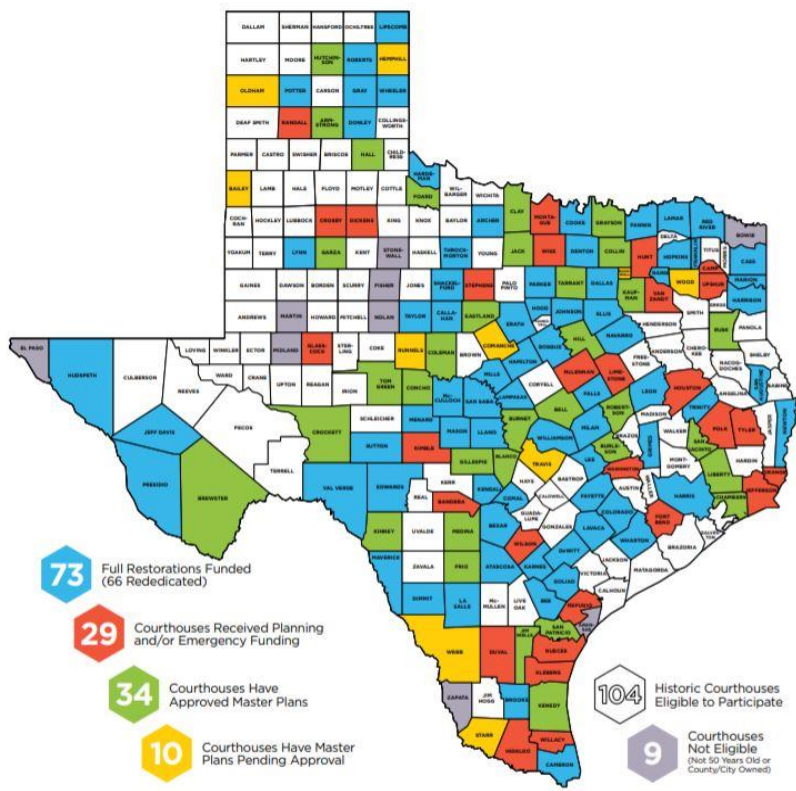




Benefits of Courthouse Preservation and Stewardship

June 8, 2022

TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM



Rounds I - XI

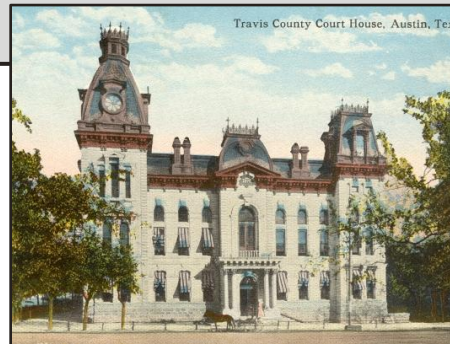
- over \$320 Million in Grants to Date
- 136 Approved Master Plans
- 102 Counties Awarded Grants
- 73 Full Restorations Funded

Round XII

- 2021 Legislature Appropriated \$25 million
- Applications Received May 13, 2022
- Awards to Be Made July 27, 2022

Courthouses LOST

- In the 1920's and 30's, many courthouses were altered as part of the WPA and CCC
- With over half a century of use by the 1950's and 1960's many Texas County Courthouses fell into **severe** disrepair
- Over 25 courthouses were demolished in the name of *Post WWII* progress
- Many others suffered inappropriate alterations and/or additions
- Others burned due to outdated electrical systems

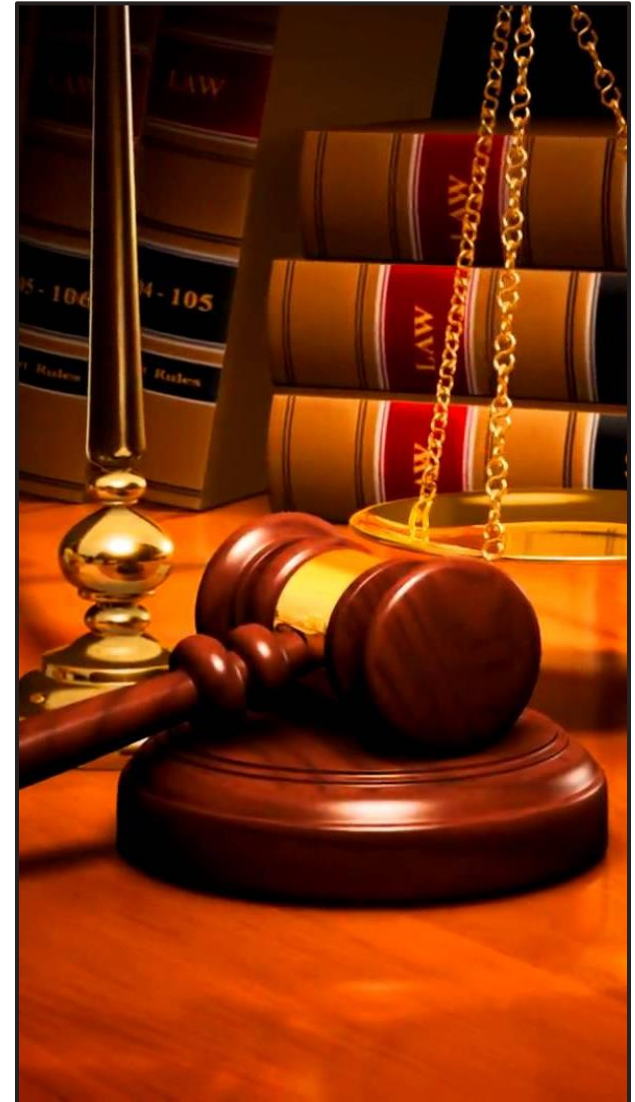


Benefits of Courthouse Preservation and Stewardship

Texas Government Code “Courthouse Law”

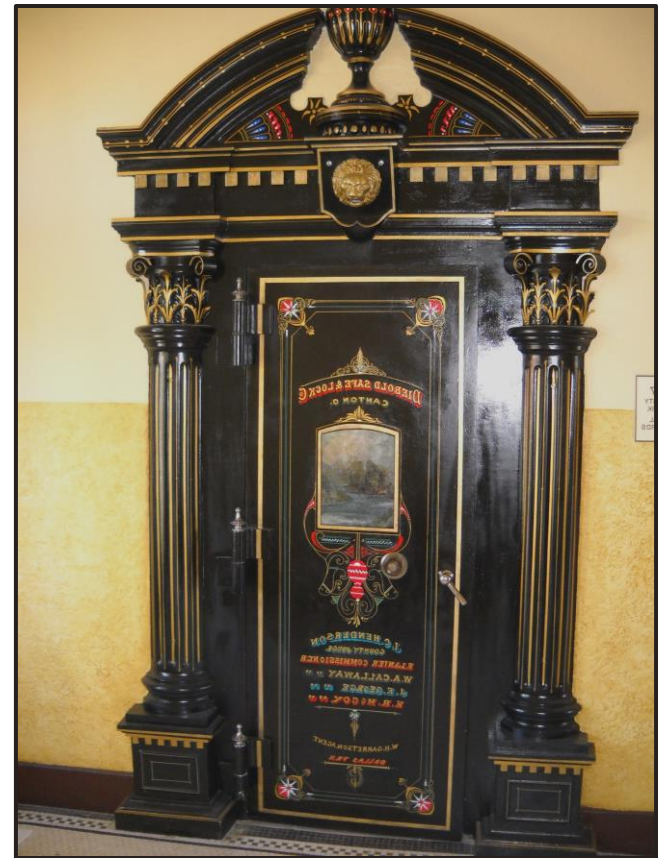
Chapter 442, Section 442.008 Passed by the 62nd Leg in 1971

- A county may not demolish, sell, lease, or damage the historical or architectural integrity of a courthouse without notifying the commission at least 180 days prior.
- If the commission determines that a courthouse has historical significance worthy of preservation, the commission shall notify the commissioners court of the county.
- A county may carry out ordinary maintenance and repairs to a courthouse without notifying the commission.



Other Protections for Courthouses

- **Historic Designations**
 - **State Antiquities Landmark** requires all work beyond maintenance be permitted by the THC
 - **Recorded Texas Historic Landmark** requires exterior work be reviewed by THC staff
 - **Listing on the National Register of Historic Places** provides national recognition of a property's historical or architectural significance and denotes that it is worthy of preservation
- **Preservation Easements**
 - Most grant recipients choose to grant a protective easement on their courthouses which requires that the building be maintained and that all work on the building be reviewed



Benefits of Courthouse Preservation and Stewardship

Commonly Observed Disrepair



America's 11 Most Endangered Places



In 1998, Preservation Texas nominated Texas' 225 historic courthouses for inclusion on the list of America's 11 Most Endangered Places selected by the National Trust for Historic Preservation.

For the first time ever, NTHP chose 225 buildings to represent one of the 11 most endangered structures in America. The courthouses were recognized again on the 2011 list.

HOUSE BILL 1341

AN ACT relating to implementation of a
Texas Courthouse Preservation Program
to fund the preservation of historic courthouses through
grants or loans

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
SECTION 1.

Section 442.001, Government Code, is amended to read as follows:
Sec. 442.001.

DEFINITIONS [DEFINITION].

In this chapter:

- (1) "Historic courthouse" means a county courthouse that is at least 50 years old.
- (2) "Historic courthouse project" means a project to preserve or restore a historic courthouse.

Benefits of Courthouse Preservation and Stewardship



Wharton County Courthouse 1889

Wharton, Texas

Benefits of Courthouse Preservation and Stewardship

State wants county to preserve courthouse

By RON SANDERS
MAY 09 1990

Staff architects with the Texas Historical Commission say they will do what is necessary to convince the commissioners court here to preserve the 101-year-old Wharton County Courthouse.

"We would certainly take issue with the suggestion that it be torn down," said commission architect Rick Lewis, who plans to inspect the building himself later this month. "Every effort should be made to save it."

His comments follow Saturday's recommendations by the historical commission to add 34 Wharton properties and two historical districts to the National Register of Historic Places.

The Wharton County Courthouse and the east side of Monterey Square were to be an additional district, but the commission's State Board of Review tabled it while meeting in Austin.

It did not appear to table it because County Judge I.J.

Irvin Jr. informed the authorities Saturday that the commissioners court is against the nomination. Staff architect Tory Laughlin-Taylor said the board delayed action because it thought that the other three sides of the square should be included.

"We believe that the courthouse is worthy, and there is some urgency in getting it listed," Laughlin-Taylor said. She hopes that the courthouse, even by itself, will be approved as soon as next month.

The urgency appears to be in reaction to Wharton County commissioners, who are considering whether to replace the courthouse or renovate it. The commissioners recently hired an engineer for \$45,000 to study the soil to see if the sinking and cracking walls can be stopped. Indications are that commissioners are split on tearing down the building.

Irvin, although he could not be reached for comment, seems to believe that the courthouse has been modified extensively enough since the 1930s that the building's his-

toric significance has been compromised.

He hand delivered commissioners court minutes to Austin on Saturday to show that it voted unanimously to oppose the National Register designation on April 30.

Precinct 3 Commissioner Arvid Schoeneberg, who made the motion, served on a committee that recommended courthouse replacement in the late 1970s. He said the committee then also concluded that the building does not have historical significance.

The state architects disagree, noting that the historical commission voted to include the building in the National Register in the late 1970s. However, it was not listed because renovations done in the 1930s had not yet reached a threshold 50-year mark.

"The building has not been changed that much in the last 15 years," said Lewis.

(See HISTORIC, Page 6-A)

State, county officials meet on courthouse

By RONALD K. SANDERS
Journal-Spindicator News Editor

Clinton White plans to do lots of listening and little talking this afternoon.

White plans to be among those present at the 2 p.m. commissioners court meeting where staff members of the Texas Historical Commission will talk with local officials about the future of Wharton County's 109-year-old courthouse.

Not only is he a longtime resident of Wharton County, but he's also on the 18-member Texas Historical Commission that's appointed by the governor.

County commissioners have asked the THC to consult with them before they hire architects or engineers to evaluate the feasibility of future use of Wharton County's three oldest buildings. The meeting will be in the County Court Building, 103 S. Fulton St.

"We need to know if there will be any restoration funds available and, if so, are they on a matching funds basis," Precinct 3 Commissioner Phillip Miller said.

The THC's executive director, Curtis Tunnell, and staff architectural consultant, Jaime Wise, are expected to be present, along with the THC's Jay Firsching and Delvin Shelton, representing the Texas Courthouse Alliance.

Although White will be the highest ranking THC member there, he said he wants to remain in the background as much as possible.

"I don't have a major role."

White said. "Right now, I don't have all the facts. I intend mostly to listen. It's like a jury trying to decide without a trial."

White is uncertain whether the Wharton County courthouse matter will ever come to the commission for a vote, but he'll decide his stance at that time after receiving all the facts.

The county courthouse is a protected Texas Archeological Landmark, meaning it can't undergo major remodeling or demolition without a state permit.

The commissioners court is seeking proposals from architectural firms to perform a cost-benefit analysis of either continuing to use or demolish the courthouse.

The proposals will be considered next month.

The study will also include the former Wharton County Jail and the Old Agriculture Building.

However, downtown property owner Lynda Nichols recently nominated the former jail and old ag building for protected landmark status, too.

The Texas Historical Commission is unbiased, they could give (the commissioner's court) a lot of guidance," Nichols said. "We've got to get off the idea of building a new courthouse, and fix what we've got."

Still, members of the commissioner's court insist they only want what's best for the county.

"I want to do what's right," said

See THC, Page 44

Courthouse gets national recognition

(Continued from Page 1-A)
missioners Court are saying they might even be turned into a parking lot.

If the current courthouse is torn down and a new one built on the same site, the Burger block could become parking area.

At the commissioners' request, Williams has drawn plans for a courthouse on that site, but he neither favors building it there nor thinks a parking lot is badly

needed so close to the facility.

Williams said demolition of the Burger buildings would cause an "ugly mess" politically, but he noted there is no law to stop it if the county gives due notice.

The Texas Legislature in April passed a law that could require notice for demolition of privately owned structures that are historically significant in some way. But the rules to enforce that law have

not been written, Jensen said.

When enacted, that law will encompass the Burger buildings as well as the Old Jail Building, which Williams also said should be demolished.

The commissioners court has given notice of possible courthouse demolition, a requirement of another state provision called the "courthouse law." Notices for demolition of other buildings have not been issued.

The present courthouse and the downtown Wharton area were nominated to the national register on May 5, 1990, by the Texas Historical Commission.

The nomination was opposed by the Wharton County Commissioners Court, although Commissioner Carl Nichols believes the vote to oppose it was taken dubiously.

The nomination was approved

in Washington on Nov. 11 of this year, with the announcement made Monday by the Texas Historical Commission.

Wharton County

Community & Commissioners Court Divided

Wharton, Texas

Benefits of Courthouse Preservation and Stewardship



Wharton County Courthouse 1889
Wharton, Texas



Benefits of Courthouse Preservation and Stewardship



Wharton County Courthouse 1889
Wharton, Texas



Benefits of Courthouse Preservation and Stewardship

Wharton County Courthouse - Economic Impact Study by Texas A&M University

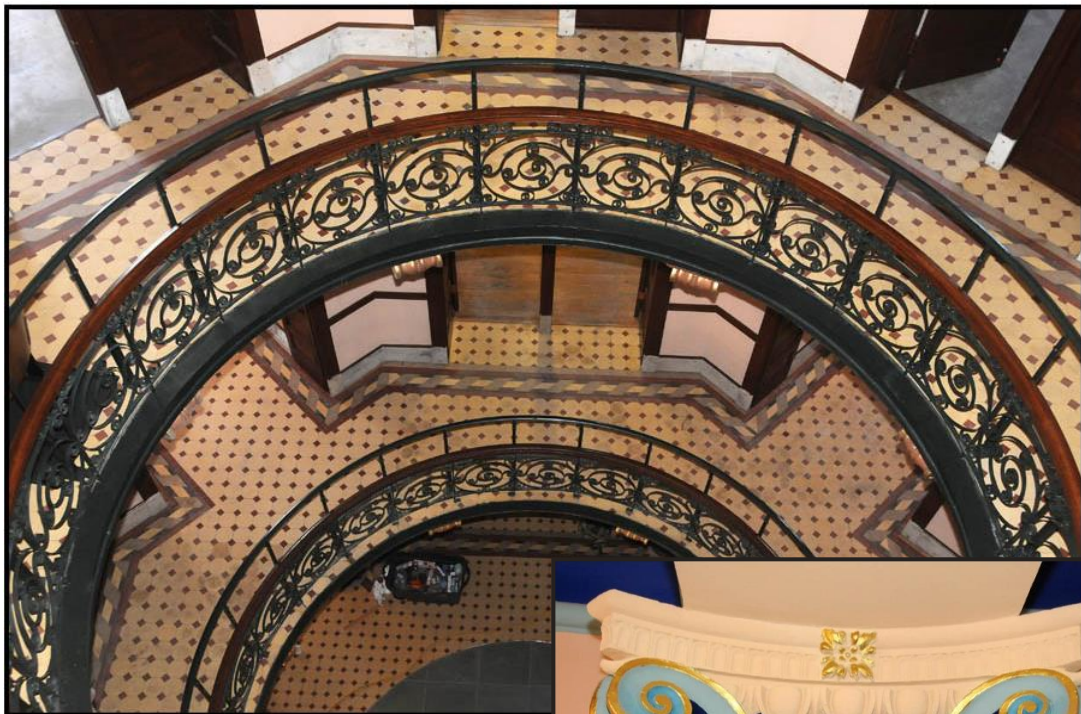
- **Economic**
 - Revitalized Historic Downtown – 80% Occupancy Up from 30% Pre-Project
 - Number of Downtown Events Doubled
 - Average Increase in Property Value – 280%
 - Improved Productivity of Building Occupants
 - Increase in State and Local Construction Jobs
 - Decrease in Annual Maintenance Costs
 - Increase in Development Opportunity
- **Environmental**
 - Restoration of Historic Louvered Shutters – Reduced HVAC Load
 - Reduced Energy Costs by 60%
 - Footprint Reduced by 20% - Reducing Impermeability and Increasing Green Space
- **Social**
 - Greater Public Access and Building Safety
 - Increase in Downtown Activity and Reduction in Crime
 - Increase in Public Involvement and Educational Opportunities
- **Visual**
 - Pedestrian Scale Sensitivity and Improved Streetscape
 - Dramatically Improved Condition of the Appearance of the Building

Benefits of Courthouse Preservation and Stewardship



Harrison County Courthouse 1901
Marshall, Texas

Benefits of Courthouse Preservation and Stewardship



Harrison County Courthouse 1901
Marshall, Texas

Benefits of Courthouse Preservation and Stewardship



ECONOMIC

- Since 1999, 11,800+ jobs created through courthouse preservation projects
- Generated nearly \$690 million in revenue
- Generated almost \$850 million in gross state product
- Restored courthouses reinvigorate historic downtowns and promote heritage tourism, a \$7.3 billion industry in Texas
- Increased downtown property values
- Increased downtown occupancy
- Increased utility savings from new, energy-efficient systems



ENERGY EFFICIENCY/ SUSTAINABILITY

- New, more efficient mechanical and electrical systems
- Installation of insulation and weatherized windows/doors
- Decrease in water usage with new plumbing systems/fixtures



MAINTENANCE

- More manageable maintenance due to all-new finishes, sealants, and building infrastructure
- Counties receive post-restoration maintenance training

Benefits of Courthouse Preservation and Stewardship



ACCESSIBILITY

- ADA-accessible parking and building access (sidewalk and ramps)
- Wheelchair accessibility (elevator, ramps, seating, accessible-height counters, and handrails)
- Signage and other accommodations for the visually impaired
- And many more compliance requirements of the Texas Accessibility Standards



SAFETY

- Brought up to code compliance
- Installation of fire detection, notification, and suppression systems
- Replacement of outdated electrical systems (reduces fire risks)
- Installation of lightning protection
- Installation of security systems
- Improved air quality



FUNCTIONALITY

- Improved audio-visual systems and courtroom functionality
- Improved courtroom acoustics
- Improved technology/network systems
- Improved document and file storage, with better temperature/humidity control



QUALITY OF LIFE

- Restored courthouses instill community pride as centerpieces
- Courthouse lawns and squares serve as event/festival spaces
- Restoration projects increase employment in construction industry and strengthen skills of craftspeople in specialty trades

Benefits of Courthouse Preservation and Stewardship



Denton County Courthouse 1896

Denton, Texas

More than 130 revitalization projects have been completed in and around the courthouse square since the courthouse restoration.

“Once we did the restoration, I believe that was the key to the revitalization of Denton. It was huge for us because we created a showplace ...that triggered businesses wanting to come to Denton and open up downtown.”

Danny Brumley, Denton County Facilities Director.

Benefits of Courthouse Preservation and Stewardship



“Only in Texas!
A visual delight.”

—Mr. & Mrs. Greg Franklin
Houston, Texas

**“We loved touring your beautiful
courthouse, eating the best tamales
in the world, and shopping!”**

—Catherine Sak
Texas Downtown Association

**“Thank you for
the wonderful tour
and history lesson.”**

—Martin Griffin & daughter
Joan, Sacramento, California

**“We spent time with our friends in San Augustine
on Tuesday and even on that chilly, cloudy day,
their renovated courthouse was a ray of light.”**

—Mary Turner,
Texas Forest Trail Region Executive Director



**“Not a week goes by that I don't have out of town
visitors to the courthouse. They come from all over
the country—and the world! If I have time,
I give them a tour.”**

—Atascosa County Judge Diana Bautista, Jourdanton, Texas

**“Beautiful
building!!!”**

—James & Mauree Keman
Cornwall, England

*“Great
preservation
of history!”*

—David & Lucille
Cavendar, Luverne, Alabama

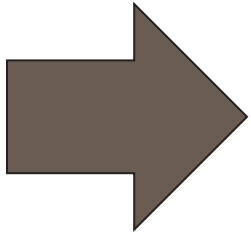
“Awesome!”

—Bill & Linda Hillert
Dawsonville, Georgia

Tourism is the third largest industry in Texas. It generates 53.8 billion dollars a year with leisure travel making up 38.2 billion of those dollars generated. Fourteen percent of leisure travelers visit cultural and historical destinations, representing 5.3 billion in expenditures. Texas ranks third in number of visitors and 2nd in number of cultural tourists.

Benefits of Courthouse Preservation and Stewardship

**Annual Estimated Maintenance Cost:
1% of the Property Value**



Maintenance: predictive, preventive, preventative, planned, programmed, scheduled, cyclical, routine, normal . . . these are all terms for recurring activities associated with maintaining a building in good condition.



Benefits of Courthouse Preservation and Stewardship

Texas Historic Courthouse Stewardship Program and Training is Generously Funded by the *Texas Land Title Association (TLTA)*

Stewardship Training is hosted by the THC for County Facility Managers, Judges and Commissioners

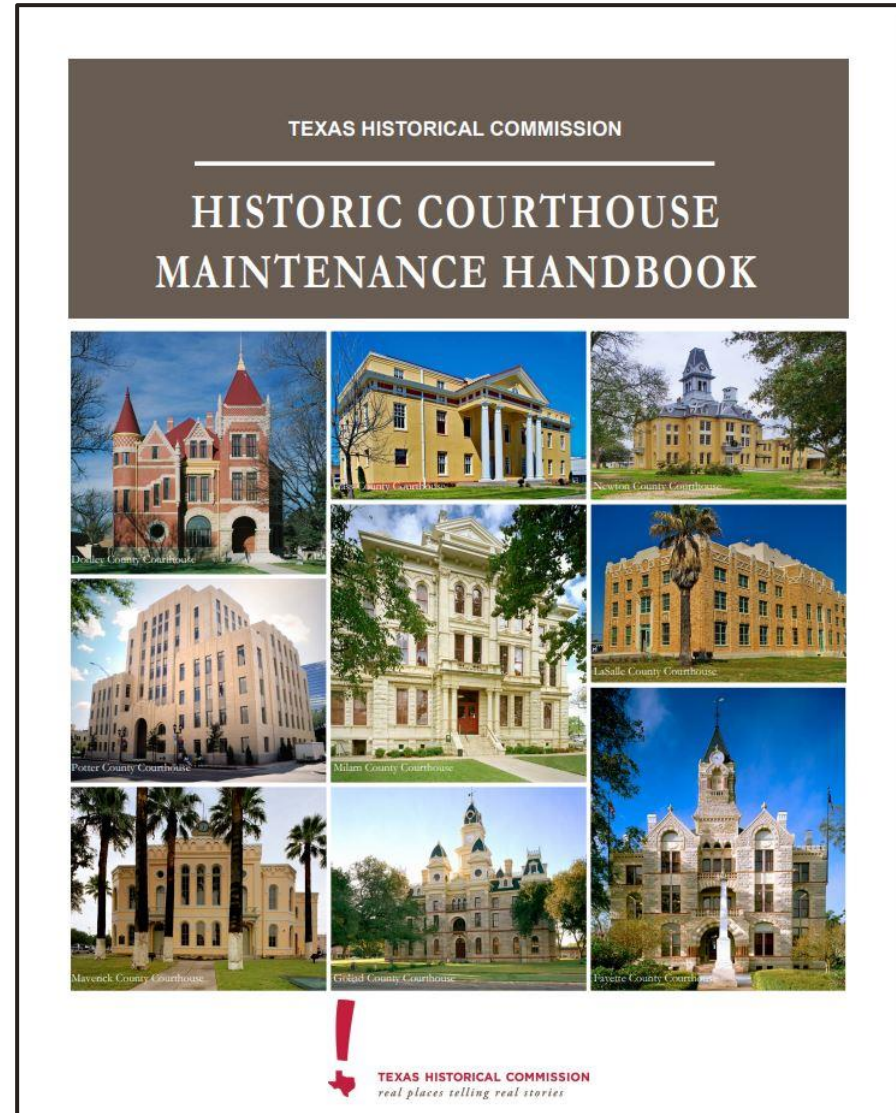
- 2-3 Times a Year We Offer Regional Workshops
- Annually as part of the THC's yearly conference *Real Places*
- TLTA funds travel expenses, meals and speaker honorariums
- One Stewardship Award is Presented Annually to a County that Demonstrates Outstanding Care and Maintenance of their Historic Courthouse. The Honor is Accompanied by a Monetary Award of \$1500



Benefits of Courthouse Preservation and Stewardship

Courthouse Maintenance Handbook
also funded by the
Texas Land Title Association (TLTA)

<https://www.thc.texas.gov/preserve/projects-and-programs/texas-courthouse-stewardship/historic-courthouse-maintenance-handbook>



Benefits of Courthouse Preservation and Stewardship

Historic Courthouse Maintenance Handbook

- A part of the effort to preserve Texas courthouses, the Maintenance Handbook is intended to assist with the planning and execution of maintenance

Primary purpose of the Handbook is to:

- Offer guidance to help underfunded counties
- Explain why maintenance makes sense
- Focus on maintenance of historic materials and building systems
- Help maintenance staff start and keep up with a maintenance program under realistic conditions (lack of funds and staff)
- Help the maintenance staff communicate their needs to County Commissioners Courts and help justify funding

6 METAL SHINGLE AND SHEET ROOFING

MAINTENANCE INTERVAL: EVERY 5 YEARS

Why Maintain?

Metal roofing and metal roof components can come in several forms and types—shingles, sheets, copper, terne metal, lead, and more. They can have special patinas, paints, or finishes, and can feature soldered or mechanical attachments. Often, metal roofing is one of the character-defining features of a historic Texas courthouse. The color of patinated copper roofs, the pattern of standing seam metal, or the decorative cornices accenting the building not only provide protection of the building from the elements, but also contribute greatly to its appearance. While metal roofs generally last for many years, their maintenance is critical.



Sheet metal roofing at tower, Parker County Courthouse

Assessing Conditions

Metal roofs should be assessed every five years, at which time repair of some metal elements is typically required. Supplemental inspections of the roof, particularly after storms or strong winds, may identify repairs that require immediate attention, such as broken tree branches that have landed on the roof or water infiltration. Supplemental inspections should also be conducted if leaks are reported. Supplemental inspections can be done from the ground with binoculars or from upper-story windows and from attics and other spaces where the underside of the decking is exposed.

Assessing metal roofs involves checking the metal for corrosion and loss of patina, displacement, splits, dents and other storm damage, and open seams. It also involves checking drainage elements such as gutters and downspouts, as well as flashing and roof sheathing (see Gutters and Downspouts section). In fact, flashing and connection failures are often the source of leaks as opposed to the metal sheeting. Often a lift or ladder will be needed for assessments if the roof is not accessible or is too steep to safely walk on. If the roof is safe to walk on, wear rubber-soled shoes to avoid damaging the surface. The roof sheathing or decking, as well as roof structure should be inspected for leaks from the interior, which requires access to attics and upper-floor spaces where these elements are exposed. Things to check during the assessment include:

METAL AND FASTENER CONDITION

- shingles should be in position and not shifted

Benefits of Courthouse Preservation and Stewardship

General Services Administration, *Minor Repairs to Lead Roofing and Accessories:*

https://www.gsa.gov/real-estate/historic-preservation/historic-preservation-policy-tools/preservation-tools-resources/technical-documents?Form_Load=88212

General Services Administration, *Making Repairs to Sheetmetal Flashing:*

https://www.gsa.gov/real-estate/historic-preservation/historic-preservation-policy-tools/preservation-tools-resources/technical-documents?Form_Load=88168

General Services Administration, *Repairing Small Holes in Roof Flashing:*

https://www.gsa.gov/real-estate/historic-preservation/historic-preservation-policy-tools/preservation-tools-resources/technical-documents?Form_Load=88161

National Park Service, *Preservation Brief #4: Roofing for Historic Buildings:*

<https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

National Park Service, *Preservation Brief #39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings:*

<https://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

National Park Service Technical Preservation Services, *From Asbestos to Zinc, Roofing for Historic Buildings:*

<https://www.nps.gov/tps/education/roofingsexhibit/introduction.htm>

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CALL AN EXPERT

- When repair or replacement of metal roofing or sheathing is required
- If metal patinas are worn or have become discolored
- When staff is inexperienced with metal roofing repair
- When repair of other roof elements requires disturbing metal roofing
- Possible experts may include: a metal roofing contractor, who can help with repairs that staff cannot undertake themselves; a preservation architect or structural engineer when problems indicate a more serious issue; or the THC when changes to the roof or roof replacements are proposed

CALL THE TEXAS HISTORICAL COMMISSION

- When replacing metal roofing is proposed for State Antiquities Landmarks, a THC permit is required
- For any work or alteration that is not cyclical maintenance

Benefits of Courthouse Preservation and Stewardship

Questions?