located alongside a door.

SINGLE-HUNG WINDOW: window in which only one sash operates vertically.

SLIDING WINDOW: window in which sashes slide horizontally.

SLURRY COAT: a coat consisting of a watery mixture of insoluble materials such as lime, plaster of paris, or portland cement.

SOFT-BURNT BRICK (soft brick): brick fired at low temperatures, producing units of low compressive strength and high absorption.

SOLDIER COURSE: a row of bricks laid on their ends, with their narrow faces toward the outside of the wall.

SPALLS (spalling): sheets of masonry separated from the surface by the action of water inside the masonry. Water soaking into the masonry causes spalling when temperatures change, thus forcing the surface to expand and pop off in pieces.

SPANDREL: the area between the shoulder of an arch and the rectangular framework around it; the area separating two arches; and the rectangular area between windows in a vertical alignment.

SPIRE: a slender pointed construction rising from the top of a building; typically an octagonal pyramid surmounting a square tower

SPLASH BLOCK: a concrete or plastic precast block which diverts water at the bottom of a downspout.

STABILIZATION: the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

STACKED WINDOW UNIT: a combined grouping of awning, hopper lights, casement, or nonoperative windows to form a large glazed unit.

STANDING SEAM METAL ROOF: a sheet metal roof with seams that project at right angles to the plane of the roof.

STATE ARCHEOLOGICAL LANDMARK (SAL): designation made by a vote of the Texas Historical Commission (THC) in order to protect an archeological site or historic structure under the Texas Antiquities Code. Designation places the resource in a statewide inventory of significant sites which allows long range protection planning for the cultural heritage of Texas. It also provides that a designated resource cannot be removed, altered, destroyed, salvaged, or excavated without a permit from the THC.

STILE: one of the vertical structural members of a frame, such as the outer edge of a door or a window sash.

STILTED ARCH: an arch with a curve beginning above the level of the imposts, not a round arch.

STRIKING: the finishing of a joint with any of a variety of tools.

STRING COURSE (belt course): narrow, projecting, horizontal courses of masonry.

STUCCO: portland cement plaster employed as an exterior cladding or siding material.

SUBFLORESCENCE: a potentially harmful accumulation, or hidden build-up, of soluble salts deposited under or just beneath the masonry surface as moisture in the wall evaporates. Also referred to as cryptoflorescence.

TERRA COTTA: a fine grained fired clay used for ornamental work and roof and floor tile; may be glazed or unglazed, molded or carved; usually brownish red in color, but also found in tints of gray, white, and bronze.

TERRAZZO: a finish floor material composed of concrete with an aggregate of marble chips selected for color and size, which is ground and polished smooth after curing.

TIFFANY GLASS: American glassware made in the late19th and early 20th century and often characterized by an iridescent surface. Used in reference to Louis Comfort Tiffany (1848-1933), a designer well known for his designs in decorative glass and glassware and creator of a type of glass with an iridescent surface, trademarked under the name Favrile.

TOOLING: forming a masonry joint to a particular shape.

TRANSOM: a window unit above a door.

TREFOIL: a cloverleaf pattern consisting of three lobes which are circular or nearly so, tangent to the inner side of a larger arc, and meeting each other in points, projecting inward from the arch or circle.

TRIGLYPHS: the three vertical bands which alternate with the metopes on a Doric frieze or its derivatives.

TRIM: edging or framing of openings and other features on a facade or indoors. Often of a different color and material than that of the adjacent wall surface.

TRIPARTITE: architectural feature, having three components.

TRIPLE GLAZED WINDOW: an insulating window consisting of three parallel glass panes with air spaces between them.

TRIPLE WINDOW: generally referring to any tripartite group of windows with square heads.

TRIPLE-HUNG WINDOW: window on which all three sashes operate vertically.

TURRET: a small slender tower, characteristically corbeled from a corner.

TUSCAN ORDER: a simplified version of the Roman Doric order with a plain frieze and no mutules in the cornice.

VALLEY: the trough or gutter that is formed by the intersection of two inclined planes of a roof.

VAULT: a fire-proof storage room. Also an arched passageway; an arched ceiling or roof.

VENEER: a decorative layer of brick, wood, or other material which provides a cover for inferior structural material and gives an improved appearance at a low cost.

VERMICULATED MASONRY: a form of masonry

surface, incised with wandering, discontinuous grooves which resemble worm tracks.

VESTIBULE: a small entrance room, foyer or anteroom that leads into a larger space.

VICTORIAN: generally refers to architectural styles that were popular during the last decade of the reign of Queen Victoria, 1860-1900. Although the term is often misused to mean a particular style, it is actually an historical era which encompasses numerous architectural styles .

VOLUTE: a spiral scroll found in Ionic, Corinthian, and Composite capitals, and on consoles.

VOUSSOIR: one of the bricks or stones used to form an arch.

WAINSCOT: a decorative or protective wall facing, which is applied to the lower portion of an interior partition wall.

WATER TABLE: heavy base of a wall exposed horizontally when the portion above it is reduced in thickness; often sloped, with a drip mold projecting from lower edge. A wedge shaped wooden molding applied at the bottom of the lowest piece of siding on a building to direct water away from the foundation.

WATERPROOFING: the act or process of making something impervious to water.

WEATHER STRIPPING: piece of metal, wood or other material installed around a door or window opening to protect against air infiltration and moisture penetration.

WINDOW: an opening in a wall, primarily to provide light or ventilation. See also Awning Window, Austral Window, Bay Window, Bow Window, Box-Head Window, Bull's Eye Window, Combination Window, Cameo Window, Casement Window, Chicago Window, Clerestory Window, Coupled Window, Continuous Window, Double Glazed Window, Double-hung Window, False Window, Fixed Window, French Window, Fanlight Window, Gable Sash Window, Hopper Window, Industrial Window, Jalousie Window, Lattice Window, Oriel Window, Palladian Window, Panel Window, Projected Window, Pivoted Window, Round-head Window, Ribbon Window, Single-hung Window, Sliding Window, Stacked Window Unit, Triple Window, Triple Glazed Window, Triple-hung Window, Transom.

WINDOW FRAME: frame set in wall to receive and hold a window and its hardware.

WINDOW GUARD: grill placed over a window to protect the glazing or the contents of a room. These are often decorative.

WINDOW SILL: lower, usually projecting, lip of a window frame.

WROUGHT IRON: a form of iron that is soft, tough, and fibrous in structure, and contains about 0.1 percent carbon and 1 to 2 percent slag.

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Clay CCH of 1885
North Elevation

y CCH of 1885
outh Elevation

Clay CCH of 1885
West Elevation

Clay CCH of 1885
East Elevation

Clay CCH of 1885
Main Stair Detail

Clay CCH of 1885
District Courtroom

Clay CCH of 1885
Original Construction