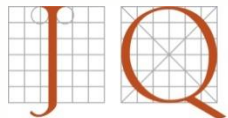


Preserving Texas County Courthouses

Stephen H. Lucy, PE

Mark D. LeMay, AIA

JQ Dallas



History

- 254 Counties in Texas



History

- 254 Counties in Texas
- 234 County Courthouses are more than 50 years old

History

- 254 Counties in Texas
- 234 County Courthouses are more than 50 years old
- 150 County Courthouses were constructed prior to 1920

History

- 254 Counties in Texas
- 234 County Courthouses are more than 50 years old
- 150 County Courthouses were constructed prior to 1920
- 80 date back to the 1800's

History

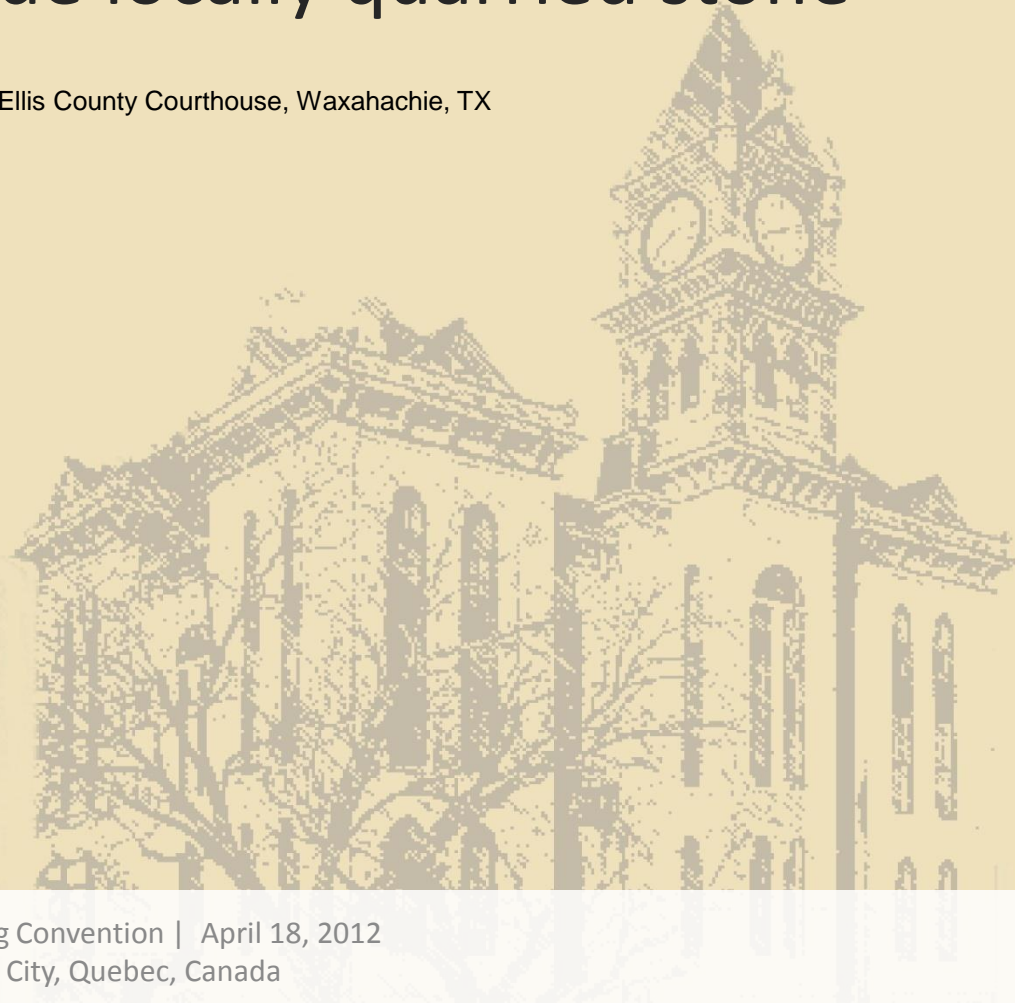
- 254 Counties in Texas
- 234 County Courthouses are more than 50 years old
- 150 County Courthouses were constructed prior to 1920
- 80 date back to the 1800's
- 136 are listed on the National Register of Historic Places

History

- Materials used include locally quarried stone



Ellis County Courthouse, Waxahachie, TX



History

- Materials used include bricks made from local clays



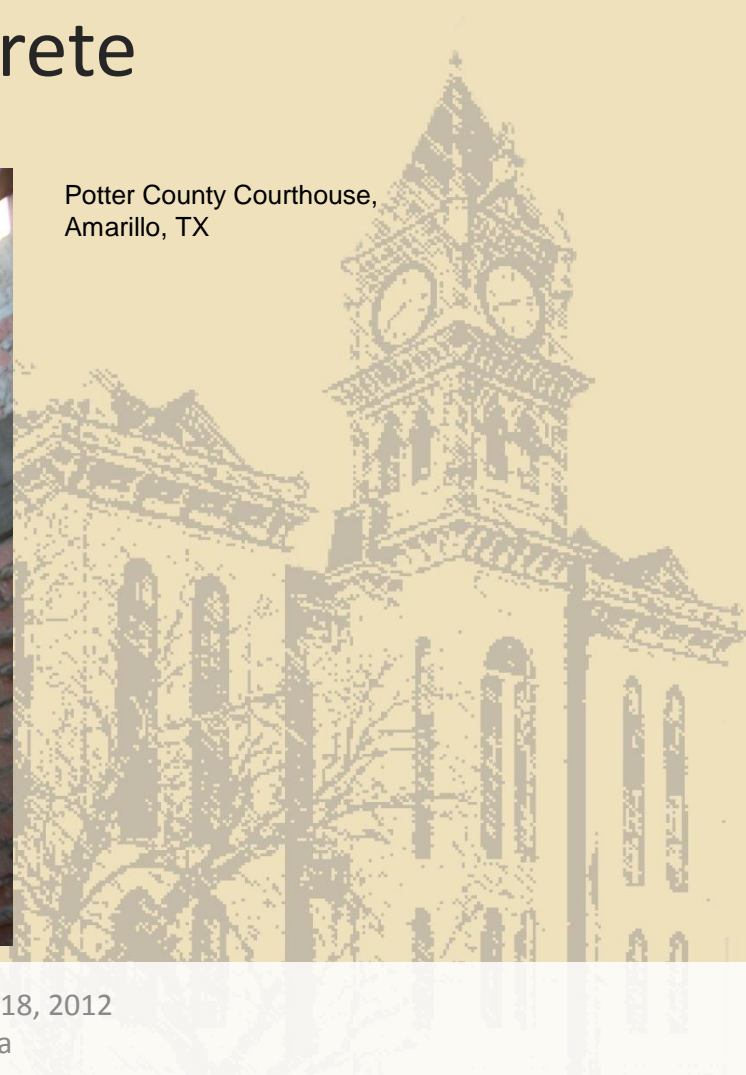
1885 Shelby County Courthouse,
Center, TX

History

- Materials used include concrete



Potter County Courthouse,
Amarillo, TX

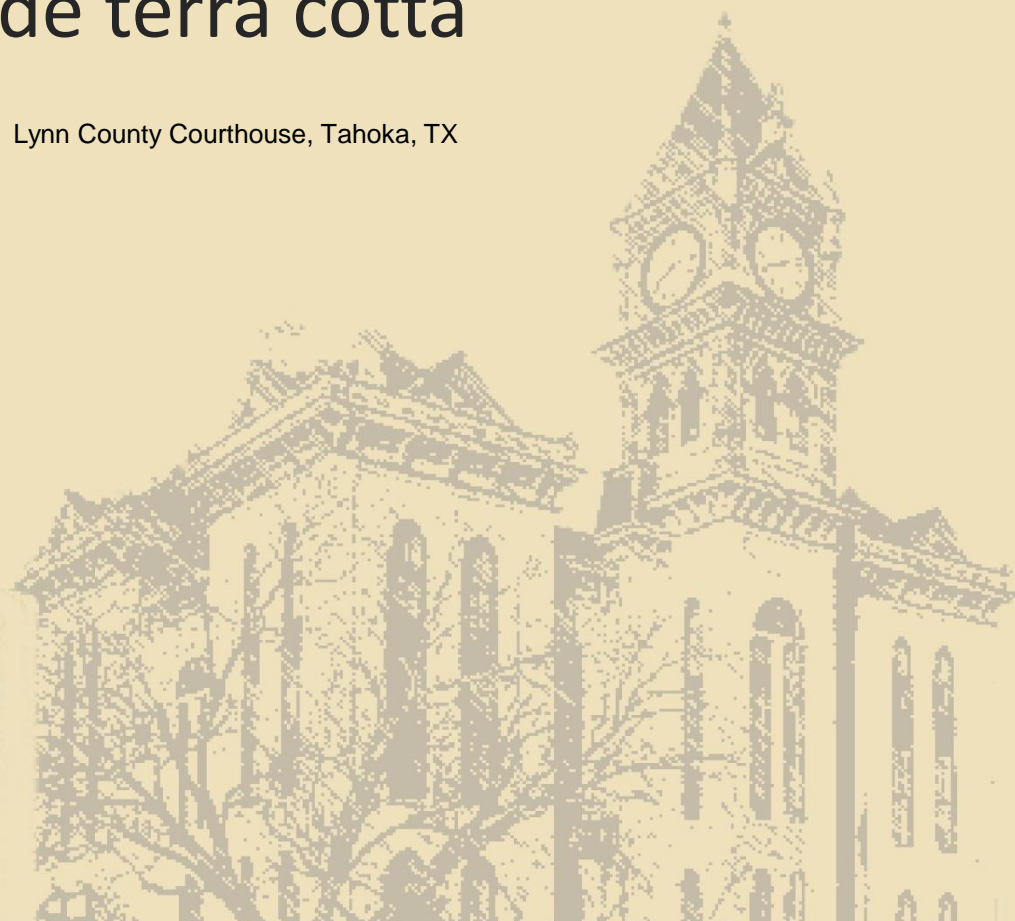


History

- Materials used include terra cotta



Lynn County Courthouse, Tahoka, TX

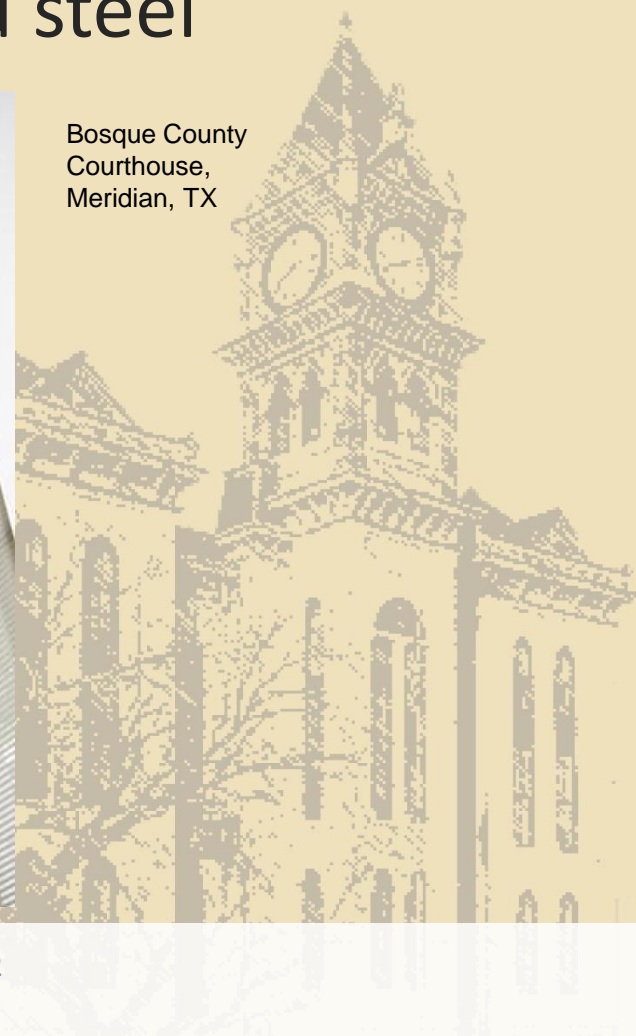


History

- Materials used include iron and steel



Bosque County
Courthouse,
Meridian, TX

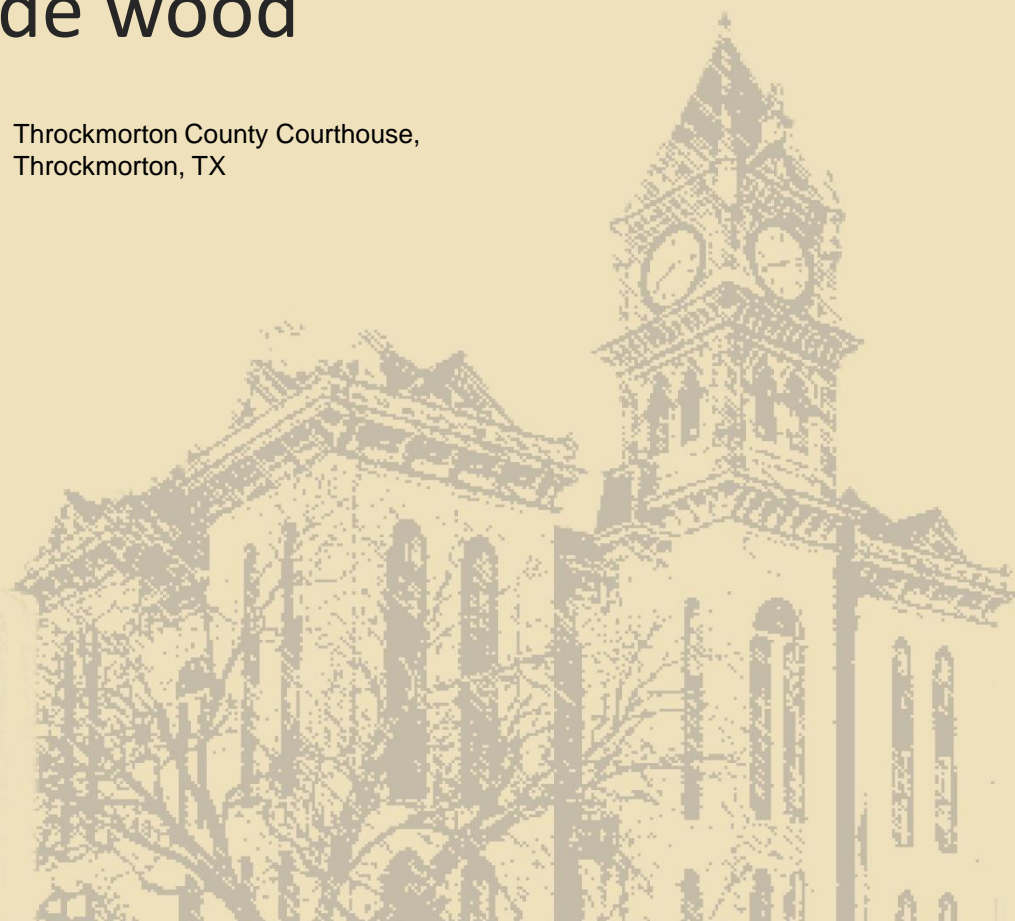


History

- Materials used include wood



Throckmorton County Courthouse,
Throckmorton, TX



History

- January 1, 1993 - Hill County Courthouse, Hillsboro, TX



History

- Study conducted by Texas Historical Commission late 90's
- Counties lacked financial resources to preserve the buildings for future generations
- In 1998, National Trust placed Texas' County Courthouses on the "11 Most Endangered Properties" list

History

- In 1999, then Gov. George W. Bush and Texas Legislature passed HB 1341 establishing the Texas Historic Courthouse Preservation Program (THCPP)
- Purpose: To provide partial matching grants to counties to assist in the design and construction of courthouse restoration projects
- 2000 – 2011: \$227M investment + \$150M county expenditures (60/40 split)

History

- **Round I (2000-2001) - \$50 Million in grants to 47 counties**
- **Round II (2002-2003) - \$50 Million to 22 counties**
- **Round III (2004-2005) - \$45 Million to 28 counties**
- **Round IV (2006-2007) - \$80 Million (not approved by Federal Highway Administration)**
- **Round V (2008-2009) - \$62 Million to 17 counties**
- **Round VI (2010-2011) - \$20 Million to 19 counties**
- **Round VII (2012-2013) - \$20 Million to 13 counties**
- **Since inception - \$247 Million for the preservation of 81 county courthouses**
- **May, 2008 – Preserve America Presidential Award**

History

Texas Courthouse Preservation Program Round 7 Scoring Sheet

Courthouse				Building-Based Criteria						Project-Based Criteria						County Commitment Criteria							Plans & Specs	District	Total
				Designations	Age	Architecture	Significance	Endangerment	Integrity	Current Use	Future Use	County Records	Fix Changes	Master Plan	Full Restoration	Prior Deed	THOPP Deed	County Support	Local Resources	Local Support	Compliance				
	Project Cost & Request		Designations	0-5	0.5,10,15,20	0,2,6,8,10,14	0,2,6,10,14	6,10,13,15,20	0,2,6,10,14	0,10,20	0,5,10	0,2,4	0,6,10,14	0,6,12,18	20	0,6,12,18,20	0,7,14,20	0,1,2	0,2,4	0,2	0,4	0-6	0,10	0,2,4	
Colorado 1891 7	Cost Request Emer Cost Emer Request Recommendation	\$6,244,788.00 \$3,817,749.00 \$3,245,087.00	NR RTHL SAL Municipal Eligible	6	15	10	10	13	10	20	10	4	14	18	20	0	20	2	2	2	0	3	10	0	191
Franklin 1912 7	Cost Request Emer Cost Emer Request Recommendation	\$4,476,050.00 \$3,665,895.00 \$3,116,011.00	NR RTHL SAL Municipal Eligible	6	10	10	10	15	10	20	10	4	14	18	20	0	20	2	2	2	4	1	10	0	190
Hardeman 1908 7	Cost Request Emer Cost Emer Request Recommendation	\$4,748,973.00 \$3,653,963.00 \$3,105,869.00	NR RTHL SAL Municipal Eligible	6	10	10	6	20	10	20	10	4	14	18	20	0	20	2	2	2	0	2	10	0	188
Edwards 1892 7	Cost Request Emer Cost Emer Request Recommendation	\$1,815,902.00 \$1,568,017.00 \$493,651.00 \$329,100.34 \$1,332,814.00	NR RTHL SAL Municipal Eligible	6	15	8	6	20	6	20	10	4	14	18	20	0	20	1	2	2	4	1	10	0	187
Bexar 1897	Cost Request Emer Cost Emer Request Recommendation	\$13,078,029.00 \$3,170,184.00 \$2,536,147.00	NR RTHL SAL Municipal Eligible	6	15	14	10	13	6	20	10	4	14	18	20	0	20	2	2	2	0	7	0	0	185
Navarro 1905 7	Cost Request Emer Cost Emer Request Recommendation	\$9,717,514.00 \$5,549,996.00 \$0.00 \$4,439,997.00	NR RTHL SAL Municipal Eligible	6	10	14	6	10	10	20	10	4	14	18	20	0	20	2	2	2	0	4	10	0	184
Throckmorton 1891 7	Cost Request Emer Cost Emer Request Recommendation	\$3,524,463.00 \$2,995,793.00 \$2,396,634.00	NR RTHL SAL Municipal Eligible	6	15	8	6	15	6	20	10	4	14	18	20	0	20	2	2	2	4	1	10	0	183
Mason 1910 7	Cost Request Emer Cost Emer Request Recommendation	\$5,608,764.00 \$3,645,697.00 \$626,984.00 \$417,988.92 \$208,994.00	NR RTHL SAL Municipal Eligible	6	10	10	6	13	10	20	10	4	14	18	20	0	20	2	2	2	0	3	10	0	182
Lynn 7	Cost Request Emer Cost Emer Request Recommendation	\$6,513,316.00 \$5,544,519.00 \$0.00	NR RTHL SAL Municipal Eligible	6	10	10	6	13	10	20	10	4	14	18	20	0	20	2	2	2	4	1	10	0	182
Marion 1913 7	Cost Request Emer Cost Emer Request Recommendation	\$5,892,617.00 \$5,011,514.00 \$649,171.00 \$432,780.23 \$216,390.00	NR RTHL SAL Municipal Eligible	6	10	10	6	15	10	20	10	4	14	18	20	0	20	2	2	2	0	1	10	0	182

Total Project Cost \$231,570,417.53

Total Grant Requested \$158,692,027.00

Total Emergency \$13,437,765.00

Total Emergency Request \$8,958,501.04

Reasons

- Change in use



Reasons

- Change in use
- Change in systems (MEP)



Reasons

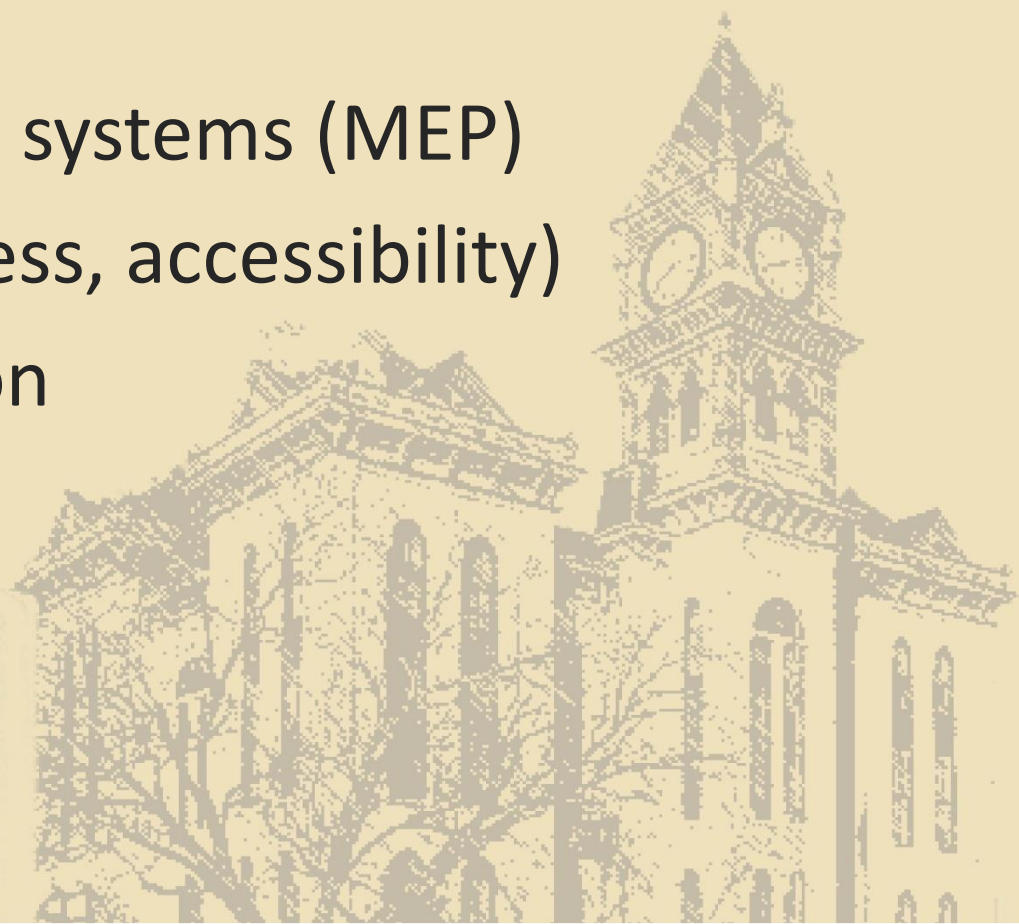
- Change in use
- Change in systems (MEP)
- Code (means of egress, accessibility)

Reasons

- Change in use
- Change / upgrade in systems (MEP)
- Code (means of egress, accessibility)
- General deterioration

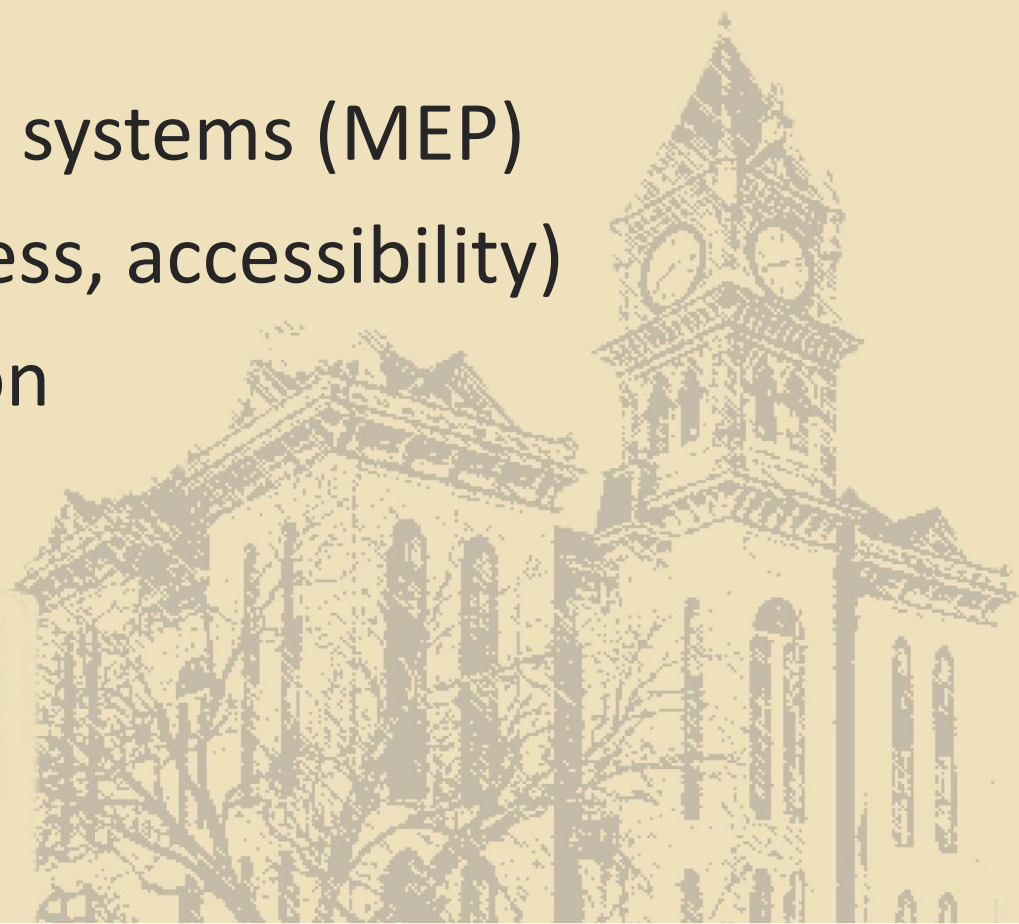
Reasons

- Change in use
- Change / upgrade in systems (MEP)
- Code (means of egress, accessibility)
- General deterioration
 - Moisture infiltration



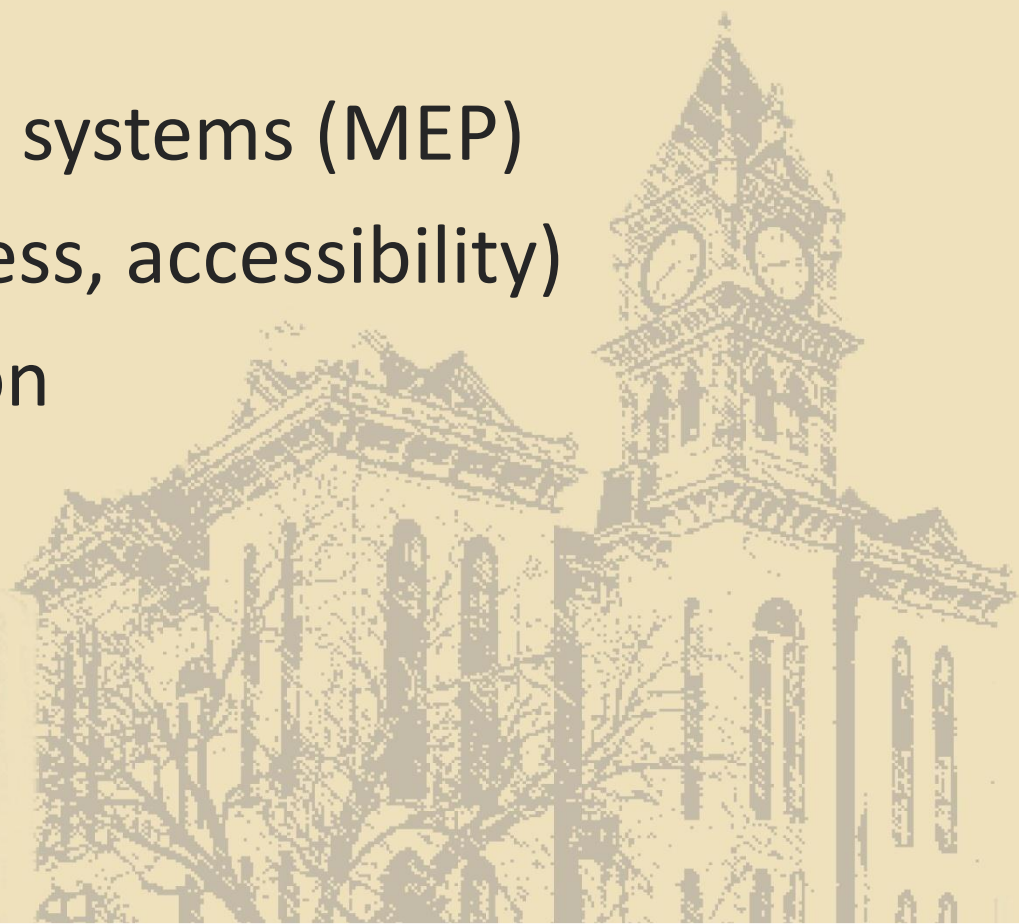
Reasons

- Change in use
- Change / upgrade in systems (MEP)
- Code (means of egress, accessibility)
- General deterioration
 - Moisture infiltration
 - Soil movement



Reasons

- Change in use
- Change / upgrade in systems (MEP)
- Code (means of egress, accessibility)
- General deterioration
 - Moisture infiltration
 - Soil movement
 - Fire



International Building Code

- “Grandfather” clause

SECTION 3409 HISTORIC BUILDINGS

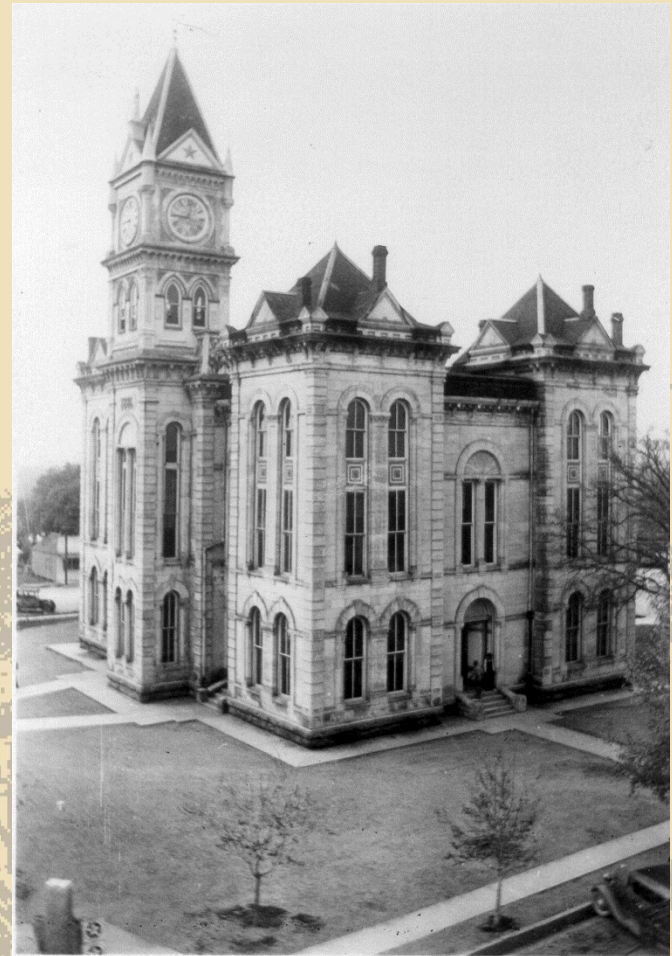
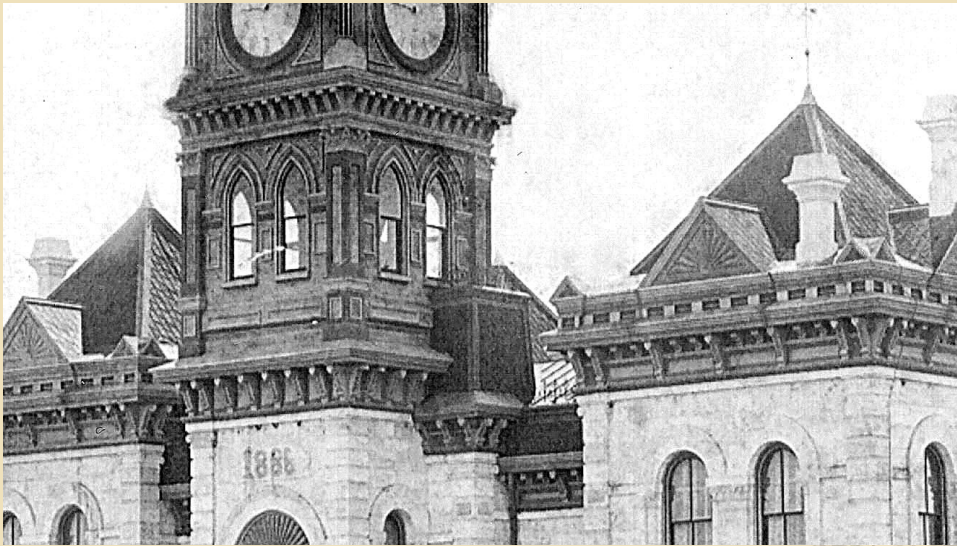
3409.1 Historic buildings. The provisions of this code relating to the construction, repair, *alteration*, *addition*, restoration and movement of structures, and change of occupancy shall not be mandatory for *historic buildings* where such buildings are judged by the *building official* to not constitute a distinct life safety hazard.

Case Studies

Bosque County Courthouse, Meridian, TX



- Designed by J.J. Cane of Fort Worth
- Completed 1886



Case Studies

Bosque County Courthouse, Meridian, TX



- Cut limestone exterior
- Rubble limestone back-up



Case Studies

Bosque County Courthouse, Meridian, TX

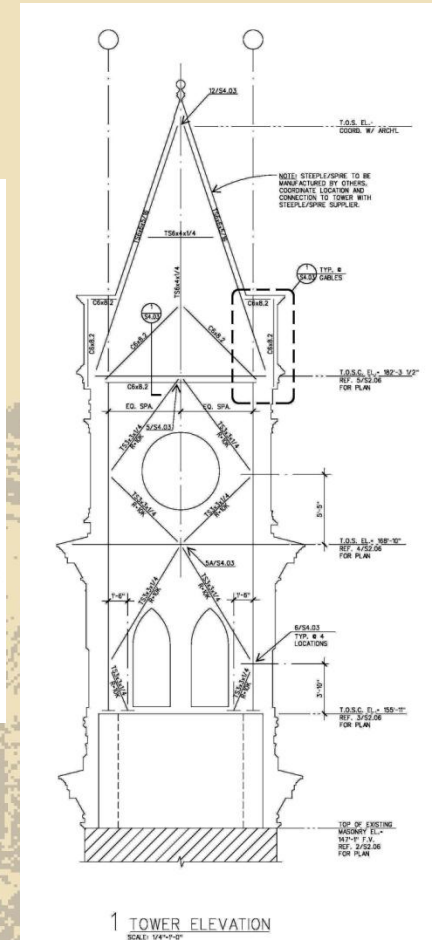
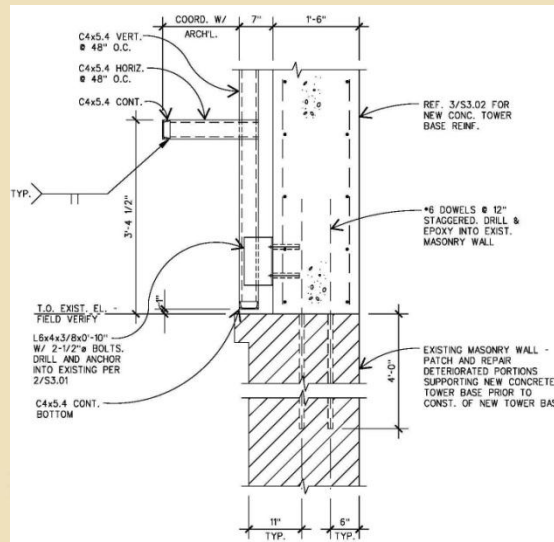
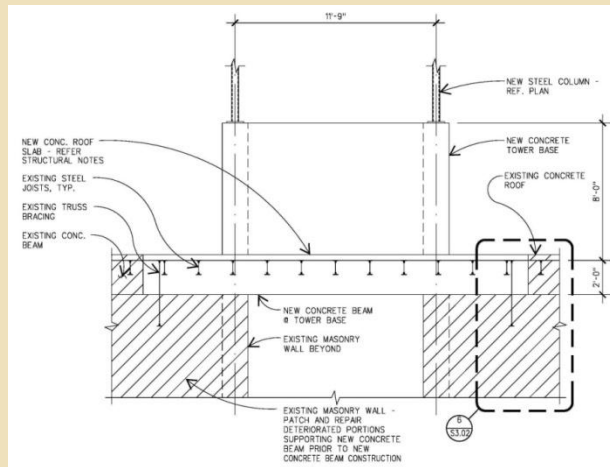
- “Modernized” (WPA) in 1936



Case Studies

Bosque County Courthouse, Meridian, TX

- Restore exterior, including the bell/clock tower



Case Studies

Bosque County Courthouse, Meridian, TX



- Restore exterior



Case Studies

Bosque County Courthouse, Meridian, TX



- Restore exterior



2012 ICRI Spring Convention | April 18, 2012
Quebec City, Quebec, Canada

Case Studies

Bosque County Courthouse, Meridian, TX



- Restore exterior



Case Studies

Bosque County Courthouse, Meridian, TX



- Restore exterior

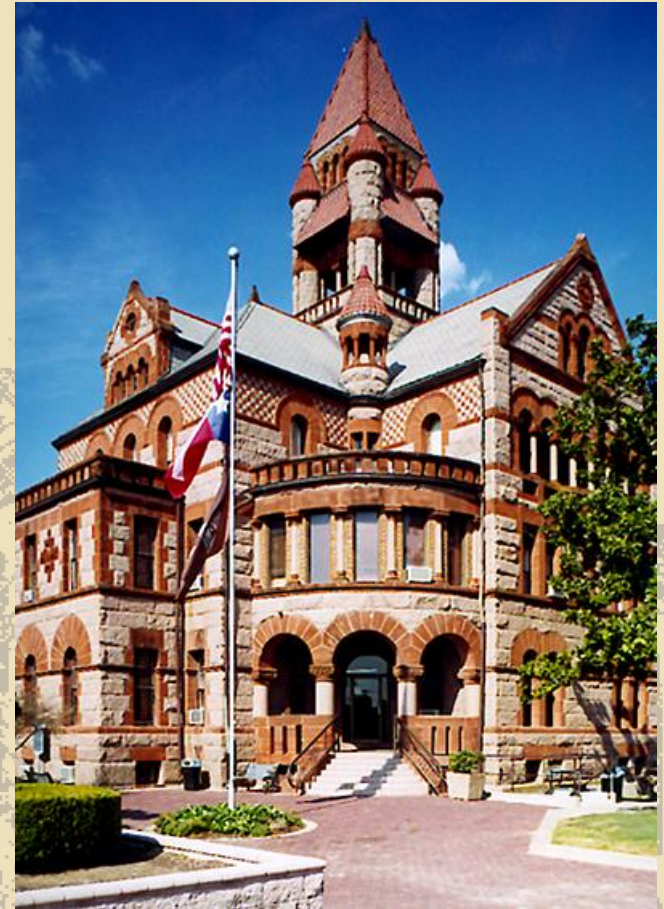


2012 ICRI Spring Convention | April 18, 2012
Quebec City, Quebec, Canada

Case Studies

Hopkins County Courthouse, Sulphur Springs, TX

- Designed by J. Reily Gordon
- Completed in 1895
- Granite and sandstone



Case Studies



Hopkins County Courthouse, Sulphur Springs, TX

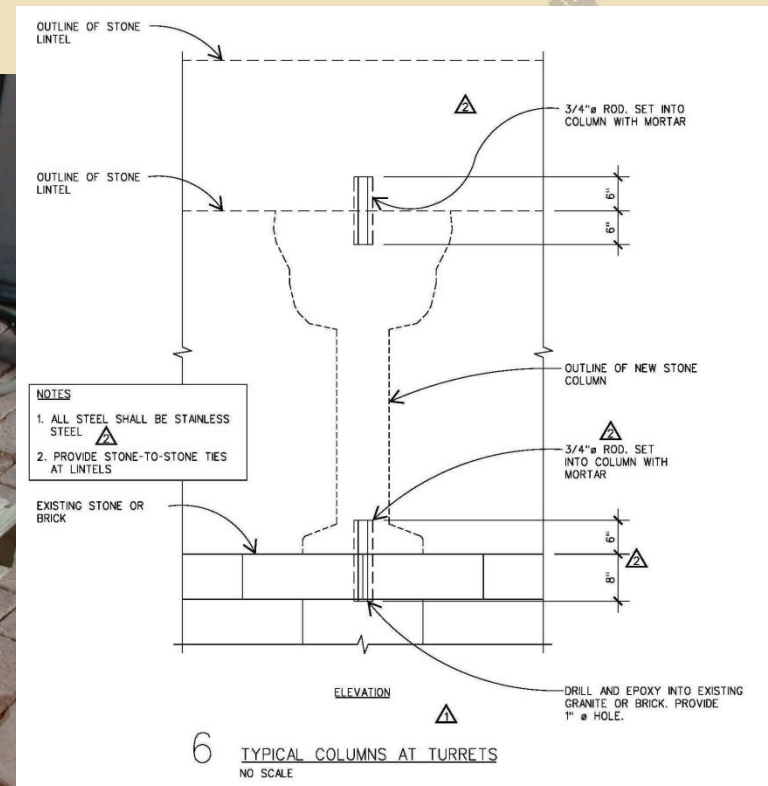
- Severely deteriorated sandstone columns
- Missing chimneys



Case Studies

Hopkins County Courthouse, Sulphur Springs, TX

- New units cast with metal rod inserts



Case Studies

Hopkins County Courthouse, Sulphur Springs, TX



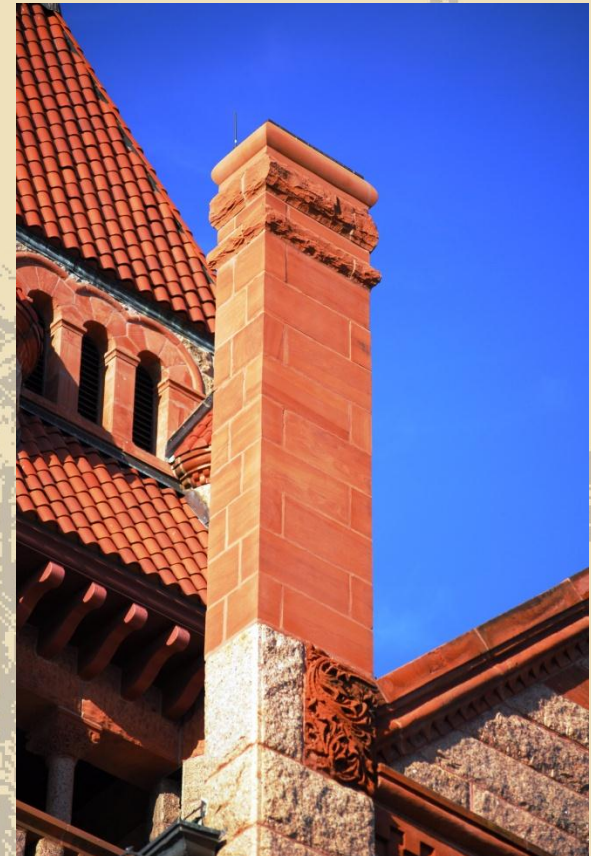
- New units cast with metal rod inserts



Case Studies

Hopkins County Courthouse, Sulphur Springs, TX

- New units cast with metal rod inserts

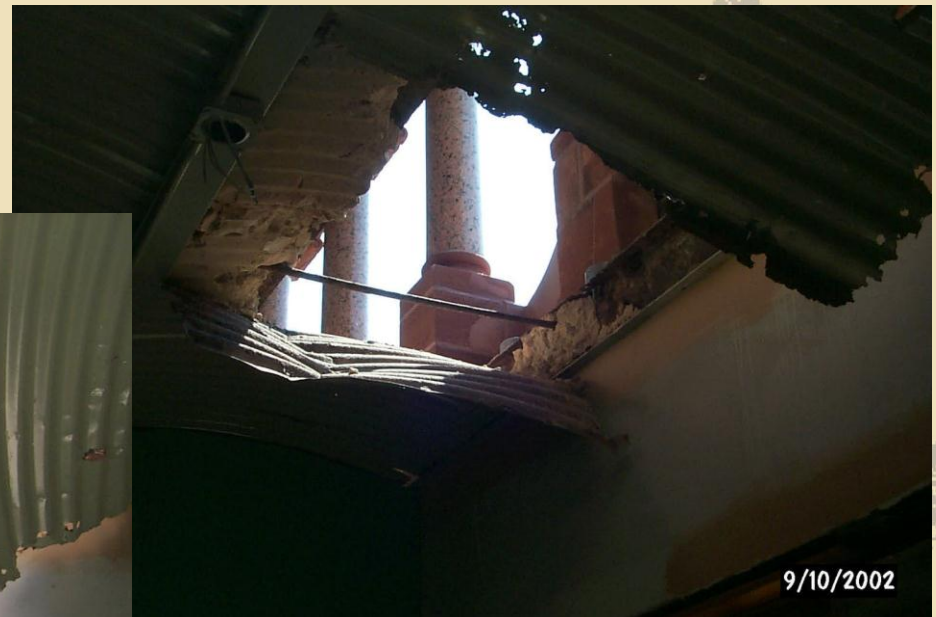


Case Studies

Hopkins County Courthouse, Sulphur Springs, TX



- Deteriorated iron / steel floor structure at porches

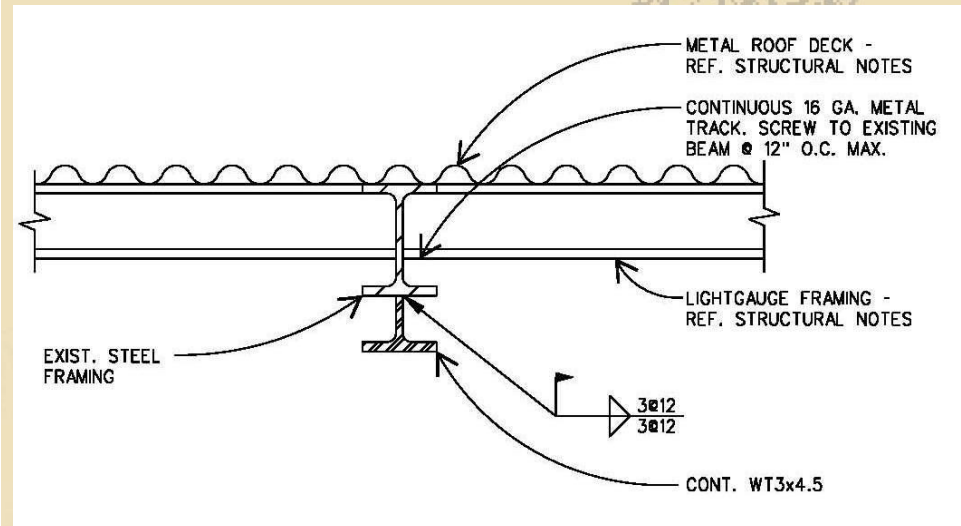
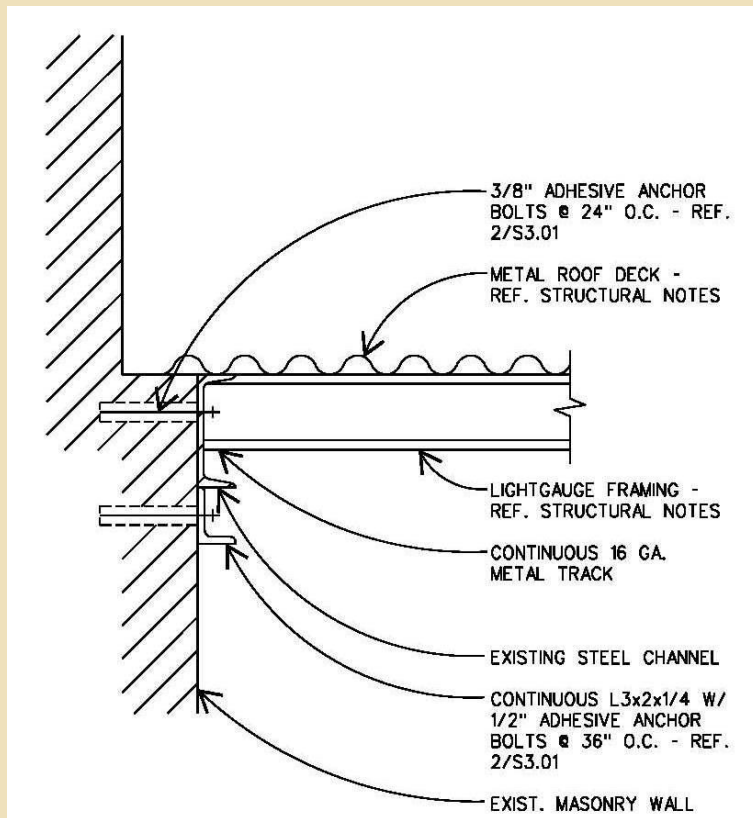


Case Studies

Hopkins County Courthouse, Sulphur Springs, TX



- Deteriorated iron / steel floor structure at porches



Case Studies

Hopkins County Courthouse, Sulphur Springs, TX



- Terra cotta tiles at floor and ceiling



Case Studies

Hopkins County Courthouse, Sulphur Springs, TX



Case Studies

Newton County Courthouse, Newton, TX

- Completed in 1902
- Second Empire style



1939 photo courtesy of TXDoT

Case Studies

Newton County Courthouse, Newton, TX

- Devastating fire – August 4, 2000
- Two weeks after THC approved Master Plan



Case Studies

Newton County Courthouse, Newton, TX



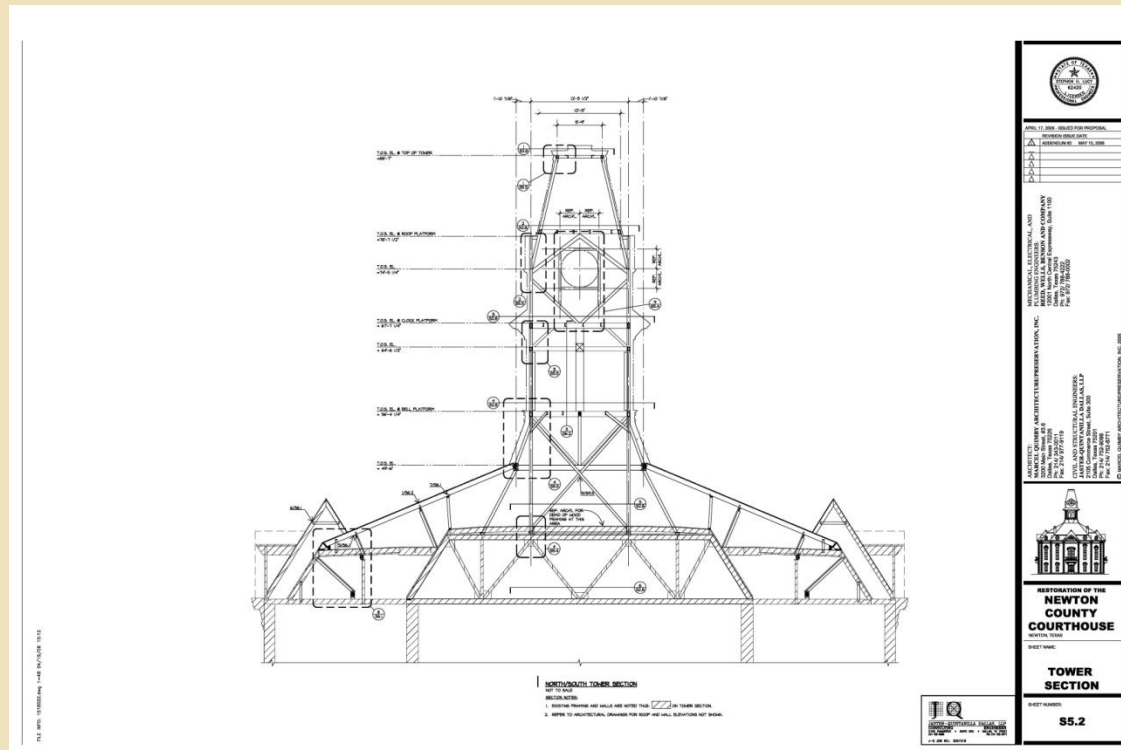
- SW Office of the National Trust Intervention Fund
- THCPP provided emergency funds to stabilize the building



Case Studies

Newton County Courthouse, Newton, TX

- THC granted funds in Round III of the THCPPP for full restoration



Case Studies

Newton County Courthouse, Newton, TX



- THC granted funds in Round III of the THCPP for full restoration



Case Studies

Newton County Courthouse, Newton, TX



Photo courtesy of TexasCourthouses.com

Case Studies

Potter County Courthouse, Amarillo, TX

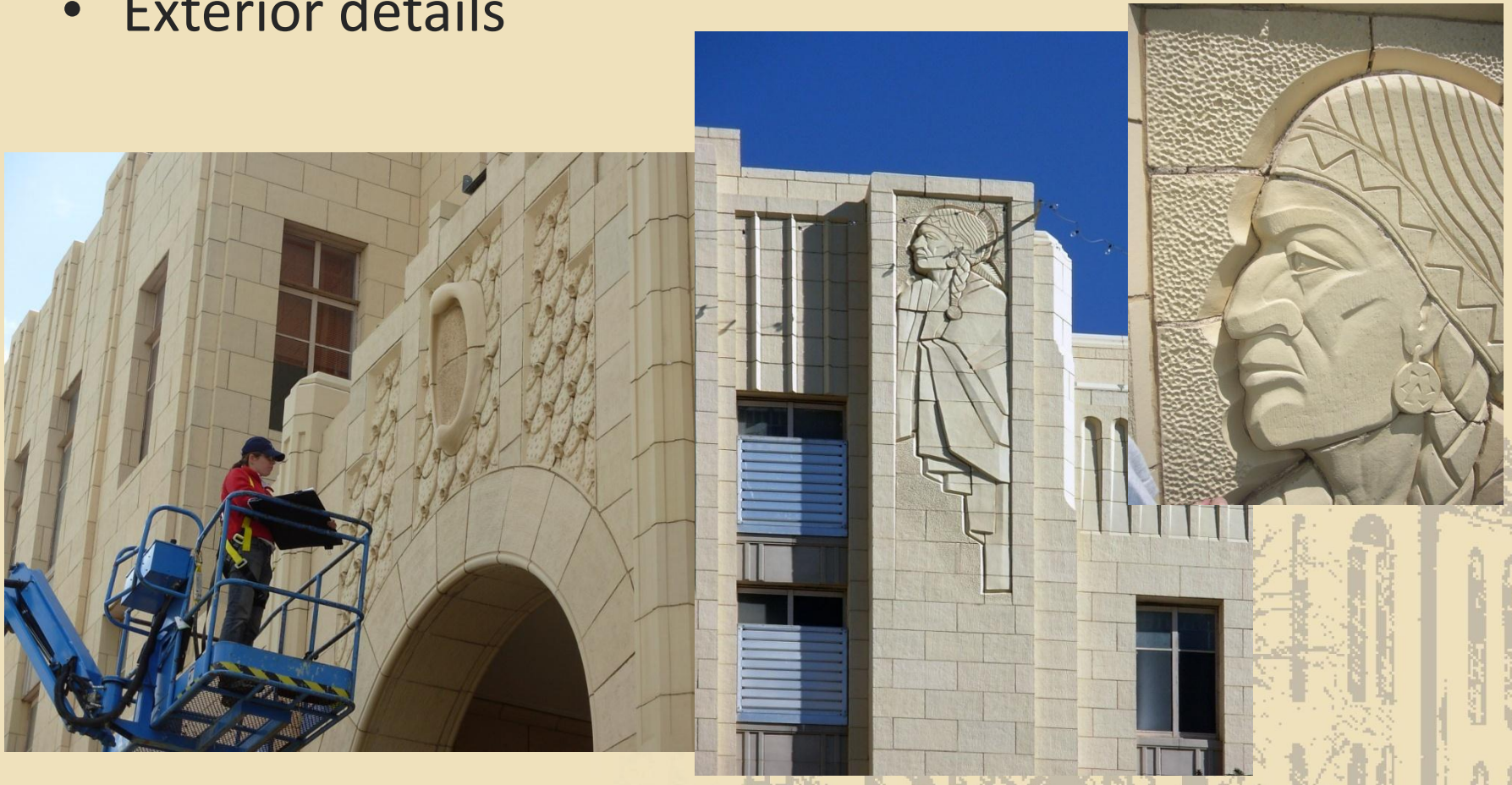
- Designed by W.C. Townes
- Completed in 1932
- Art Deco style
- Terra cotta exterior



Case Studies

Potter County Courthouse, Amarillo, TX

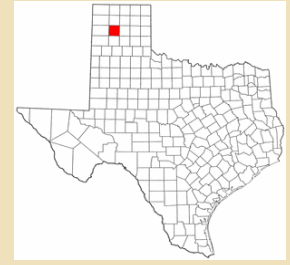
- Exterior details



Case Studies

Potter County Courthouse, Amarillo, TX

- Cracked and spalled terra cotta



Case Studies

Potter County Courthouse, Amarillo, TX

- Investigation – remove damaged section

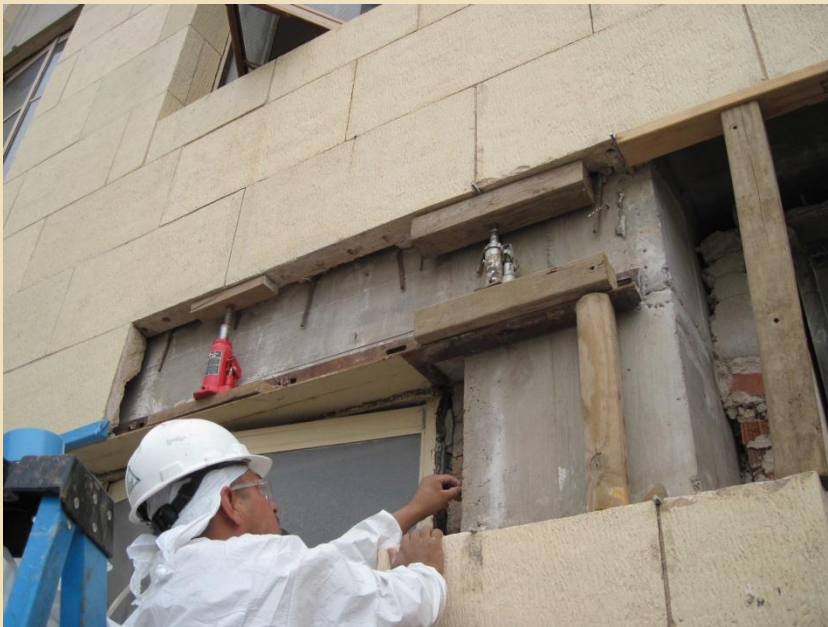


Case Studies

Potter County Courthouse, Amarillo, TX



- Replace severely damaged terra cotta units
- Provide new galvanized relief angle @ South Entry



Case Studies

Potter County Courthouse, Amarillo, TX

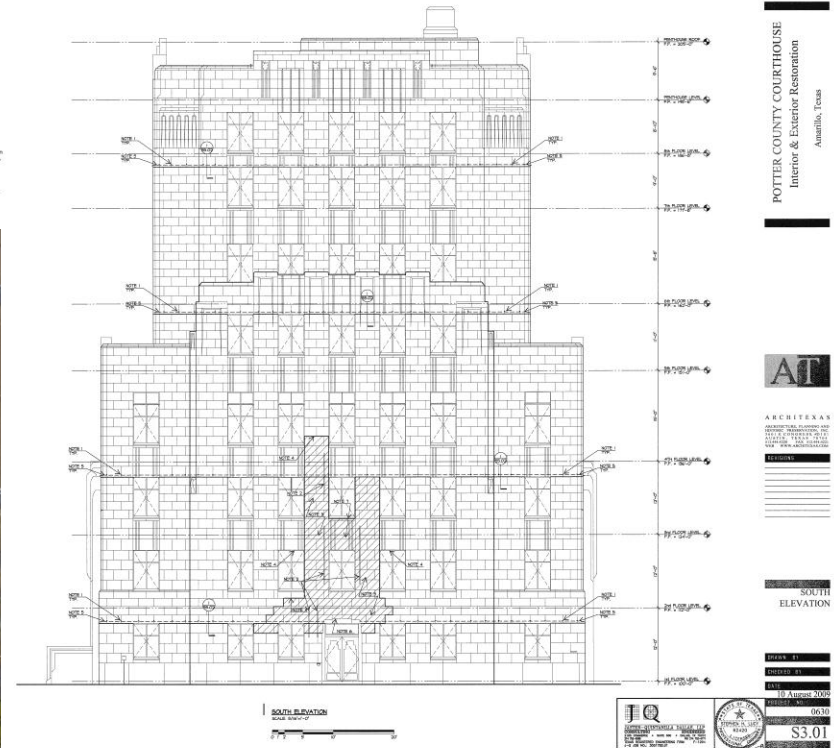


- Replace severely damaged terra cotta units
- Install helical anchors
- Point mortar joints



ELEVATION NOTES:

1. Provide stainless steel helical wall ties at vertical mortar joints at locations shown this . . . Refer to Notes Sheet 01-02 and Detail 1/10-02.
2. Existing temporary, removable steel shoring to be removed.
3. Remove existing terra cotta cladding as shown this See Schedule. Provide new terra cotta cladding - refer to Architectural Drawings and specifications.
4. Contractor shall provide temporary support system for existing terra cotta cladding, window frames, and structural panels to remain. Support system shall be designed to maintain support of terra cotta during installation of temporary system.
5. Contractor shall verify existence of continuous relief angle. Notify Engineer if relief angle is not found. At areas where terra cotta is scheduled to be removed without clean and level support surface of steel wall, slope per specification Section 05050, or areas where existing terra cotta is scheduled to remain, Contractor shall remove existing mortar from outer face of horizontal joint. At all relief angle locations, provide new joint support per Detail 1/10-02 and as specified.
6. New terra cotta units shall be hung from concrete beam above. Coordinate hanger details with terra cotta supplier.
7. Carefully remove existing stone structural panel and window sill units. Remove existing mortar from stone surfaces. Store units in a protected area for re-use. Coordinate location and size.



Case Studies

Potter County Courthouse, Amarillo, TX



Case Studies

Potter County Courthouse, Amarillo, TX



- Reinforced concrete frame
- New Mech. openings



Case Studies

Potter County Courthouse, Amarillo, TX



- Reinforced concrete frame
- New Mech. openings (small in flat, one-way slabs)



Case Studies

Potter County Courthouse, Amarillo, TX



- Large Mech. openings framed with steel



Case Studies

Potter County Courthouse, Amarillo, TX



- Large Mech. openings framed with steel
- Continuity issues in flat slabs required CFRP reinforcement at slab areas adjacent to openings



Case Studies

Potter County Courthouse, Amarillo, TX



- New Mech. units added to roof over courtroom required reinforcement of roof slab



Case Studies

Potter County Courthouse, Amarillo, TX



- To avoid removing historic slabs-on-grade at First Floor, existing tunnel system was expanded



Case Studies

Potter County Courthouse, Amarillo, TX



Preserving Texas County Courthouses

Thanks to...

ArchiTexas (Dallas and Austin)

Texas Historical Commission

TXDoT

TexasCourthouses.com

Texasescapes.com

Texascourthouse-trails.com

