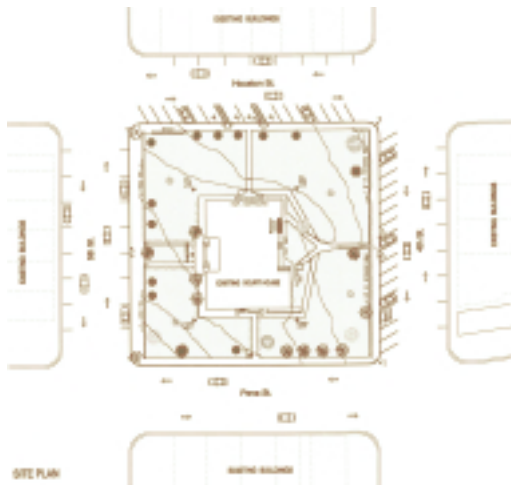


*MASTER PLAN FOR THE RESTORATION
OF THE DIMMIT COUNTY COURTHOUSE*



Prepared By
Frank Architects, Inc.
Laredo, Texas
March 2000



Submitted To
The Dimmit County Commissioners Court
Charles D. Johnson, County Judge
Larry Speer, Commissioner, Precinct 1
Johnny Gloria, Commissioner, Precinct 2
Oscar Alvarado, Commissioner, Precinct 3
Rodrigo Jamie, Commissioner, Precinct 4

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DIMMIT COUNTY COURTHOUSE MASTER PLAN

CARRIZO SPRINGS, TEXAS

Introduction

Executive Summary

The Dimmit County Courthouse Master Plan is a comprehensive plan to rehabilitate and restore the building that has continuously served the people of Dimmit County as its seat of government since its construction in 1884. The Dimmit County Commissioners Court, as well as the County Historical Commission, recognize that Dimmit County is one of the poorest counties in the state; its tax base is only \$214 million and still in decline. It is also among those counties with the highest tax rate in the state, ranked the fifth highest of 254 counties.

The Dimmit County Courthouse was originally constructed in 1884 and underwent a unique, historic remodeling in 1926. Additional modifications during the 1950s and 1960s included the installation of a new air conditioning and heating system, as well as a new terrazzo floor on the ground level. In 1996, an elevator was installed and accessibility was improved in order to comply with the Americans With Disabilities Act. The courthouse is listed in the National Register of Historic Places and is designated a State Archeological Landmark. Funding by the Texas Historical Commission in 1997 enabled the county to begin its work on a master plan. However, on March 14, 1997, 35 linear feet of the cornice fell from the building, allowing water to literally pour into the building. In cooperation with the Texas Historical Commission, the county replaced the failing roof, installed new air conditioning and heating units, and reattached the fallen cornice. Two entrances still pose a danger to pedestrian traffic, requiring the erection of structures to cordon off these areas; the hazard to the public from falling building parts is very real. An obsolete electrical system, compounded by the overcrowding of county departments, presents a real threat to the future survival of the courthouse and its occupants. It is not a matter of “if” the courthouse will burn, but “when”.

Concern from the community resulted in reconstituting the Dimmit County Historical Commission who prepared a preliminary condition assessment which also addressed space needs for county offices. In 1999, The Dimmit County Commissioners Court hired Frank Architects, Inc. to prepare a master plan for the restoration of the courthouse. This *Master Plan for the Restoration of the Dimmit County Courthouse* includes a full evaluation of the existing conditions of the courthouse and outlines a plan for the future restoration of the courthouse utilizing the Secretary of the Interior’s Standards for Rehabilitation. The plan underscores the needs of the facility brought about by age, neglect and previous lack of funding. It addresses the gap between today’s expanding technology and current county services. The county intends to relocate its financial services to a proposed annex. The Dimmit County Master Plan also identifies the county’s serious need for document storage, especially the protection of valuable historic archives. Lastly, the county proposes to restore the district courtroom, occupying one half of the second floor, to its original beauty.

Numerous community volunteers steadfastly donated their time, energy and spirit to this Master Plan. They have given their assistance to our county government, and all pledge their commitment to preserving the most significant historical building in our county. You are invited to review the proposed plan.

Statement of Goals and Purpose

The purpose of the Dimmit County Master Plan is three-pronged. First, to identify those areas that need immediate attention, especially life safety issues; second, structure a comprehensive and workable restoration plan; and third, formulate a master maintenance plan to ensure that our courthouse will thrive for future generations. Storage space for records is also a vital part of this master plan. Current storage has physically consumed most of the available office floors, creating a severe shortage of workspace. Three county offices have been identified for relocation to an annex: the Tax Assessor-Collector, the County Treasurer and the County Auditor. Relocation of these offices can be accomplished while still maintaining the integrity of court functions at the courthouse. The establishment of an annex will allow the County Clerk and District Clerk to move into larger offices and provide them with sorely needed floor space for records and archives.

Immediate priority must be given to courthouse life safety issues. A barricade has been erected at the south entrance of the courthouse to prevent pedestrians from walking beneath the unstable cornice; the need for such a barricade is obvious, and was based on an engineering recommendation. The cornice on the south side is not secure, posing another danger; it will need to be removed and reinstalled to prevent further damage. There is no fire escape for the occupants of the second floor offices; an escape system must be installed for the safety of second floor workers. Also of grave concern is the lack of any fire alarm system for the entire courthouse. A modern fire alarm system is critical to all building occupants. The electrical system is also a high priority issue, needing additional work to come into compliance with current building codes. The lighting in most offices is very poor and should be restructured to provide adequate illumination for office workers. Currently, there are not enough outlets to meet the demands of a modern, computerized office environment, resulting in dangerous overloading of electrical outlets. This potential fire hazard in every office underscores the critical need for a fire escape and fire alarm system for the building. Lastly, the county emergency 911 service is jeopardized daily by these inadequacies in fire protection and electrical systems, affecting the safety and security of the entire county population.

When all life safety issues have been successfully resolved, we will move forward with exterior preservation. Any required penetrations made through the exterior wall will be properly sealed to prevent further erosion. All windows in the courthouse will need to be removed and repaired. The windows have not been opened for ventilation since the 1950s, when conditioned air was introduced to the courthouse, and they have fallen into a sad state of disrepair. Many windows have extensive termite damage, requiring that they be completely rebuilt. Also, the outer stonework will need careful and proper cleaning, as well as better protection against time and the elements.

Interior restoration proposals are largely focused on the courthouse ceilings. The District Courtroom's original ceiling was recently revealed during a maintenance operation, providing a glimpse of past glory; plans call for this ceiling to be restored to its original appearance and dignity. The Commissioner's Courtroom on the first floor is one of the few offices within the courthouse that does not have a suspended ceiling.

Landscaping needs include solutions to existing, damaging drainage problems. Proposed plans will address the yard west of the courthouse and sidewalks. The land needs to be graded, and the walks reconstructed so that water runoff no longer pools at the entrance to the courthouse. While this lack of adequate drainage is unsightly and a pedestrian hazard, much more serious are the numerous instances of water entering the basement; these rooms currently serve as storage space for volumes of county records. Once additional space is liberated for more adequate record storage, the problem will be partially solved. Basement rooms that routinely take on rain water are a health hazard and pose potential structural problems. Due to budget restrictions, we no longer have a full-time maintenance position, but we have initiated a rotation system with each of the Commissioners. Our Regulatory Compliance Officer has been trained on the current HVAC system and will be the primary contact for all future maintenance operations.

A request for funding will be submitted to the Texas Historical Commission for completing the immediate and critical needs of the Dimmit County Courthouse. We recognize that additional monies will be required, and a strong grass-roots effort has already been initiated to establish a restoration fund built on local donations. The county's current debt load prohibits the passage of a bond to finance these needed repairs.

Methodology

The design methodology of Frank Architects Inc. is process oriented. All aspects of this master plan evolved from a series of investigations into the nature of the project. Frank Architects, Inc. assembled a team of consultants that have either previously worked on the Dimmit County Courthouse or had successful experiences with similar historic structures. The consultants collaborated at all levels of the process from evaluating the existing conditions of the courthouse to courthouse rehabilitation recommendations.

Phase I - Courthouse Site Analysis/Building Analysis

The following describes the general process we used to develop both the site analysis feasibility study and the mapping of the existing conditions.

Client-Team and Project Introduction

- Met with the Dimmit County Judge, Dimmit County Commissioners Court, staff and the Dimmit County Historical Commission members and began the project with a presentation introducing team members.
- Discussed the project and established a desired outcome for the Dimmit County Courthouse and Courthouse Square.
- Reviewed the existing conditions of the courthouse and historic information.
- Reviewed previous architectural and engineering studies.

Site/Building Investigation

- Comprehensively documented existing conditions, phase one environmental findings, and historical research.
- Undertook structural, mechanical, electrical, plumbing, and civil engineering investigations.
- Mapped out and diagrammatically represented all vital information.

Data Gathering Workshops

- Compiled information regarding relevant history, current courthouse assessment, and future needs.
- Interviewed Dimmit County Judge, staff and administrators, and elected officials.

Community Participation Workshop

- Held discussions with the Dimmit County Historical Commission members concerning the Dimmit County Courthouse and surrounding buildings.

Consolidation and Analysis of the Data

- Continued to gather information.
- Developed a courthouse program for current and future needs.
- Summarized the information and prepared a report of the findings.

Phase II – Courthouse Rehabilitation Recommendations

Develop Alternatives

- Explored different possibilities and alternative approaches to courthouse master plan.
- Prepared alternative solutions for committee review.
- Reviewed solutions for compatibility with the Secretary of the Interior's Standards for Rehabilitation.
- Reviewed impact of engineering findings on alternate solutions.
- Chose final recommendations for inclusion in the master plan.

Schematic Design

- Schematic design drawings prepared based on the rehabilitation recommendations.
- Prepared an initial document set of rehabilitation recommendations for review by Dimmit County Judge, Dimmit County Commissioners Court, staff, and members of the Dimmit County Historical Commission.

Prepare for final review with consultants

- Final revisions are made after reviewing the master plan with consultants.
- Reviewed design and programmatic changes.
- Reviewed all building systems with consultants.
- Reviewed all plans and interiors.
- Discussed minor final changes.
- Reviewed renovation costs.

Final review and approval by Dimmit County Judge, Commissioners, staff and the Dimmit County Historical Commission.

- Presented final design to Dimmit County Commissioners Court for their review.

Identification of Master Plan Participants

Dimmit County Judge, Commissioners, and Staff

Tracey Hild
Office of Grants and Planning
103 North Fifth Street
Corrizo Springs, Texas 78834
Tel. 210-876-2323

Dimmit County Historical Commission

Mr. Bert Bell, Chairman
Mr. Mike Bradshaw, Vice Chairman
Mrs. Dana Wilson, Secretary
Mr. Verner Bell, Historian
Mr. Efrain Garza
Mrs. Paula Herrera
Mrs. Eunice Lansford
Mrs. Alicia Martinez
Mrs. Lucille Myers

Architecture

Frank Architects Inc.
1219 Matamoros Street, Suite 512
Laredo, Texas 78040
Tel. 956-725-7418
Contact: Frank M. Rotnofsky, AIA

Structural Consultant

WSC Inc.
2955 Nacogdoches Road
San Antonio, Texas 78217
Tel. 210-828-6419
Contact: Lawrence Calvetti, P.E.

Mechanical, Electrical, Plumbing Consultants

HMG and Associates Inc.
800 N.W. Loop 410, Suite 224S
San Antonio, Texas 78216
Tel. 210-348-0800
Contact: Ben Rodriguez

Civil Engineering

Sherfey Engineering Company, L.L.C.
104 Del Court, Suite 400
Laredo, Texas 78041
Tel. 956-791-3511
Contact: Joemma Sherfey, P.E.

Cost Estimating

Faulkner Construction Company
3901 S. Lamar, Suite 200
Austin, Texas 78704
Tel. 512-486-3761
Contact: Jeff Hagar

Architectural Historian

Knight and Associates Inc.
138 Park South Drive
Kyle, Texas 78640
Tel. 512-312-0326
Contact: Lila Knight

Graphic Design

Editing Dimensions
19219 Haystream
Katy, Texas 77449
Tel. 281-492-6286
Contact: Lea Hilty

Historical and Architectural Development

The Dimmit County Courthouse is unique in its incorporation of an earlier Italianate design into its current rendition of the Classical Revival style – a building within a building. Whereas most counties demolished their older structures, Dimmit county reused an existing building in its 1926 enlargement of the courthouse. Remodeled in 1926 by Henry T. Phelps, the building today displays the characteristic features of the Classical Revival style, including a symmetrical facade, an imposing entry framed by monumental columns, a well-defined entablature and the use of rusticated, stone masonry. Still a dramatic landmark in the local setting, the courthouse occupies the square in the center of downtown so typical of Texas' courthouse squares. The building has received few modifications over the years, retaining all of its original windows and exterior ornamentation. The Dimmit County Courthouse was listed in the National Register of Historic Places in 1984 and designated a State Archeological Landmark in 1992. Its nomination as a Recorded Texas Historic Landmark is currently under consideration by the Texas Historical Commission.

Early History of Dimmit County

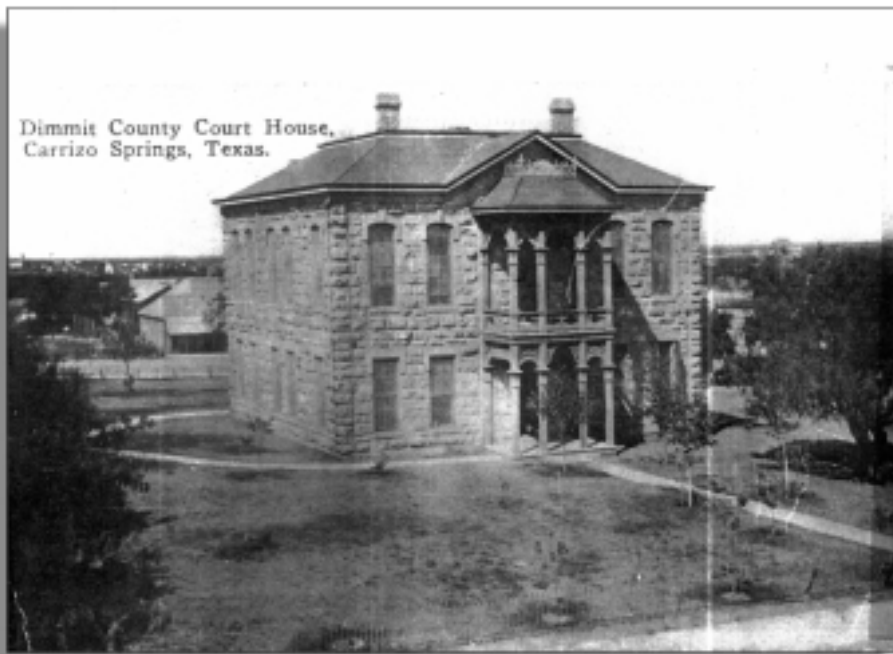
Dimmit County lies to the southwest of San Antonio and Bexar County, within the Winter Garden District of south Texas and is bordered by Zavalla, La Salle, Webb and Maverick counties. The earliest known attempt to settle the area was led by John Townsend, an African-American from Nacogdoches, who settled with a small group of families on Pendencia Creek around 1860.¹ Permanent settlement in the area dates to after the Civil War, when Levi English led a group of families from the Martin Settlement on the Leona River into the area. These early settlers lived in dug-outs and jacals and were plagued by Indian raids. It was not until Texas Rangers patrols arrived in the area in 1877 that cattle ranching became firmly established.² Whereas in 1870 the county had only 16 farms and ranches (with 15,575 cattle), by 1890 the area had 96 ranches with 44,934 cattle. These developments marked the beginning of the permanent colonization of the area. The first census of 1870 recorded a population of 109 which increased ten-fold to 1,049 by 1890.³

The county was created in 1858 from parts of Bexar, Webb, Maverick and Uvalde counties. Named in honor of one of the framers of the Goliad Declaration of Independence, Philip Dimmit, the name was inadvertently misspelled on the papers submitted to the legislature.⁴ The county was not formally organized, however, until 1880. In June of that year several residents, including the future county judge (A.W. Hazelrigg) and sheriff (Joseph Tumilson) traveled to Eagle Pass to petition Maverick County for an election to establish the new county. Despite the stall tactics of the Maverick County Commissioners Court, the item was ordered placed on the November general election. Carrizo Springs, the largest settlement located in the northern area of the county, was selected as the county seat. Land for the new county seat was donated by Levi and Matilda English in September of 1880. Two deeds were filed transferring the land. The first deed, signed September 4th, specified Block 5 for use as a county building with the current courthouse square designated as a public square with a stipulation no building be placed upon it. A second deed, signed on September 11th, conveyed 20 blocks of land to the county with no stipulation as to their use.⁵ The first election of officials was held December 6th, 1880, with A.W. Hazelrigg serving as county judge and J.R. Sweeten, Grey White, and George Cavender serving as commissioners.⁶ Commissioners Court held their first meeting on January 31, 1881 to set taxes for the county at a rate of 20 cents per \$100 valuation. In addition, a special tax for a courthouse and jail fund was set at 25 cents per \$100 valuation.⁷ The minutes for this meeting, as well as subsequent meetings, do not indicate where the commissioners court was meeting during these early years. Although the exact location of county government is not known, the Dimmit County Commissioners Court most likely met within one of the existing store buildings.

Construction of First County Courthouse

A permanent courthouse was not discussed until the end of 1883, two years after the first meeting of the new county. On November 12, 1883, Dimmit County Commissioners Court selected Alfred Giles as the architect for a permanent stone courthouse for the new county.⁸ The courthouse was to be funded by borrowing up to \$12,000 dollars from the public school fund.⁹ The bids for the project however, exceeded the amount the county had budgeted to spend on the project. Three bids were submitted including \$17,900 from Frank Fox, \$23,224.75 from Cotton and Watson, and \$24,223 from D.C. Andrews.¹⁰ As a result, no award was made at this time. In the ensuing week, there must have been much discussion concerning the courthouse amongst members of the court as well as the community. At the next meeting of Commissioners Court on November 26, 1883, a group of more than thirty citizens presented a petition requesting the court withdraw their sale of school fund property and limit the construction amount of the courthouse to less than \$15,000. As a result, the Dimmit County Commissioners Court rejected the previous bids as well as setting aside the plans submitted by Alfred Giles. Also appearing at this meeting was a representative of J.G. Breeding and Sons, architects of San Antonio, who presented plans and specifications for a courthouse which were accepted by the court. Two contractors also appeared with bids prepared according to the plans and specifications of Breeding. The contractor submitting the winning bid of \$11,800 was none other than the man who led the petitioning citizens, J. Thompson.¹¹ The following day, the Commissioners Court issued a courthouse bond in the amount of \$14,000 and ordered the courthouse be built on Block # 5.¹²

The Dimmit County Commissioners Court accepted the building from the contractor on August 28, 1884.¹³ The resultant two-story, stone building was a simple cube-shaped mass with each facade composed of five-bays framed by stone faced pilasters at each corner.¹⁴ The wooden, double-hung windows were capped by stone lintels on the ground floor and segmental arches on the upper floor. The second floor



View of south elevation of 1884 courthouse

window openings were larger than those of the ground floor to provide adequate ventilation for the courtroom which occupied most of the second floor. The hipped, mansard roof featured a cast iron roof cresting and two interior chimneys. The entrance to the building faced south onto Pena Street and featured an Italianate style, double-gallery wood porch. A hipped roof with cresting crowned the porch and was inset under a gable along the main roofline. The first floor consisted of a hallway running from south to north, with three offices on each side. Along the east side of the hallway (from the entry to the rear of the courthouse) were the vault, an office shared by the district clerk, the county clerk and the county

judge's office. Along the west side of the hallway (from the entry to the rear of the courthouse) were two offices of unknown assignment with the tax collector and the sheriff's offices at the end of the hallway. The stairway, located just inside the front door, led directly into the courtroom on the second floor. On either side of the stairs was a room. The room to the east was used as a jury room, and the room to the west was later used by the City of Carrizo Springs.¹⁵ The final cost of the courthouse was \$15,490. The county saved almost \$2,500 in construction costs by not using the plans of Alfred Giles.¹⁶ The fees claimed by the two architectural firms were almost identical.¹⁷

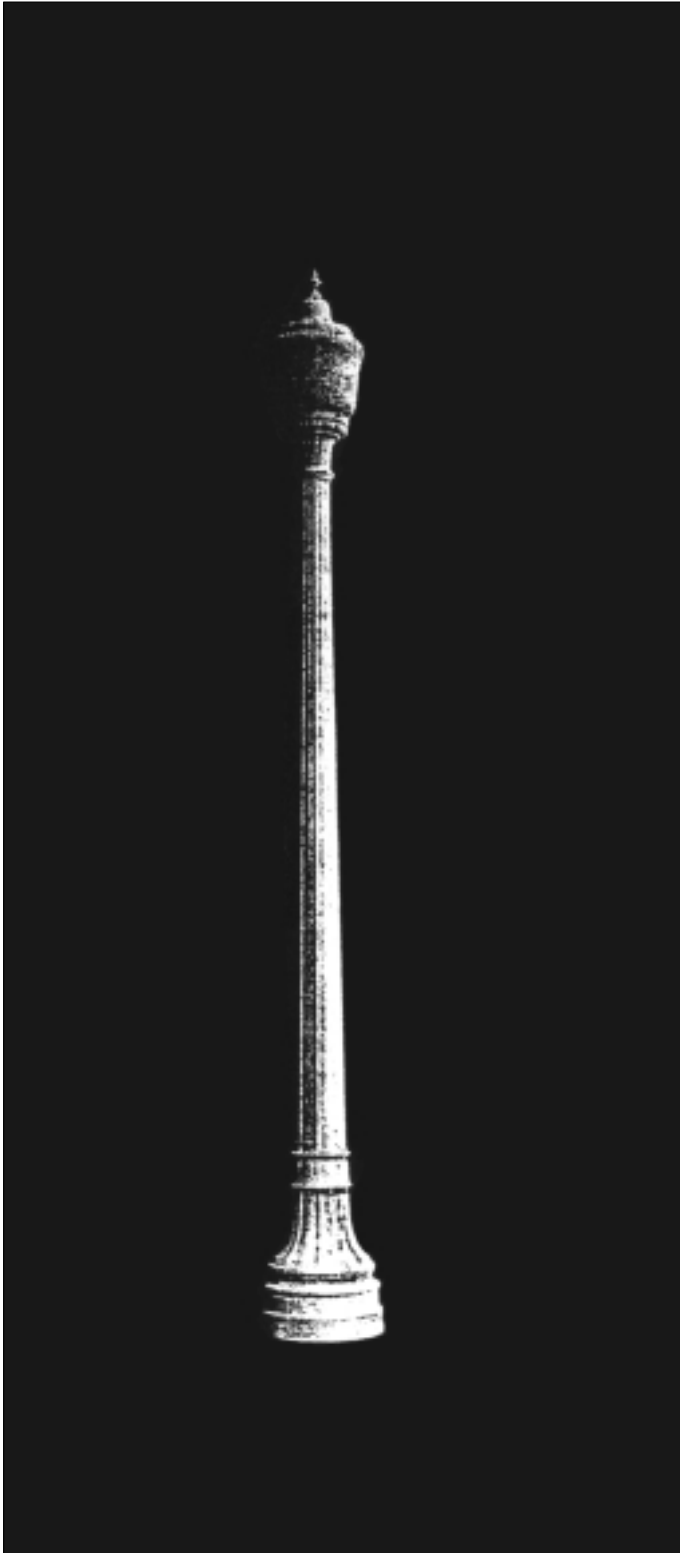
In the spring of 1884, the Dimmit County Commissioners Court commissioned J.C. Breeding and Son to design a jail for the county.¹⁸ The minutes indicated an appropriation of \$13,000 which is struck out, and it is unclear what the final cost of the jail may have been. The jail was financed by borrowing from the state school fund at 6% interest. J.P. Johnson also served as contractor for the jail. No photographs of the first jail survive, but it was located on the site of the current jail on Austin Street, one block west of the courthouse. The new jail was accepted the same day as the courthouse, August 28, 1884.¹⁹

J.C. Breeding and Sons of San Antonio became the architect of record for the new courthouse.²⁰ But the extent to which their design was based on that of Alfred Giles will never be known as neither set of plans survive.²¹ Certainly, however, Giles' plans were on file at the courthouse and the new architects would most likely have had access to them. The Court rejected Giles' drawings based largely on the cost of executing the design. They may have asked Breeding and Sons to eliminate some of the more costly details of Giles' design, a common approach to public commissions in the late nineteenth century. The final design of the courthouse contains similarities with courthouses designed by Giles during the 1880s, particularly the Wilson and Guadalupe County courthouses. Italianate in design, the cubical masses of these courthouses bear a resemblance to the Dimmit County Courthouse. In addition, the use of hipped or mansard roofs with a gabled roof section over the entrance and a main entry surmounted by a balcony are common to all three buildings. Both Guadalupe and Wilson counties, however, employ a central tower. The flat section of the roof on the Dimmit County Courthouse would appear to have been destined to receive such a crowning feature as a tower. Furthermore, Giles' courthouse designs are rectangular in plan. As the Dimmit County Courthouse is almost square, the county may have further reduced the cost of the structure by reducing its overall size. The rejection of the plans by Giles resulted in a lawsuit for the county filed by Giles in the District Court of Bexar County in October of 1884. Dimmit County attended court, but settled the suit by paying Giles the sum of \$400.²²



View of 1884 courthouse, circa 1915

There are no newspaper accounts of the opening or dedication of a cornerstone for the new courthouse.²³ The courthouse, with one primary entrance, faced south on the courthouse square towards Pena Street, the most developed commercial strip at that time. The original construction contract did not include any funds for landscaping. In the summer of 1899, a fence was erected around the courthouse square with a gate on each side.²⁴ The courthouse square, however, was never elaborately landscaped. At the time of construction, there was a large group of mesquite trees at the southwest corner of the square. According to secondary sources, approximately 36 trees were planted around the courthouse in 1900 by



Historic light post, 1917

W.P. Vivion and a number of hackberry trees were planted in the 1910s.²⁵ Other features of the courthouse square included a watering trough on the southwest corner (1901), a water well (1903), sidewalks (1911), and a public watering trough on the east side of the courthouse square (1913).²⁶ The surrounding streets were dirt roads until the 1920s. Fifth Street (on the west boundary of the courthouse square) had two large mesquite trees in the center of the street which were used as hitching posts. These were finally cut down in 1913 when the city graded and improved the streets.²⁷ As in most county seats throughout Texas, the courthouse lawn witnessed a variety of community gatherings, from political rallies to farmer's markets. In 1914, the Dimmit County Commissioners Court authorized the use of the east side of the courthouse lawn for the playing of lawn tennis.²⁸ The City of Carrizo Springs erected street lights for three blocks along Pena and 5th streets and around the perimeter of the courthouse square in 1917. The minutes of the City of Carrizo Springs City Council (Book 1, pages 238-239) include a page from a catalogue illustrating the type of light standard purchased by the city. It is not known when these street lights were removed. Many of the landscape features from this period are no longer evident on the courthouse square. Only the water trough (now located on the southeast corner), sidewalks, and a handful of declining palm and hackberry trees survive. The existing landscape of the courthouse square is described more fully in Section Three of the master plan which addresses existing conditions.

Even as the courthouse was being accepted by the Dimmit County Commissioners Court, the citizens were requesting its use for other activities. In August of 1884, two weeks before the courthouse was accepted by the court, the Knights and Ladies of Honor and the United Friends of Temperance requested to use the courtroom for their meetings.²⁹ In addition, the Methodist Church met in the courthouse from 1884 through 1890, and both the Methodist and Baptist churches used the courthouse after a cyclone destroyed the Baptist Church.³⁰ Reportedly, the first Catholic Mass in Carrizo Springs occurred within the courthouse in 1904.³¹ Indeed, the courthouse was used so frequently by the community that the Dimmit County Commissioners Court

passed a resolution in August of 1899 ordering the courthouse to be used only for holding court or for public meetings.³² After the local school burned in 1904, the school board borrowed the benches out of the courtroom. Perhaps because of the need for the benches for the court's purposes, the Dimmit County Commissioners Court granted the school board permission to hold school in the courtroom until their new building was completed.³³ By 1910, the court granted permission to the City of Carrizo Springs to use a room in the southwest corner of the second floor until future notice.³⁴ In 1913, U.S. military troops camped on the courthouse lawn on their way to the Mexican border.³⁵



Gathering at the courthouse square, circa 1910

Very few modifications were made to the 1884 courthouse until its remodeling in 1926. The minutes of the Dimmit County Commissioners Court mention nothing more than modest repairs and maintenance. A water closet was added in 1909 according to secondary sources.³⁶ In fact, this may have been more of an earth closet, as a septic tank was only installed in June of 1916. Commissioners Court minutes describe the installation of three water closets in the courthouse at this time.³⁷ In addition, a new vault was installed in the county clerk's office in 1913.³⁸ The courthouse was wired for electricity in December of 1915, and by early 1919 phones were installed in the offices of the county judge, the county clerk and the sheriff.³⁹

Growth of Dimmit County

At the time of the construction of the courthouse in 1884, the county seat was flourishing with its own newspaper (The Javelin), several churches, a grocery, and livery stable.⁴⁰ Cattle ranching continued as a significant component of the local economy until the area experienced a severe drought between 1886 and 1887. The natural grassland was severely damaged by overgrazing and thousands of cattle died of starvation. By the late 1880s, however, the discovery of artesian wells in Dimmit County transformed the countryside and the economy into a veritable oasis known as the Winter Garden District. The first bank, Dimmit County State Bank, was established in 1905 across from the courthouse on Pena Street (at the corner of 5th Street) by W.F. McCleb, owner of the McCleb Mercantile Store. With water available for irrigation, the landscape became transformed into an agricultural oasis as new settlers arrived to farm the area's rich soils, prompting a tenfold increase in the number of improved acres to 50,534. Land developers flocked to the area and established new towns such as Asherton, Big Wells, and Catarina. These promoters typified the role of entrepreneurship in the development of rural areas in the region. The developers realized the importance of providing a transportation link between farmers and the markets in San Antonio. When the San Antonio, Uvalde and Gulf Railway announced its intention to build through Dimmit County, it was not difficult to raise the necessary funds for the required railroad bonus. The arrival of rail service in 1910 spurred a further influx of population. A wealth of agricultural products, including Bermuda onions, strawberries, carrots, beets, and tomatoes, were shipped via the railroad to San Antonio for points east. In 1918, 48 cars of spinach were shipped. By 1924, this increased to 1,500 cars.⁴¹

Founded in 1909 by Asher Richardson, the town of Asherton soon mushroomed as Richardson founded his own railway spur, the Gulf and Asherton Railway, between his town and Cotulla. Richardson desired his

new town to become the new county seat, but nothing came of it as the railway arrived in Carrizo Springs the following year and Richardson himself died a few years later in 1914. Furthermore, revisions to the 1876 Texas Constitution required that no new county seat could be established more than five miles from the geographical center of the county, and no existing county seat so located within five miles of the center could be moved without a two-thirds vote (rather than a simple majority vote if the existing county seat was located beyond five miles of the center of the county). It is unlikely Richardson would ever have met all of these conditions for moving the county seat.

Enlargement of Dimmit County Courthouse, 1925-1927

With a new boom on the horizon, the Dimmit County Commissioners Court laid plans to erect a new courthouse following a petition submitted by citizens in 1925 complaining of the need for a new courthouse. Within a few short months the county issued \$70,061 in bonds to finance construction of a new courthouse, and Commissioners Court selected Henry T. Phelps as architect in December of 1925. This cost was increased by \$10,000 in February of the following year due to changes in the original plans. Rather than demolish the existing courthouse, it was greatly enlarged. The San Antonio Construction Company (P.M. Gordon, owner) served as the contractor for the project with a bid of \$65,961 awarded on December 22, 1925. Courthouse warrants were issued through Frost National Bank and Hanover National Bank of New York at 6% interest. A tax rate was set at 10 cents per \$100 valuation to create a special fund to pay off the warrants.⁴² Several change orders were approved, but the minutes do not specifically state the nature of these changes.⁴³

Phelps' plan for enlarging the courthouse demolished the north and south walls, replacing them with new wings which extended beyond the dimensions of the original courthouse plan. The center of the rear elevation and a portion of the wall within the porch area reveal the walls of the original 1884 construction. Phelps' design in a Classical Revival style required a symmetrical facade. He changed the main entrance to the west side of the building, emphasizing its importance with four monumental columns and a recessed porch. A classical cornice ornamented with St. John's crosses in relief and dentils crowns the building and is surmounted by a low parapet wall. The cornice over the entry is further defined with a scalloped parapet on which is engraved the name, "The Dimmit County Courthouse." Phelps retained the height of the original window openings, but made the openings wider to accommodate double windows. By using a transom over the second floor windows filled with the St. John's Cross motif, he was able to adapt the taller window openings common to the late 19th century with the demands of his classical vocabulary. The surviving window openings still hold a single window unit (as is seen inside the recessed porch).



Dimmit County Courthouse in the 1930s

The cornerstone for the new courthouse was laid in a unique, prohibition-era ceremony on September 29, 1926. As reported in the local newspaper, "two bottles of bootleg captured by the sheriff were used to dampen the interior of the new courthouse [cornerstone]. The members of Commissioners Court acted as pallbearers." The bottle was placed within the cornerstone along with a note signed by Commissioners Court giving the "authority to resurrect the dead soldier in any manner you see fit. Guaranteed to be 100% pure. Herein lies Old John Barleycorn captured by R.T. Hall, sheriff, and laid to rest this the 29th day of September, 1926." Located at the northwest corner of the building on the west elevation, the exterior gray granite stone ceremonially lists the names of the Dimmit County Commissioners Court (Judge William Davis and Commissioners J.H. Broadhurst, J.M. Stone, W.A. Shumate, and J.A. McDonald), county clerk (W.G. White), the sheriff (R.T. Hall), tax assessor (W.H. Shaw), and treasurer (A.E. Eardley), along with that of the architect and contractor.⁴⁴ The courthouse was completed and accepted on March 29, 1927.

In 1926, the State Highway Commission appropriated \$285,000 for two hard-surfaced state highways intersecting in Carrizo Springs along 5th Street. Thus, the new courthouse faced the new thoroughfare. During the early years of the Depression, the Highway Department hired men to plant palms along the highway.⁴⁵ It was at this time that palms were first planted around the courthouse, although few survive today. The flagpole which originally set on the roof above the main entrance was later replaced by a tall flagpole in front of the courthouse. Very little landscaping was executed at the time of construction besides some flowers along the sidewalk leading to the main entrance. During the late 1950s, however, the county's home demonstration clubs planted bougainvillea, bottle brush bushes, and cenizo on the south side of the courthouse.⁴⁶

The original plans for the courthouse do not survive, nor does Dimmit County retain any prints of the drawings. Phelps' drawings came into the possession of a nephew who destroyed all of his records some years ago according to a conversation with Beth Dodd, curator of the Drury B. Alexander Architectural Archives at The University of Texas at Austin. A search was made of other repositories including the Library at the Daughters of the Republic of Texas. The Works Progress Administration undertook an inventory of county records during the Depression. On deposit at The Center for the Study of American History at The University of Texas at Austin, these records often contain sketches of the plans of courthouses. Unfortunately, none exist for Dimmit County. Interviews with long-time residents of Carrizo Springs indicate that very few changes in room assignment have occurred over the years.⁴⁷ The main county offices are located on the ground floor with the district courtroom located at the north end of the second floor. Additional offices for the district clerk, county attorney, and district judge occupy the rest of the second floor.

Henry Truman Phelps (1871-1944) also designed numerous other courthouses around the state. Phelps was born in Anaqua, Texas, the son of Edwin and Mary Jane Phelps. By 1891, he was in San Antonio working as a draftsman in various architectural offices. He served in the Spanish-American War in the 1st Texas Volunteer Cavalry. Soon after his return to San Antonio, he opened his own office with Solon McAdoo in 1902. Phelps' partnerships rarely lasted very long, however, as he was on his own in 1903 and a later partnership with D.R. Jacob also lasted only a year (1909-1910).⁴⁸ Among his work in San Antonio are designs for the Kampmann House (1922), the J.M. Nix House (1923), and the Nix Professional Building (1929). He was a member of the San Antonio Club, the International Club, the Texas Society of Architects, and director of the San Antonio Municipal Airport in the 1930s. He died of a heart attack in 1944.⁴⁹

Phelps designed numerous county courthouses throughout Texas during the first three decades of the 20th century. His first design, the Frio County Courthouse in Pearsall (1904), utilized a classical plan with simplified Romanesque detailing. His early, classical inspired designs included the courthouses at Mills County in Goldthwaite (1913), Jim Hogg County in Hebbronville (1913), and Blanco County Courthouse in Johnson City (1916). The courthouses he designed during the 1920s featured rectangular plans with strong classical design elements including colossal orders and triangular pediments (in which is often inserted a clock). The Dimmit County Courthouse is typical of Phelps' other designs from the 1920s including those for the Uvalde County Courthouse (1927) and the San Patricio County Courthouse (1928), although the

courthouses at Kenedy County in Sarita (1921) and Schleicher County in Eldorado (1924) utilize a square plan. By the late 1920s, however, Phelps designed courthouses in the Art Moderne style. The classically-derived, rectangular plans of the courthouses at Kimble County in Junction (1929) and La Salle County in Cotulla (1931) were similar to the earlier courthouses but the application of a reductive ornamental vocabulary represented the expression of a new era.

The reincarnated Dimmit County Courthouse continued to serve as the center of the new community, as well as the focus of the county's political arena. Before the dramatic increase in the pace of urbanization in Texas following World War II, county courthouses represented a citizen's most direct chance to interact with government in the state. As the seat of district and county courts, the county courthouse provided the setting in which people resolved their differences and filed their most precious documents, including the titles to their land, wills, probate documents and marriage certificates. The theater of Commissioners Court provided a measure of entertainment for citizens as well as direct participation in deciding the weighty issues of the day. For many years, many important community events took place on the

grounds of the County Courthouse including activities associated with the annual Strawberry Festival. In 1930, over 15,000 people attended the Strawberry Festival and Governor Moody attended the festivities.⁵⁰ The same year, the county celebrated its centennial by meeting in the courthouse with the first county surveyor, Mel McCaleb, as the special speaker.⁵¹ During the late 1930s and 1940s when radio transmissions were difficult to receive in the area, Red Bailey (a local radio broadcaster) would broadcast the Grand Ol' Opry on Saturday nights at the courthouse, and people would dance on the courthouse lawn.⁵² As late as 1948, the Future Farmers of America would auction the prize winning animals on the courthouse lawn rather than at the county's agricultural barn.⁵³

Few changes were made to the Dimmit County Courthouse since its completion in 1927. Indeed, the lack of maintenance over the years has become one of the largest problems facing the future preservation of the building. In 1936, the county judge was authorized to secure bids for repairing a leak, but subsequent minutes make no mention of the repair taking place.⁵⁴ In 1940, mention is made of having the cornice repaired and water-proofed. Throughout the 1950s, however, very little was done to the courthouse beyond some painting and the installation of window-mounted air conditioning units.⁵⁵ It was not until 1960 that any major changes were made to the courthouse, at which time a terrazzo floor was laid on the ground floor and all exterior doors were replaced with modern glass and aluminum entries.⁵⁶ In 1982, the roof was repaired which may have contributed to the future failure of the cornice. Since the early 1990s, the Dimmit County Commissioners Court has struggled to bring the building into compliance with the Americans with Disabilities Act which required the installation of a new elevator in the main hallway.

The Dimmit County Courthouse retains all of its character defining Classical Revival elements and all of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The only changes to the exterior since 1926 is the replacement of the original doors with glass and aluminum doors. In 1995, a large section of the building's cornice fell to the ground, necessitating a structural inspection of the building. Dimmit County received a grant from the Preservation Trust Fund, administered by the Texas Historical Commission, in 1997 for the repair of its cornice. The current Dimmit County Commissioners Court is working to ensure the future preservation of their courthouse by initiating a full-scale restoration of the building.



Parade along Fifth Street, date unknown

Historic Designations

- 1984 National Register of Historic Places
- 1992 State Archeological Landmark
- 2000 Recorded Texas Historic Landmark (application pending)

Deed Covenants

1999 Deed covenant requiring all future work to the courthouse building and the courthouse square must first meet the approval of the Texas Historical Commission and be in compliance with The Secretary of the Interior's Standards for Rehabilitation. In addition, the county agrees to maintain the courthouse building to its condition at the time of completion of a 1997 grant from the Preservation Trust Fund as administered by the Texas Historical Commission. The deed covenant expires January 1, 2010 (see appendix for complete text of deed covenant).

Courthouses by Alfred Giles

- 1881 Gillespie County, Fredericksburg (now the Pioneer Memorial Library)
- 1883 Bexar County Courthouse (major remodeling, now demolished)
- 1883 Guadalupe County, Seguin (demolished 1935)
- 1884 Wilson County, Floresville
- 1885 Kerr County, Kerrville (demolished 1926)
- 1885 Kimble County, Junction (demolished 1929)
- 1886 El Paso County, El Paso (demolished)
- 1894 Goliad County, Goliad (attributed)
- 1894 Caldwell County, Lockhart (attributed)
- 1909 Webb County, Laredo
- 1909 Kendall County, Boerne (addition)
- 1914 Brooks County, Falfurias (attributed)
- 1919 Live Oak County, George West

Susan Dickey and Willard Robinson also attribute the following to Giles:
Llano County, Llano (1884)
Presidio County, Marfa (1886)

Courthouses by Henry Truman Phelps

- 1904 Frio County, Pearsall (altered 1937 and 1950)
- 1912 Atascosa County, Jourdanton
- 1912 Jim Hogg County, Hebbbronville
- 1913 Mills County, Goldthwaite
- 1916 Blanco County, Johnson City
- 1921 Kenedy County, Sarita
- 1924 Schleicher County, Eldorado
- 1926 Dimmit County, Carrizo Springs (major remodeling)
- 1927 Uvalde County, Uvalde
- 1928 San Patricio County, Sinton
- 1929 Kimble County, Junction
- 1931 La Salle County, Cotulla

- ¹ John Leffler, "Dimmit County," in *The New Handbook of Texas* (Austin: State Historical Association), vol. 2, 646.
- ² Laura Tidwell, *Dimmit County Mesquite Roots* (Austin: Wind River Press, 1984).
- ³ *U.S. Census Records* of 1870, 1880 and 1890, (Washington DC: US Government).
- ⁴ John Leffler, "Dimmit County," in *The New Handbook of Texas*, 646.
- ⁵ Dimmit County Deed Records (1880), Book 1, pages 13-18.
- ⁶ Other elected officials included County Attorney F. Vandervoort, Sheriff Joseph Tumlinson, Justice of the Peace J.R. Sweeten, County Treasurer J.B. Gibson, and Tax Assessor R.G. Mason. See Crystal Williams, *History of Dimmit County* (MA thesis, Sul Ross University, 1959) 18.
- ⁷ Dimmit County Commissioners Court Minutes, Book 1, page 1.
- ⁸ Dimmit County Commissioners Court Minutes, Book 1, page 133 and "Alfred Giles Returned from Carrizo Springs," *San Antonio Express* (November 13, 1883).
- ⁹ *Ibid.*
- ¹⁰ Dimmit County Commissioners Court Minutes, Book 1, page 139.
- ¹¹ Dimmit County Commissioners Court Minutes, Book 1, pages 141-142.
- ¹² Dimmit County Commissioners Court Minutes, Book 1, page 143.
- ¹³ Dimmit County Commissioners Court Minutes, Book 1, page 190.
- ¹⁴ Only three images of the 1884 courthouse survive. None of the original photographs have survived.
- ¹⁵ Interviews with (1) Verner Bell, grandson of Peter Bell who served as Justice of the Peace, Deputy Sheriff, and custodian for the courthouse, and (2) Eunice Lansford, 96 years of age, a member of the Dimmit County Historical Commission.
- ¹⁶ The amount of savings is based on the lowest bid made on Giles' design (a difference of \$2,410).
- ¹⁷ Whereas Giles claimed a fee of \$679, Breeding and Sons charged the county \$685.66. See Dimmit County Commissioners Court Minutes, Book 1, pages 180, 190 and 192-193.
- ¹⁸ Dimmit County Commissioners Court Minutes, Book 1, p. 158.
- ¹⁹ Dimmit County Commissioners Court Minutes, Book 1, page 190.
- ²⁰ Virtually nothing is known about J.C. Breeding and Son of San Antonio except for what appears in listings in the city directories. They practiced in the then common role of architect/contractor when few architects in Texas received professional design training.
- ²¹ Numerous repositories were searched for plans of the 1884 courthouse including: the Drury B. Alexander Architectural Archives at the University of Texas at Austin; the Center for American History at the University of Texas at Austin; the Daughters of the Republic of Texas Library; and the historical records of Dimmit County (including the attic). In addition, a search of published sources including old newspapers and books turned up no results. Very few of Giles' drawings have survived, most of them copies of originals.
- ²² Giles sued for the full sum owed him in the amount of \$679. See Dimmit County Commissioners Court Minutes, Book 1, pages 192-193.
- ²³ *The Carrizo Springs Javelin* was established only in 1884 and the earliest issues do not survive in any repository. Other newspapers in the general area were researched, but to no avail.
- ²⁴ Dimmit County Commissioners Court Minutes (June 6, 1899 and Aug. 18, 1899).
- ²⁵ Crystal Williams, *The History of Dimmit County*, p. 19.
- ²⁶ See "Courthouse Timeline" for specific mention of these features in the County Commissioners Minutes.
- ²⁷ *The Javelin* (Nov. 28, 1913)

- ²⁸ Dimmit County Commissioners Court Minutes (May 2, 1914).
- ²⁹ They were charged a fee of \$5 per quarter. See Dimmit County Commissioners Court Minutes, Book 1, page 186.
- ³⁰ Crystal Williams, *History of Dimmit County*, p.20.
- ³¹ Crystal Williams, *History of Dimmit County*, p.20.
- ³² Dimmit County Commissioners Court Minutes (Aug. 16, 1899).
- ³³ Dimmit County Commissioners Court Minutes (Feb. 9, 1904 and Nov. 15, 1904).
- ³⁴ Dimmit County Commissioners Court Minutes (May 9, 1910). There is no mention in the minutes of the city vacating the space. A permanent City Hall was constructed in 1934 at the corner of Pena and 4th streets.
- ³⁵ Laura Tidwell, *Dimmit County Mesquite Roots* (Austin: Wind River Press, 1984) p. 173.
- ³⁶ Crystal Williams, *History of Dimmit County*, p.19.
- ³⁷ Dimmit County Commissioners Court Minutes (June 10, 1916).
- ³⁸ *The Javelin* (June 7, 1913).
- ³⁹ Dimmit County Commissioners Court Minutes (December 13, 1915 and Jan. 8, 1919).
- ⁴⁰ John Leffler, "Dimmit County," in *The New Handbook of Texas*, 646.
- ⁴¹ *San Antonio Express* (July 4, 1924).
- ⁴² Dimmit County Commissioners Court Minutes (Dec. 22, 1925 and Feb. 8, 1926).
- ⁴³ See "Courthouse Timeline", following page, for all mentions of change orders in the Dimmit County Commissioners Court minutes.
- ⁴⁴ *The Javelin* (September 28, 1926).
- ⁴⁵ Laura Tidwell, *Dimmit County Mesquite Roots* (Austin: Wind River Press, 1984) p. 187.
- ⁴⁶ Crystal Williams, *History of Dimmit County*, p.20.
- ⁴⁷ Interviews with (1) Verner Bell, grandson of Peter Bell who served as Justice of the Peace, Deputy Sheriff, and custodian for the courthouse (2) Eunice Lansford, 96 years of age, a member of the Dimmit County Historical Commission, and (3) County Judge Charles Johnson, whose father also served as county judge.
- ⁴⁸ Christopher Long, "Henry Truman Phelps," in *The New Handbook of Texas* (Austin: Texas State Historical Association), p.180.
- ⁴⁹ Architect's Biographical File, the Drury B. Alexander Architectural Archive, the University of Texas at Austin.
- ⁵⁰ Laura Tidwell, ed. *Dimmit County: The First 100 Years. Carrizo Springs: The Carrizo Springs Javelin* (souvenir edition of *The Javelin*, 1980) p. 8.
- ⁵¹ Laura Tidwell, ed. *Dimmit County: The First 100 Years, Carrizo Springs: The Carrizo Springs Javelin* (souvenir edition of *The Javelin*, 1980) p. 8.
- ⁵² Interview with Nelda Powell, January 6, 2000.
- ⁵³ Interview with Nelda Powell, January 6, 2000.
- ⁵⁴ Dimmit County Commissioners Court Minutes (Sept. 22, 1936).
- ⁵⁵ See "Courthouse Timeline" following page, for all entries relating to minor courthouse repairs.
- ⁵⁶ Dimmit County Commissioners Court Minutes (Feb. 8 and Sept. 12, 1960; May 22 and June 12, 1961).

Please note: The bibliographical references for the above endnotes may be found in the "Bibliography" located within the Appendix of the Master Plan for the Dimmit County Courthouse, Volume II.

Timeline for Dimmit County Courthouse

June 1880 – Dimmit County Formally Organized

According to the reminiscences of Judge F. Vandervoort in *The Javelin* (May 12, 1916), it was inconvenient to travel to Eagle Pass, 50 miles away, to conduct county business. Maverick County did not want them to break away, however, and tried to stall the formation of the county. Petitioners attended the June 1880 Maverick County Commissioners Court meeting and it was placed on the November 1880 general ballot. Petitioners included A.W. Hazelrigg (first judge) and Joseph Tumlinson (first sheriff).

September 4, 1880

Deed from Levi and Matilda English giving outright the land for the original townsite. (Dimmit County Deed Records: first filed in Maverick County and later transferred to Dimmit County records)

December 6, 1880

Results of election announced:

County Judge: A.W. Hazelrigg

County Attorney: F. Vandervoort

Pct. 1: J.R. Sweeten

Pct. 2: Grey White

Pct. 3: George Cavender

Pct. 4: W.W. Cunningham (appointed)

Sheriff: Joseph Tumlinson

Justice of the Peace: J.R. Sweeten

County Treasurer: J.B. Gibson

County Surveyor: J.A. Barnes (appointed)

Assessor of County Taxes: R.G. Masoni

Hide and Animal Inspector: William May

(*Javelin Special Centennial Souvenir*, p. 8)

January 31, 1881

Commissioners met to raise taxes for county government. County ad valorem tax rate set at 20 cents per \$100 valuation; special tax for courthouse and jail set at 25 cents per \$100 valuation, and \$1 poll tax. (Crystal Williams, *History of Dimmit County*, p. 19)

February 14, 1881

Commissioners Court meets "at their usual meeting place" and appoints a committee to draft plans and specifications for a county jail (Vandervoort, Carr, and Hardy). In addition, boundaries of adjoining counties of Webb and Zavala were to be re-surveyed; sale of liquor and some medicines prohibited for one year until a special election is held; and county salaries set for county judge (\$225 annually), county clerk and county attorney (\$150) and sheriff (\$100). County receives four leagues of land from the state for permanent school fund. Caasin to receive one-fourth interest to locate the land (in Kennedy County).

[Note: It is not known where Commissioners Court met between 1880 and 1885.]

(Crystal Williams, *History of Dimmit County*, p. 19)

Construction of 1884 Dimmit County Courthouse by Alfred Giles

November 12, 1883

Commissioners Court select the plans of Alfred Giles for the construction of a Dimmit County Courthouse to be funded by borrowing up to \$12,000 from the public school fund subject to the approval of the State of Texas.

(Dimmit County Commissioners Court Minutes, Book 1, p.133)

November 1883

"Alfred Giles has returned from Carrizo Springs where he opened bids for the Dimmit County Courthouse. The bids are as follows:

D.C. Anderson, San Antonio	\$24,223
Cotton & Watson, San Antonio	\$23,224.75
Frank Fore, Eagle Pass	\$17,000

Mr. Giles says that rock lime and sand are plentiful within a mile of the site on which the courthouse is to be erected, and consequently, the building will cost much less than it would except for this advantage." (*San Antonio Express*, November 13, 1883)

November 19, 1883

Commissioners Court opens bids for courthouse which are as follows:

Frank Fox	\$17,900
Cotton and Watson	\$23,224.75
D.C. Andrew	\$24,223

Bids are to be taken under consideration with no award made until November 26, 1884

(Dimmit County Commissioners Court Minutes, Book 1, p.139)

November 26, 1883

J.A.M. Thompson and 30 others petition the court to withdraw from the market the three leagues of land of the Dimmit County School Fund to be sold to finance the construction of a courthouse. They request the court to build a courthouse for the sum of not less than \$12,000 nor more than \$15,000. Commissioners Court withdraws the sale of land and postpones action indefinitely. No action is taken on the courthouse cost proposal. All bids received November 19th are rejected. They also agree to set aside the plans and specifications accepted from Alfred Giles. Court further orders that plans and specifications furnished by J.C. Breeding and Sons of San Antonio "on this day" be accepted and the courthouse be constructed of stone and brick. J. Thompson appears before the court and files a bid to erect the courthouse according to the plans and specifications of J.C. Breeding and Sons for the amount of \$11,800 for brick and \$14,800 for cut stone. Also appearing is Wycoff who files a bid for \$12,650 for brick and \$14,850 for cut stone. The award is let to J. Thompson for \$11,800 for a brick courthouse.

(Dimmit County Commissioners Court Minutes, Book 1, pages. 141-142)

November 27, 1883

Commissioners Court lets a bond in the amount of \$14,000 for the construction of a courthouse (annual percentage rate is illegible) and orders the courthouse be built on the public square as deeded by Levi English on Block #5.

(Dimmit County Commissioners Court Minutes, Book 1, p.143)

December 11, 1883

Contractor issues a bond to the county for \$3,500. The Court reports it has received approval by the State of Texas to issue bonds and levy a tax to pay the same.

(Dimmit County Commissioners Court Minutes, Book 1, p.145)

February 11, 1884

Order county treasurer to establish a "special courthouse fund".

(Dimmit County Commissioners Court Minutes, Book 1, p.148)

February 13, 1884

Tax to be levied to pay for courthouse bonds is assessed at 50 cents per \$100 valuation. S. Thompson, contractor, is ordered to build the courthouse out of rock ("stone" is struck through and the word "rock" replaces it). \$3,000 is borrowed from the Public Free School fund for finishing the courthouse (for the extra cost of stone). The account submitted by Alfred Giles in the amount of \$676 is rejected. Court enters into a contract with J. Thompson to build the walls with brick (the word "rock" is struck out here) and \$110 less than the amount agreed upon will be paid "which is more fully explained by his new contract". Thompson has until the first day of October, 1884 to complete the courthouse.

(Dimmit County Commissioners Court Minutes, Book 1, pages 152-154)

March 26, 1884

Court issues a draft of \$287 to pay for interest on bonds.

(Dimmit County Commissioners Court Minutes, Book 1, p.156)

April 15, 1884

County Judge Hazelrigg is authorized to purchase furnishings from Harper Spencer and Company.

(Dimmit County Commissioners Court Minutes, Book 1, p.157)

March 16, 1884

Court votes to build a jail according to the plans and specifications of J.G. Breeding and Sons for the sum of \$13,000 to be borrowed from the state school fund at 6% interest. ("13,000" is crossed out within the record, no other sum is given.)

[Note: There may be an error in the official records. The date reads "March" but it may actually be April instead due to page number and where it falls within the record. This transcription was double checked.]

(Dimmit County Commissioners Court Minutes, Book 1, p.158)

May 7, 1884

J. Thompson receives contract to finish the cages of the jail. An additional \$800 is appropriated to finish the courthouse and a bond for \$10,000 is issued for the building of the courthouse at 6% interest.

(Dimmit County Commissioners Court Minutes, Book 1, p.170)

August 11, 1884

Breeding and Sons allowed \$300 for services rendered. J. Thompson allowed \$700 on the courthouse. J.P. Johnson, contractor for the jail is allowed \$2,500. Court votes to allow \$500 for furniture for the courthouse with an additional \$177.70 for freight to Cotulla. J.M. Bell is allowed \$70 for hauling the furniture from Cotulla to Carrizo Springs.

(Dimmit County Commissioners Court Minutes, Book 1, p.180)

August 13, 1884

\$40 paid to Thompson for setting up furniture in the courthouse. \$200 paid to Thompson on the courthouse construction. Court will meet on August 20th to accept the courthouse. The Knights and Ladies of Honor and United Friends of Temperance have the permission to occupy the courtroom for a fee of \$5 per quarter.

(Dimmit County Commissioners Court Minutes, Book 1, p.186)

August 20, 1884

Rescinded payment of \$70 to Bell for hauling furniture and changed it to \$25.

(Dimmit County Commissioners Court Minutes, Book 1, p.188)

August 28, 1884

Architects appeared in court to give their final report on the courthouse. All construction is finished according to plans and specifications except for sheeting on the mansard roof which is too far apart. The court will reserve \$200 from contractor until the roof is fixed. The courthouse and jail were received and accepted. J. Thompson received \$1,116 for labor on courthouse and the architects received \$385.66, their balance paid in full. J.P. Johnson was paid \$1,646.75 for labor on the jail.

These minutes begin with the words: "Be it remembered that on this the 28th day of August 1884 the Honorable County Commissioners Court of Dimmit County met for the purpose of receiving the courthouse and jail." Although these minutes do not stipulate where the meeting took place, it is assumed this may be the first meeting of the Commissioners Court within the newly finished courthouse. The place of meeting is not noted in earlier or subsequent minutes either.

(Dimmit County Commissioners Court Minutes, Book 1, p.190)

October 15, 1884

Report on suit filed by Alfred Giles in District Court in San Antonio, Texas for non-payment of \$679 owed to him by Dimmit County. Commissioners Gray White and Joseph McManis appeared on behalf of Dimmit County. They agreed to settle out of court for the sum of \$400 payable to Giles.

(Dimmit County Commissioners Court Minutes, Book 1, pages.192-193)

November 10, 1884

Final account with Thompson paid in amount of \$299.06. As no money was available, he was issued a bond payable on the first day of March, 1885 at 12% interest. Final cost of Courthouse Construction: \$15,490 (and an additional \$742.70 for furnishings).

(Dimmit County Commissioners Court Minutes, Book 1, p.194)

1884-1890

Methodist Church uses courthouse as a site for their Sunday services. (The Baptist Church may have used it as well.)

(Crystal Williams, *History of Dimmit County*, p. 20)

1896-c.1899

Both the Methodist and Baptist churches used the courthouse as a site for Sunday services after a cyclone damaged the Baptist Church.

(Crystal Williams, *History of Dimmit County*, p. 20)

Repairs and Alterations to 1884 Courthouse

March 1897

Commissioners Court ordered locks for 70 windows and 4 doors at a cost of \$12.50.

(Dimmit County Commissioners Court Minutes)

June 30, 1897

Commissioner appointed to examine courthouse and report needed repairs at next regular meeting.

(Dimmit County Commissioners Court Minutes)

July 1, 1898

Gunn and Howard work on courthouse is approved and they are paid for additional work. Court approves order paid in amount of \$76.32. Jail work approved and order paid \$34.75 to S. H. Ausley.

(Dimmit County Commissioners Court Minutes)

June 6, 1899

Bid for fence around courthouse: 760 linear feet with 2 gates. A. A. Wadgamar gives a bond of \$600 to county and he is to complete work within 60 days from June 29, 1899.
(Dimmit County Commissioners Court Minutes)

August 18, 1899

Commissioners Court ordered that courthouse be used only for holding court or for public meetings.
(Dimmit County Commissioners Court Minutes)

September 4, 1899

Ordered A.A. Wadgamar be paid balance of \$263 for fence and Commissioners Court requested 2 more gates on east and west side of courthouse.
(Dimmit County Commissioners Court Minutes)

Circa 1900

W.P. Vivion plants 36 trees around courthouse.
(Crystal Williams, *History of Dimmit County*, p. 19)

November 11, 1901

Sam D. Frazier to have watering trough, to be 4 feet long, erected on the southwest corner of the courthouse fence.
(Dimmit County Commissioners Court Minutes)

August 12, 1903

J.E. Meara proposed to drill water well in courthouse yard 300 to 1,000 feet deep at a cost of \$1 per foot. County judge is to supervise and county to furnish casing and other material.
(Dimmit County Commissioners Court Minutes)

1904

Mass for Catholic Church first held in courthouse.
(Crystal Williams, *History of Dimmit County*, p. 20)

February 9, 1904

After February term of district court, sheriff lent school trustees the courtroom settees to be returned to the courtroom at the expiration of the present school term in as good condition as when taken.
(Dimmit County Commissioners Court Minutes)

May 10, 1904

Ordered insurance purchased on courthouse aggregating \$10,000.
(Dimmit County Commissioners Court Minutes)

November 15, 1904

Courtroom and adjoining jury room to school trustees to open and conduct grade school until school building construction is completed for occupancy.
(Dimmit County Commissioners Court Minutes)

February 13, 1906

County judge and county clerk purchase for county filing cabinets for papers of district court and probate court.
(Dimmit County Commissioners Court Minutes)

May 15, 1906

File cases received and placed in county and district clerk office.
(Dimmit County Commissioners Court Minutes)

November 10, 1908

Ordered that the sheriff have the benches in the courthouse screwed fast to the floor and not let them be taken without the permission of the court.
(Dimmit County Commissioners Court Minutes)

1909

Water closet added to courthouse (some local sources claim the date is 1911).
(Crystal Williams, History of Dimmit County, p. 19)

July 20, 1909

\$10,000 insurance on courthouse renewed.
(Dimmit County Commissioners Court Minutes)

December 13, 1909

Grand jury recommends window shades for courtroom, as well as the re-painting of the jail.
(Dimmit County Commissioners Court Minutes)

May 9, 1910

City authorities granted permission to use the southwest room of the 2nd story of the courthouse for an office to dispatch municipal business until the county needs the space.
(Dimmit County Commissioners Court Minutes)

March 1, 1911

Contract to fill and grade courthouse yard and sidewalks to specifications for 29 cents per yard given to William Bartling. Shade tree bid granted at courthouse for 78 non-bearing Mulberry, 10 feet, at \$74 and 13 Washington Palms, 2 to 3 feet, at \$26. Guaranteed to grow by J.R. Cuff. Sidewalk bid approved and accepted soon as ground is ready.
(Dimmit County Commissioners Court Minutes)

March 1, 1911

Sidewalk contract given to William Bartling for bid of \$1,148.
(Dimmit County Commissioners Court Minutes)

March 11, 1912

County sold remnant piping, rods, etc. of old courthouse and jail windmill. Judge ordered to deposit said \$14 in courthouse and jail fund with treasurer.
(Dimmit County Commissioners Court Minutes)

March 1913

"City Dads have decided to erect a public watering trough on the east side of the courthouse square for the accommodation of people driving into town, and they are now working on plans for the improvement."
(*The Javelin*, March 8, 1913)

April 14, 1913

Fermin Cantu bid \$110 to remodel and re-construct county clerk vault per bid and specifications on file was accepted.

(Dimmit County Commissioners Court Minutes)

May 19, 1913

Rouse, Armstrong & Mitchell authorized to go to San Antonio to purchase new material for constructing an addition to the vault in the county clerk's office. L.P. Williams authorized to look after the construction of the iron fence around the jail.

(Dimmit County Commissioners Minutes)

June 1913

Commissioners Court ordered old wooden fence around jail torn down and a new ten foot iron fence erected (toilets also moved off).

(*The Javelin*, June 7, 1913)

July 14, 1913

Southern Structural Steel Co. bid for erecting a new courthouse vault accepted and warrants issued for \$478 and \$500 approved. Judge and county clerk authorized to purchase book racks and metal court files for county clerk's vault.

(Dimmit County Commissioners Court Minutes)

November 10, 1913

F.J. Webb contracted for 10 cords of wood at \$3 per cord approved by sheriff (for wood heaters in courthouse).

(Dimmit County Commissioners Court Minutes)

November 1913

City cut down 2 large mesquite trees in street around courthouse which had been used as hitching posts. Necessary for grading and improvements of street

(*The Javelin*, Nov. 28, 1913)

1913

Peter Bell plants trees around courthouse (by 1959 are beginning to decline and die).

(Crystal Williams, *History of Dimmit County*, p. 19)

January 12, 1914

P.T. Bell ordered to plant trees around courthouse, hackberry in 4 inch diameter, and approved use of east courthouse lawn for the playing of lawn tennis.

(Dimmit County Commissioners Court Minutes)

July 13, 1914

Authorized Tom D. Barnes to issue insurance policy on courthouse for \$10,000 for five years at state rate of \$1.09 for \$327 (Hartford Fire Insurance Co.)

(Dimmit County Commissioners Court Minutes)

August 10, 1914

County court adjourned in remembrance of Mrs. Woodrow Wilson, wife of the president, and another of our esteemed citizens who died on July 25 1914, Col. W.A.H. Miller (member of the bar) until 3 PM the same day.

(Dimmit County Commissioners Court Minutes)

June 1915

Commissioners Court cut real estate valuations 20% across the county (for past 3 years, valuations in Dimmit Co. higher than surrounding counties). Unimproved land re-valued at \$2.50 - \$4 per \$100 valuation. (*Javelin Special Centennial Souvenir*, p. 8)

December 13, 1915

Installing electric lights and wire in courthouse for \$20. Place 11 lights in courthouse as follows: 1 in tax office; 1 in assistant's office, 1 in county clerk's office, 1 in county judge's office, 1 at foot of stairs in hall below, 1 in hall at top of stairs, and 5 in courtroom. Each light to have a 40 watt bulb and furnish all night current for a sum of \$2 per month. Proposition accepted by court and shall remain in force. (Dimmit County Commissioners Court Minutes)

January 10, 1916

Okay county clerk to order record book rack (roller type) for \$76 from George D. Bernard Co. (Dimmit County Commissioners Court Minutes)

June 10, 1916

Install septic tank at courthouse for \$253.70 with the county to furnish all labor for installation and pay \$5 per day for expert to supervise erection of said tank. M.H. Lancaster received contract to install 3 water closets, urinals, etc. full and complete in every respect fully guaranteed for \$35. County to furnish materials, plumbing in accordance with plans and specifications submitted to court. (Dimmit County Commissioners Court Minutes)

July 1916

New septic tank installed at courthouse
(*The Javelin*, January 12, 1917)

August 1916

Commissioners Court authorizes erection of small jail at Big Wells.
(*The Javelin*, January 12, 1917)

January 8, 1919

Permission granted the officer of the court to have telephones placed in: judge, county clerk and sheriff, provided contract at same rates as heretofore done when phones installed paid for by county. (Dimmit County Commissioners Court Minutes)

1925-1926 Courthouse Enlargement by Henry T Phelps of San Antonio

November 9, 1925

Call for attention to the need for remodeling the courthouse. Leading citizens appeared before the Commissioners Court with the request that the court consider repair, additions and remodeling of the present courthouse of Dimmit County. The Court declares the courthouse is in urgent need of remodeling and that the courthouse is in unsanitary condition and unfit for adequate protection of the records of the court (page 233-234, Book 4). (Dimmit County Commissioners Court Minutes, Book 4, pages 233-234 - see page 231 and 232 of Book 4 regarding resolution in 5 sections)

December 22, 1925

Bids to remodel the courthouse opened and awarded to San Antonio Construction Co. for \$65,961 with steam heating as per plans and specifications for an additional \$4,100. 5% architects fees included in the above bid. Require 175 working days. Bid accepted for \$70,061 paid by courthouse warrants in annual 6% (R.M. Gordon DBA San Antonio Construction Co. and Henry T. Phelps, architect). (Dimmit County Commissioners Court Minutes, Book 4, pages 239-247)

February 8, 1926

Supplemented contract between P.M. Gordon, contractor, and county of Dimmit. Alterations to original plans and specifications price shall increase by \$10,000 to \$80,061 said warrant maturing at 6% on Feb. 1st, 1940 and 1947 payable at Frost National Bank at San Antonio or Hanover National Bank at New York. Tax rate set at 10 cents per \$100 valuation to create a fund to pay for the above.
(Dimmit County Commissioners Court Minutes)

March 1, 1926

Warrants #18-26 inclusive at \$500 each for an estimate of 3-4500 to H.T. Phelps for 85% of contract work complete on courthouse.
(Dimmit County Commissioners Court Minutes, Book 4, page 254))

March 29, 1926

Estimate #4 for 4710.60 issue warrants #27-35 inclusive that the county of Dimmit has received full value and consideration for paid warrants #27-35 inclusive.
(Dimmit County Commissioners Court Minutes, Book 4, page 256)

September 1926

"Two bottles of bootleg captured by the sheriff (some time ago) were used to dampen the interior of the new courthouse and a copy of the following was interred with the remains of Old John

September 29, 1926

W.H. Davis, County Judge

Precinct 1: J.H. Broadhurst

Precinct 2: J.M. Stone

Precinct 3: J.A. McDonald

Precinct 4: W.A. Shumate

Acted as pallbearers. The above signers hereby give you the authority to resurrect the dead soldier in any manner you see fit. Guaranteed to be 100% pure. Herein lies Old John Barleycorn captured by R.T. Hall, sheriff, and laid to rest this 29th Day of September 1926."

(*Javelin*, Sept. 28, 1926)

February 21, 1927

Estimate final on remodeling of courthouse: \$15,455.60.
(Dimmit County Commissioners Court Minutes)

March 14, 1927

Second supplemental agreement covering changes and additions to said courthouse plans, increasing construction price \$12,500 making a total of \$92,561 to be paid the San Antonio Construction Co. Final estimate of architect H.T. Phelps of \$1,955.60 for full percent of work done and material placed in position and balance extra on contract for courthouse building at Carrizo Springs.
(Dimmit County Commissioners Court Minutes)

1930 – 1955 Historic Repairs to Dimmit County Courthouse

November 1929

New gas lines opened in Carrizo Springs, including the courthouse (previously used oil burners)
(*Javelin*, Nov. 30, 1929)

1930

15,000 attended the Strawberry Festival. Governor Moody was speaker at the courthouse.
(*Javelin*. May 1, 1930)

1930

U.S. Dept. of Agriculture received 1,000 date palms from Mesopotamia and gave 400 to Government Experiment Station in Dimmit County (one of only 4 places in world where fruit matures)
(*Javelin*, Oct. 16, 1930)

September 18, 1930

County's 50th Anniversary observed only a small meeting at Woman's Club (Mel McCaleb, first county surveyor, spoke).

November 1930

Gas will be available to city when lines extended
(*Javelin*, Oct. 16, 1930)

1936

New three-story jail constructed on same site as first jail. Constructed of concrete in Art Moderne style.
(Crystal Williams, *History of Dimmit County*, p. 19)

September 22, 1936

Authorize judge to secure bids on cost to repair courthouse and stop water from leaking into the courthouse basement.
(Dimmit County Commissioners Court Minutes)

September 13, 1937

Jake Bell agreed to paint upstairs outside including tin gutters for \$110 with county furnishing the paint.
(Dimmit County Commissioners Court Minutes)

November 8, 1937

Jake Bell completed contract of painting courthouse with balance due of \$20. Extra painting of two coats in tax office reasonable value of \$8.
(Dimmit County Commissioners Court Minutes)

August 28, 1939

Bid of Roy (Ray) Norwood for \$200 on water cooler for courthouse.
(Dimmit County Commissioners Court Minutes)

January 8, 1940

Necessity of having rock cornice on courthouse repaired. The International Commission Company of Houston Texas is doing work in Zavala County. Water proof and re-paint rock cornice of courthouse for an estimate of \$300.
(Dimmit County Commissioners Court Minutes)

February 12, 1940

A.J. Knaggs, sheriff, authorized to supervise minor repairs and painting of interior of courthouse.
(Dimmit County Commissioners Court Minutes)

Late 1930s and 1940s

Red Bailey, radio man, would broadcast the Grand Ol' Opry over speakers on the courthouse lawn on Saturday nights and people would dance on the lawn (too difficult to get radio transmission on regular radios until after World War II).
(Reminiscences of Nelda Powell, personal interview, January 6, 2000)

July or August, 1949

Sheriff A.J. Knaggs authorized to look into matter of new boiler for courthouse basement.
(Dimmit County Commissioners Court Minutes)

October 10, 1949

Boiler for courthouse: Jack Ayers Co. bid approved for \$1,755.50 to be installed and ready to operate in 6 weeks from 10-10-1949.
(Dimmit County Commissioners Court Minutes)

May 12, 1952

Letter from Jack L. Logan stating to do necessary repairs and painting all outside windows and furnish labor and materials for \$360. Approved and carried.
(Dimmit County Commissioners Court Minutes)

December 7, 1954

Judge Meyers to proceed with urgently needed repairs to courthouse and have repairs made.
(Dimmit County Commissioners Court Minutes)

August 7, 1955

Courthouse repairs and painting of the inside walls, ceiling and windows was discussed. Bob Dickens bid of \$275 for painting accepted. Judge and Sheriff to take care of details of repair and expenses.
(Dimmit County Commissioners Court Minutes)

April 23, 1956

Court approved evaporative cooler for Judge Meyers office at \$150. Judge authorized to proceed with improvements to county clerk's basement for working space for new abstract company and charge same to permanent improvement fund.
(Dimmit County Commissioners Court Minutes)

June 12, 1956

Courthouse closed on Saturday during June, July and August. A public notice is to be placed in local paper.
(Dimmit County Commissioners Court Minutes)

August 16, 1956

Terms of county court set at the first Monday in January, April, July and October effective immediately. Lights around courthouse contract with CP&L Co. (Central Power and Light Co.). Five # 6000 light poles with mounted lights located on courthouse square. Judge authorized to sign contract. Motion to continue Saturday courthouse closing passed until revoked by commissioners court.
(Dimmit County Commissioners Court Minutes)

Recent Repairs and Alterations to the Dimmit County Courthouse

1957

Judge Jay Myers plants cenizo hedge on southwest corner.
(Crystal Williams, *History of Dimmit County*, p. 19)

Circa 1957

Home Demonstration clubs of the county plant bougainvillea and bottle brush bushes.
(Crystal Williams, *History of Dimmit County*, p. 19)

June 1957

Courthouse air conditioning bids opened. Clerk authorized to purchase air conditioning not to exceed \$400 for ac and fan.

(Dimmit County Commissioners Court Minutes)

October 28, 1957

Need for painting woodwork outside courthouse. Court authorized Judge to proceed with repairs and painting of outside trim of courthouse on daily basis.

(Dimmit County Commissioners Court Minutes)

May 20, 1958

Ayers Electrical Co. awarded contract for 1 GE air conditioning unit for county clerk's office (remote unit) and 1 self-contained GE unit for tax-assessors collector's office. Bid of \$2,100.01 accepted. Also authorize Ayers certain electrical wiring installation for ac units at a cost of \$400.

(Dimmit County Commissioners Court Minutes)

February 25, 1959

Roof repairs authorized. Bid of \$1,710 by Sam Sadler accepted.

(Dimmit County Commissioners Court Minutes)

February 8, 1960

Order #9 for courthouse improvements including new doors and terrazzo floors authorized. New glass doors and terrazzo flooring to be placed in hallways. Motion carried unanimously.

(Dimmit County Commissioners Court Minutes)

September 12, 1960

Terrazzo floors and glass doors completed at a cost of \$2,165.36. Invoice approved.

(Dimmit County Commissioners Court Minutes)

May 22, 1961

Terrazzo floors for downstairs offices: bid of \$2,894 approved. Work for floors along stairway to landing and Judge's office approved.

(Dimmit County Commissioners Court Minutes)

June 12, 1961

Terrazzo flooring of downstairs offices to begin June 26th. All offices will move upstairs while this work is in progress. County clerk to occupy the south half of the district Court Room. County Judge and Library will occupy the north half with books located on seats. Tax office and sheriff's office will occupy the jury room.

(Dimmit County Commissioners Court Minutes)

July 30, 1961

Terrazzo flooring invoice approved for payment: Venice Art and Terrazzo Co. Inc. \$4,039.60 and Dimmit Supply Company \$2,894.70.

(Dimmit County Commissioners Court Minutes)

September 16, 1966

Remove Coke machine from courthouse as it takes money and delivers no drink. Repair benches at the northwest corner of the courthouse square.

(Dimmit County Commissioners Court Minutes)

January 26, 1970

San-Blan Co. presented bid of \$6,275 for sandblasting and waterproofing of exterior of courthouse. Bid accepted and approved. Dimmit Supply presented a bid of \$5,933 for lowering the ceiling in the upstairs of courthouse. Bid accepted and approved.

[Note: There is no visible evidence that the courthouse has ever been sandblasted. As the county was in communication with the Texas Historical Commission regarding a National Register nomination at this time, they may have been discouraged from executing this work by a THC architect. There is little correspondence in the files from this period at the Texas Historical Commission and any instructions may have been verbal.] (Dimmit County Commissioners Court Minutes)

1970

State Board of Review passes the National Register of Historic Places nomination for the Dimmit County Courthouse. (Nomination returned by National Park Service)

August 28, 1970

Letter from County Clerk Gay Hines to Roy Graham of THC stating that no old photographs were available, the old courthouse was said to have burned and a new building was constructed [wrong] in 1926 by Henry Phillips [wrong] by San Antonio Construction Co. (THC correspondence files)

March 10, 1976

Approved to raise sidewalk on Pena Street on the Courthouse Square. Judge Speer informs Commissioners Court about a big leak in the courthouse roof liable to damage rug on the courtroom floor. Will make a decision at a later date as to what do. (Dimmit County Commissioners Court Minutes)

February 9, 1981

Judge Speer discussed with commissioners the poor condition of the courthouse. The court agreed with him and authorized him to contact a consultant to find out what could be done regarding the matter. (Dimmit County Commissioners Court Minutes)

January 25, 1982

Authorized Judge Speer to advertise for courthouse roof repairs. (Dimmit County Commissioners Court Minutes)

February 8, 1982

Approved bid of Dimmit Supply Co. for repair of courthouse roof in amount of \$12,787.50 to be paid out of Revenue-Sharing Fund (complete material and labor). (Dimmit County Commissioners Court Minutes)

June 11, 1984

County Judge Rodrigo Guerra requests the Texas Historical Commission to list the courthouse at the earliest possible date. (THC correspondence file)

September 12, 1984

County Judge Rodrigo Guerra reiterates his request for listing the courthouse on the National Register of Historic Places. (THC correspondence file)

August 14, 1984

Dimmit County Courthouse is listed in the National Register of Historic Places.

Circa 1986

Preliminary Report by Flores Associates.

(According to information on the THC Atlas under "historic courthouse files", this firm was to have completed a master plan, but failed to do so.)

September 28, 1987

Approved VFW to install plaque in courthouse honoring Juan Cervantiz, killed in action in Viet Nam.
(Dimmit County Commissioners Court Minutes)

January 3, 1992

Nomination of the Dimmit County Courthouse to State Archeological Landmark status under the Antiquities Code of Texas received from J. Barto Arnold (certified mail #P695764947).
(Dimmit County Commissioners Court Minutes)

January 22, 1992

Nomination for SAL accepted by Texas Historical Commission. Formal designation set for next regular meeting on March 20, 1992.
(Dimmit County Commissioners Court Minutes)

March 9, 1992

Request to consider handrail for handicapped in and around the courthouse. No motion made.
(Dimmit County Commissioners Court Minutes)

May 11, 1992

County to maintain a generator for 911. Court designates Dimmit County Sheriff's Department as the Public Safety Answering Point.
(Dimmit County Commissioners Court Minutes)

December 28, 1992

Justice of the peace Walley Patlan requests authorization to install a plaque in memory of the late sheriff, Ben Murry. The plaque is to be furnished by all of the Justices of the Peace and their secretaries. Court passed and authorized the plaque as presented with a dedication to be held at the courthouse on January 6, 1993.
(Dimmit County Commissioners Court Minutes)

Bronze bust of former Sheriff Ben Murray (October 18, 1922 – January 6, 1991) placed in foyer of courthouse. Bust designed by Steve L. Smith and mounted on polished granite pedestal. A cast aluminum plaque on north wall of foyer states: "In memory of our late Sheriff Ben "Doc" Murray for his outstanding dedication to law enforcement for all citizens of Dimmit County. In appreciation of all Justice Courts of Dimmit County." It then lists all of the Justices of the Peace in Dimmit County who contributed to the bust.
(Personal observation)

January 25, 1993

Request for drinking water fountain for the second floor of the courthouse. No motion presented.
(Dimmit County Commissioners Court Minutes)

March 8, 1993

Contract approved for Jim Cole Bugmoviles for termite control of courthouse.
(Dimmit County Commissioners Court Minutes)

April 10, 1993

Sharon Fleming meets with Commissioners Court regarding the needed repairs to the county courthouse building. The Dimmit County Historical Commission is to be reactivated and is in process of working with the architect.

(THC correspondence files)

June 14, 1993

Approved John Petry to install a memorial plaque for H.C. Petry Jr. in the District Court Room.
(Dimmit County Commissioners Court Minutes)

September 13, 1993

Approved motion to apply for grant funds of \$276,602 to carry out handicap accessibility improvements for the Courthouse. County Judge will act as chief executive officer.

(Dimmit County Commissioners Court Minutes)

September 14, 1993

Richard Sanchez, Architects of San Antonio presented plans which were approved as proposed to upgrade the courthouse for the handicapped and elderly including elevators and 2nd floor stairway.

(Dimmit County Commissioners Court Minutes)

September 17, 1993

Carlos Florez, San Antonio architect, addresses the court with a request to consider why he was not called upon to prepare the plans for upgrading of the courthouse for handicapped access as he was present at the commissioners court meeting of August 23. He forewarned the court about his current contract with the county. Flores expressed his desire to do the job and had a valid contract with the county. He expressed his dismay and assured the court he would have to visit his attorney over the matter.

(Dimmit County Commissioners Court Minutes)

May 9, 1994

Motion presented by Commissioner Speer and seconded by Commissioner Alvarado to award the contractual agreement for administrative management service for DC 1993 TCDDP grant (for courthouse handicap access improvements) to Middle Rio Grande Development council as presented. Motion carried. Approved for County Clerk to cover the south side windows in his office for cooling and heating purposes.

(Dimmit County Commissioners Court Minutes)

1995

\$276,602 grant from Texas Dept. of Housing & Community Affairs to comply with ADA; elevator installed, restrooms, access ramps (architect: Richard Sanchez, architect of San Antonio).

February 14, 1995

Application made to Texas Department of Housing and Community Affairs for courthouse compliance with the Americans with Disabilities Act. County received grant in the amount of \$276,602 to install an elevator, upgrade restroom facilities, drinking fountain, access ramps, and door handles.

(Newspaper article by County Judge Charles Johnson, "Status Report on Dimmit County Courthouse Renovation," July 9, 1998)

March 21, 1995

At approximately 6:00 pm, several sections of the concrete cornice and cornice molding fell from the east elevation of the courthouse.

March 22, 1995

Emergency session to discuss and take appropriate action regarding the condition of the courthouse building. Repairs and renovation necessary to preserve public property. On March 21 at 6:00 pm, 2.5 to 3 feet of stone cornice fell from the courthouse building on the east side over the jurors' room upstairs. Motion made and seconded to contact a structural engineer for an on-site visit to determine the safety of the courthouse.

(Dimmit County Commissioners Court Minutes)

March 23 or March 24, 1995

Site visit by THC architect Sharon Fleming. Also present at site are: County Judge Johnson, Commissioner Alvarado, Dick Chetter (structural engineer), John Graves (architect), and John Graves Jr. (architect).

(THC correspondence files – both dates appear in files as date of inspection trip)

March 24, 1995

THC architect Sharon Fleming issues a preliminary report on the courthouse. She recommended that the cause of failure be investigated and an appropriate repair method determined. In addition, she noted problems in the roof, rotting of wood windows, need for repointing of deteriorated mortar, repair of interior plaster in the courtroom, determination of cause of water in the basement, and the need to protect any work done for the accessibility project during the course of repair of the cornice.

(THC correspondence files)

March 24, 1995

Review report from structural engineer submitted by Richard Chetter, PE, of the consulting firm of Reynolds, Schlattner, Chetter & Rolf, Inc. They report that "the building is structurally sound." Commissioner of Precinct 3 was appointed to have scaffolding under the courthouse cornice on the north entrance. The court designated Commissioner Salgado (Pct. 2) to have the remaining loose cornice on the courthouse removed and to store all pieces inside the Precinct 2 county yard.

(Dimmit County Commissioners Court Minutes)

April 5, 1995

Review architectural report from John S. Graves & Associates on the condition of courthouse and recommendations for repairs. Discuss and take appropriate action. Court accepts the report submitted regarding the condition of the courthouse and activates the present members of the County Historical Commission to meet and discuss for their input on this matter.

(Dimmit County Commissioners Court Minutes)

April 12, 1995

Approved move of handicap parking from the north to the west side of the courthouse. Three spaces on Fifth Street. Instruct Sheriff to issue parking tickets for violation of parking without handicapped permits.

(Dimmit County Commissioners Court Minutes)

April 24, 1995

Approve to accept proposal of H. Coyle Buhler, PE, to act as consultant to assist Dimmit County in preparing an application to TXDOT for State Enhancement Grant for courthouse improvements for \$3,000 as presented.

(Dimmit County Commissioners Court Minutes)

May 3, 1995

John S. Graves & Associates Inc. submits cost estimates and drawings for approval by THC architect Sharon Fleming for the repair of the courthouse cornice, masonry cleaning, repointing, repair and replacement of windows, and sidewalk replacement.
(THC correspondence files)

June 14, 1995

Letter from County Judge Charles Johnson to Curtis Tunnell, executive director of THC, asking for help, advice and possible funding assistance for the preservation of the courthouse. Judge Johnson explains that in removing the loosened cornice on advice of THC architect Sharon Fleming, a "domino" effect resulted as additional molding sheared away from the building. On the engineer's recommendation, work on this halted and the south entrance was closed and scaffolding was erected on the north entrance to protect the public. Estimates for exterior repairs were \$245,200.
(THC correspondence files)

June 16, 1995

County submits proposed plans for ADA modifications to THC for review.
(THC correspondence files)

July 11, 1995

In a letter from Sharon Fleming, THC architect, to Carlos Lara of the Middle Rio Grande Development Council, the funding agency for the project, she rejects the proposed work and determines an adverse affect upon the building. She does not, however, adequately clarify in what way the proposed work will affect the building.
(THC correspondence files)

January 2, 1996

Meeting between architects of Jimenez & Strahan and THC architect Sharon Fleming.
(Referenced in letter of February 23, 1996)

Acceptance of \$5,000 grant from Strake Foundation donation to be utilized for repairs to the courthouse. Accepted and placed in the special account for courthouse repairs. Jimenez & Strahan, Architects, presented an update of construction plans for courthouse compliance for elderly and handicapped accessibility. Starting date for construction is March 13, 1996.
(Dimmit County Commissioners Court Minutes)

January 8, 1996

Letter from Teresa O'Connell of THC to County Judge Johnson inviting Dimmit County's participation in the Texas Courthouse Alliance.
(Indicated in Feb. 13, 1996 letter)

January 9, 1996

Howard Willmon, air conditioning and heating, addressed members of the court and explained the heating problem in the courthouse. The safety mechanism on the first floor unit is completely out and he cannot locate the company that sold this type of unit to the county. Pigeon feathers cause the compressor to burn out. He is only able to correct the problem temporarily and he prefers the court contact someone else more familiar with the makeup of the system.
(Dimmit County Commissioners Court Minutes)

February 13, 1996

Letter from County Judge Johnson to Teresa O'Connell indicating the county's willingness to participate in the Texas Courthouse Alliance.
(THC correspondence files)

February 23, 1996

Letter from THC architect Sharon Fleming to Jose Jimenez (of Jimenez and Strahan, architects) concerning ADA modifications to Dimmit County Courthouse. She states that the review of the project is "on hold" because they have not received information regarding the stair redesign nor the specifications for the new terrazzo flooring.
(THC correspondence files)

March 11, 1996

Temporary location of offices affected by ADA. County auditor and treasurer to consider options to relocated offices during ADA construction.
(Dimmit County Commissioners Court Minutes)

March 15, 1996

Letter from THC architect Sharon Fleming to Jose Jimenez (Jimenez & Strahan, architects) regarding her review of proposed ADA modifications. Her comments include: need for opening from main corridor to secondary corridor to be reduced in size; need for removal of modern acoustical tile ceiling in main corridors; and she wants an assurance that the non-historic aluminum entry doors will be replaced under the proposal to TXDOT.
(THC correspondence files)

March 25, 1996

Approved to adopt a resolution (No. 96-03-01) in support of an application for funding, sponsorship and nomination of the Dimmit County Courthouse Preservation Project under the Intermodal Surface Transportation Efficiency Act of 1991 through TXDOT as presented. Motion carried.

Designate parking places on the Fourth Street side of the courthouse as a staging area for Barrett Construction Co. during the ADA construction project. Judge is to purchase liability insurance policy for the courthouse and grounds per the ADA construction project.
(Dimmit County Commissioners Court Minutes)

May 13, 1996

Discuss and take appropriate action regarding the general maintenance of the courthouse exterior and interior in connection with work being done by Barrett Construction. List items needing attention.
(Dimmit County Commissioners Court Minutes)

May 28, 1996

Approve and accept proposal of H. Coyle Buchler as consultant to assist the county in preparing an application to TXDOT's ISTEPA program for courthouse improvements and sets a fee. The consultant is now doing two proposals and wants to increase the fee to \$5,000 (up from \$3,000). Increase in fee is approved. Courthouse improvements and courthouse annex and museum improvements in building [at the corner of 5th Street and Pena Street].
(Dimmit County Commissioners Court Minutes)

1996

County received a \$15,000 grant from THC Preservation Trust Fund "to develop plans and strategies for the renovation of the exterior of the courthouse." Work included a new roof and replacement of air conditioning, asbestos abatement, electrical upgrade, restoration of cornice (which fell during asbestos removal over side door).

(Newspaper article by County Judge Charles Johnson, "Status Report on Dimmit County Courthouse Renovation," July 9, 1998)

January 8, 1997

THC receives the "planning grant project proposal" for Texas Preservation Trust Fund Grant Project 97-002-C-0.

(Referenced in letter dated March 3, 1997)

March 3, 1997

Letter from THC architect Sharon Fleming to County Judge Johnson regarding the county's Preservation Trust Fund grant. THC is unable to issue a project approval at this time as THC has not received an unsigned copy of the contract for services. She requests the county issues this contract as soon as possible.

(THC correspondence files)

April 28, 1997

Tax notes in the amount of \$150,000 to repair roof and air conditioning for county courthouse approved (p. 197). Acknowledged attorney general opinion that Commissioners Court is authorized to move the county attorney's office from the courthouse to a private office and provide the same with a computer and employee, both provided and paid by county.

(Dimmit County Commissioners Court Minutes: vol. 26, p. 191, 197)

August 18, 1997

THC receives information from Jimenez & Strahan regarding the forthcoming work on the Dimmit County Courthouse.

(referenced in letter of September 2, 1997)

September, 1997

Drawings and specs by Jimenez & Strahan of San Antonio architects for installation of lightweight concrete roof deck, new roofing, and HVAC equipment and associated electrical work.

(Drawings and specs on file at THC)

September 2, 1997

Letter from THC architect Sharon Fleming to David Strahan (Jimenez & Strahan, architects) regarding her comments on their submittal of proposed work. She suggests only that the counterflashing be fastened to the parapet wall at mortar joints in lieu of masonry and to confirm that new CU and RTUs are no taller than existing units.

(THC correspondence files)

September 9, 1997

Letter from THC architect Sharon Fleming to County Judge Johnson approving an extension of the county's Preservation Trust Fund grant to November 30, 1997.

(THC correspondence files)

October 14, 1997

Opening of bids on air conditioning and roof repairs. Three bids received:

Stuart Co., Laredo	\$189,113
Langley Roofing, San Antonio	\$178,700
Medina Valley Roof and Sheet Metal, Hondo	\$135,049

Agreed to acknowledge receipt and refer bids to architects for review (Jimenez-Strahan).
(Dimmit County Commissioners Court Minutes)

October 27, 1997

Architect recommends awarding of bid to Medina Valley of Hondo as presented.
(Dimmit County Commissioners Court Minutes)

November 30, 1997

New deadline for completing work for Preservation Trust Fund grant.
(Referenced in letter dated September 9, 1997)

December 12, 1997

Commissioners Court entered into a contract for replacing the roof and the central air conditioning units with Medina Valley Sheet & Metal for \$130,594.
(Newspaper article by County Judge Charles Johnson, "Status Report on Dimmit County Courthouse Renovation," July 9, 1998)

Early 1998

Texas Administrative Code and Environmental Protection Agency rules required an environmental assessment of the building before work could proceed. A study found asbestos in the mastic (tar) on the parapet wall which had to be removed.
(Newspaper article by County Judge Charles Johnson, "Status Report on Dimmit County Courthouse Renovation," July 9, 1998)

March 19, 1998

Asbestos abatement on courthouse completed by STC Environmental Services Inc. of San Antonio.
(Newspaper article by County Judge Charles Johnson, "Status Report on Dimmit County Courthouse Renovation," July 9, 1998)

April 20, 1998

Original contract with Medina Valley Sheet & Metal amended as the electrical wiring in the courthouse was not up to code and could not support the electrical load required for the new heating and cooling units. Power lines were routed to the building underground and the east basement converted to an electrical-mechanical room. The new plans required the installation of panel boxes in the basement and a new three phase transformer behind the building. A large number of county records previously stored in the basement had to be moved to permanent storage. JTPA summer worker Evelyn Martinez inventoried the records.

As workers began removing the old roof materials, the previously damaged parapet wall fell down completely and opened gaping holes in the ceiling above the County Auditor's Office. Reconstruction of the parapet wall was necessary before installation of the new roof could be completed.
(Newspaper article by County Judge Charles Johnson, "Status Report on Dimmit County Courthouse Renovation," July 9, 1998)

May 1, 1998

Status report on courthouse roof project. Contractor requests payment of \$47,516.74.

Court agrees to table the plan to convert the basement area of the courthouse into a mechanical room to house switches and cables, and to construct suitable storage at the Agricultural Building for courthouse records and files.

(Dimmit County Commissioners Court Minutes)

June 22, 1998

Contract with Medina Valley Sheet & Metal amended for third time to provide for the molding of the cornice and dentil, cutting of the limestone rock and reconstruction of the parapet wall.

(Newspaper article by County Judge Charles Johnson, "Status Report on Dimmit County Courthouse Renovation," July 9, 1998)

Approved courthouse repair change order #3 to rebuild parapet wall and repair of drainage before the roof is repaired. Amount of change is \$51,047. Change order #3 approved.

(Dimmit County Commissioners Court Minutes)

July 6, 1998

Letter from THC architect Sharon Fleming to County Judge Johnson regarding her comments on proposed work for the Preservation Trust Fund grant and clarification that the emergency cornice repair work is under way. She includes minor comments on proposed work under the grant project.

(THC correspondence files)

July 9, 1998

"Status Report on Dimmit County Courthouse Renovation" by County Judge Charles Johnson appeared in local newspaper.

(Newspaper article by County Judge Charles Johnson, "Status Report on Dimmit County Courthouse Renovation," July 9, 1998)

July 27, 1998

Letter from THC architect Sharon Fleming to David Strahan (Jimenez & Strahan). This letter was not found in THC files.

(Referenced in letter of August 12, 1998)

August 12, 1998

Letter from THC architect Sharon Fleming to County Judge Johnson regarding Preservation Trust Fund grant. She reports to the judge that after speaking with David Strahan, he clarified issues related to proposed plans including: inclusion of double doors with sidelights as documented in historic photos; that it would not be necessary to remove the non-historic ceiling at this time; drawings will be revised to reflect the new coping detail; and that the entire building does not require repointing.

(THC correspondence files)

Mid-September 1998

Scheduled completion date for new roof and HVAC system.

(Newspaper article by County Judge Charles Johnson, "Status Report on Dimmit County Courthouse Renovation," July 9, 1998)

February 8, 1999

Approve and accept as complete the courthouse roof and HVAC. Approve payment. Jimenez advised he would prepare a letter to Dimmit County recommending payment to Medina Valley Sheet Metal and that the Commissioners Court approve and accept as complete the courthouse roof and HVAC repairs.

(Dimmit County Commissioners Court Minutes)

February 22, 1999

Approved courthouse lawn beautification on behalf of the Dimmit County Historical Commission.
(Dimmit County Commissioners Court Minutes)

May 1999

“Report on Status of Dimmit County Courthouse for Master Plan Developmen” submitted to the Commissioners Court by the Dimmit County Historical Commission.

November 6, 1999

Contract with Franks Architects, Inc. of Laredo to prepare a Master Plan for the Dimmit County Courthouse
(Dimmit County Commissioners Court Minutes)

December 13, 1999

Date of Conservation Covenant placed on Dimmit County Courthouse. End date of covenant: January 1, 2010.
(Dimmit County Deed Records, Book 1, Pages 13-15)

December 13, 1999

Court received a report from the Citizens Real Estate Committee on two potential sites for use as temporary offices if necessary during the restoration of the county courthouse building. Both the John Willems Building and the Don Jackson Building are available. No action was taken.

Evaluation of Existing Conditions

Building Description

The Dimmit County Courthouse was originally designed by noted architect Alfred Giles and constructed by J.C. Breeding and Sons in 1884. This simple two story, cube shaped Italianate building faced south from the center of the courthouse square. Each facade was composed of five bays framed by stone faced pilasters at each corner. The wooden, double hung windows were capped by stone lintels on the ground floor and segmental arches on the upper floor. The hipped roof featured a cast iron roof cresting and two interior chimneys. The entrance featured an Italianate style double gallery wood porch with a hipped roof. The first floor of the 1884 building housed county departments (see 1884 courthouse plan, sheet 1 of 2, page 41) and the second floor housed the district courtroom and district clerk's office (see 1884 courthouse plan, sheet 2 of 2, page 42).

A major remodeling of the courthouse occurred in 1926 under the direction of San Antonio architect Henry T. Phelps. This historic enlargement of the building increased the size of the courthouse from 4,756 square feet to 8,812 square feet (see 1926 courthouse plan, sheets 1-2, pages 43-44). Rather than demolish the existing 1884 building, the new design significantly enlarged the building to the north and south. The design displays the characteristic features of the Classical Revival style, including an entry framed by monumental Ionic columns, a well defined entablature with the county's name carved beneath scrollwork, and rusticated stone masonry (see elevations for existing conditions following page 75). Whereas the Giles design faced south, the 1926 design changed the main entry to face to the west on 5th Street, toward a new highway which ran through town. Secondary entrances are located on the north and south elevations. The main entrance opens onto a small foyer with the main axis of the interior corridor retaining the north-south axis of the original building.

The courthouse building is a two story, concrete framed building. Exterior walls are cut stone infilled between the concrete framing members with finish cut limestone (ashlar blocks) covering the exterior. There are two small basements at the south end, one located at the south central portion and the other at the southwest corner. The basement floors and the main level floors are soil supported concrete slabs. The foundation system is unknown but is believed to be spread footings under columns and continuous strip footings under exterior walls. The depth of the footings were not determined during this building assessment. The interior faces of the stone exterior walls are covered with plaster. The interior space of the building is divided with stone walls and partitions of metal lath and plaster. It appears that the interior and exterior walls are non-load bearing. The second floor is an elevated, cast-in-place concrete flat plate. The roof deck is composed of concrete placed on expanded metal wire mesh which is supported on steel purlins that frame into concrete beams (see elevations for existing conditions following page 75).

The only changes to the exterior since 1926 is the replacement of the original doors. During the 1960s, the three sets of exterior doors were replaced with commercial grade aluminum doors with sidelights. Terrazzo flooring was ordered for the first and second floor at this time, but it was installed only on the first floor along with a terrazzo wainscot. In 1995, a three foot section of the building's cornice fell to the ground, necessitating a structural inspection of the building. With the aid of a grant from the Preservation Trust Fund, the cornice received repairs in 1997. Additional work included HVAC upgrades, a new roof with drainage modifications, and renovations to comply with ADA requirements. Professional services for this work were provided by Jimenez and Strahan, Architects (See "Courthouse Timeline" in Section II for additional information regarding alterations to the courthouse).

Site Analysis

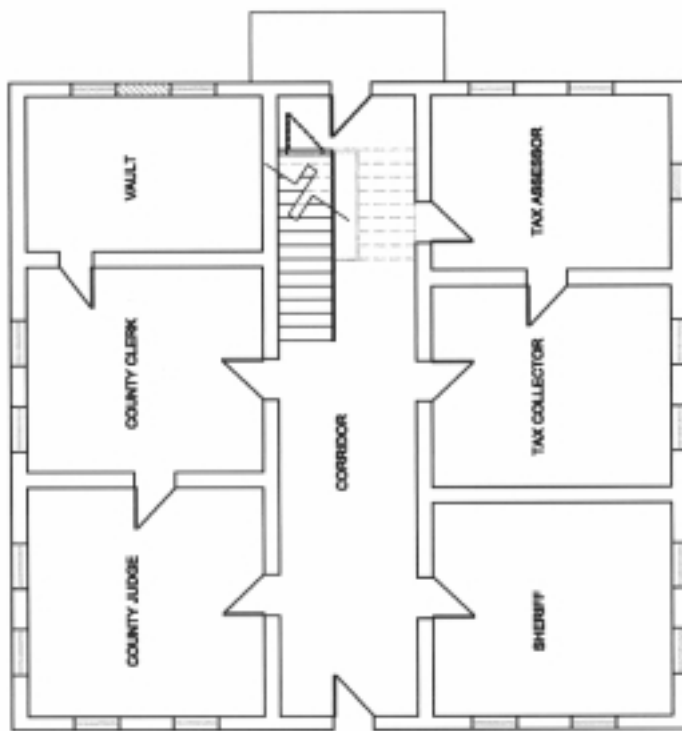
The Dimmit County Courthouse is sited on the courthouse square in what was once the center of town, but is now located in the eastern section of the city. The land was part of twenty blocks deeded to the county in 1880 by Levi and Matilda English, with the stipulation that the land be used for public buildings or the financing thereof. The courthouse square is bounded by 5th Street, Houston Street, 4th Street, and Pena Street. Whereas the 1884 courthouse was sited in the center of the square, the subsequent enlargement of the building places it slightly off center to the south (see 1999 site plan of existing conditions by Sherfey Engineering, Inc., following page 75). The average slope on the existing land is approximately 2%. Storm and runoff water on the courthouse lawn sheet flows in a general northeast direction, except for two small sidewalk areas where the water seems to pond; one area is in the proximity of the flag pole at the front (west) entrance and the other approximately 15 feet north of the north entrance door.

The front of the courthouse features palm trees planted soon after the 1926 remodeling. There were additional palms planted, but only a few of these survive today on the south and west sides. A few hackberry trees survive on the northeast portion of the courthouse site, but they are in decline and are in need of replacement. In recent years, other small plantings have been added, particularly along the front sidewalk and the south entrance. A concrete sidewalk surrounds all sides of the courthouse near the street with additional sidewalks leading to each of the three entrances, as well as the rear of the building. A narrow sidewalk surrounds the perimeter of the building at the edge of the foundation.

The courthouse is illuminated at night by four flood lights located on the lawn approximately eight feet from each corner of the building. These ground-mounted, halogen lights were installed in the late 1960s. In addition, eight electrical poles located at each corner of the square and at the middle of each block includes a light for street illumination. The building previously was lighted by utilitarian fixtures attached to the cornice line of the building. Two of these fixtures are visible on the north and west elevations and one fixture survives on the east elevation. None of these fixtures are currently functional and their date of installation is unknown. The existing lighting is inadequate.

All streets surrounding the courthouse square serve two-way traffic. Parking is provided on three sides of the courthouse along 5th Street, Houston Street, and 4th Street. No parking is available along Pena Street as it also serves as State Highway 277. Whereas Houston and 4th streets contain head-in parking, only seven parallel parking places are located along 5th Street at the front of the courthouse. Houston Street contains fifteen parking places, four of which are handicapped accessible provided by two ramps to the sidewalk. Seventeen head-in parking places are available along 4th Street at the rear of the courthouse. All other parking within the downtown area is parallel parking. The current number of parking spaces is entirely inadequate and a minimum of eight to twelve additional spaces is needed to provide parking for both county employees and visitors. In addition, adequate parking is lacking for jury calls and for district court sessions.

The recently installed electrical transformer is located at the rear of the courthouse near the northern edge of the projecting pavilion. In addition, two wooden storage sheds (each approximately four feet by five feet) are located along the northern end of the rear elevation and are used to store lawn equipment. The sewer line from the courthouse is located near the center of the rear elevation and proceeds underground approximately fifteen feet before it turns diagonally at a 45 degree angle towards 4th Street. This three inch line is PVC as it extends from the building, but is a clay pot line at the point where it turns diagonally to the street. The water and gas lines are located on the south side of the building and run adjacent to the sidewalk into the building.

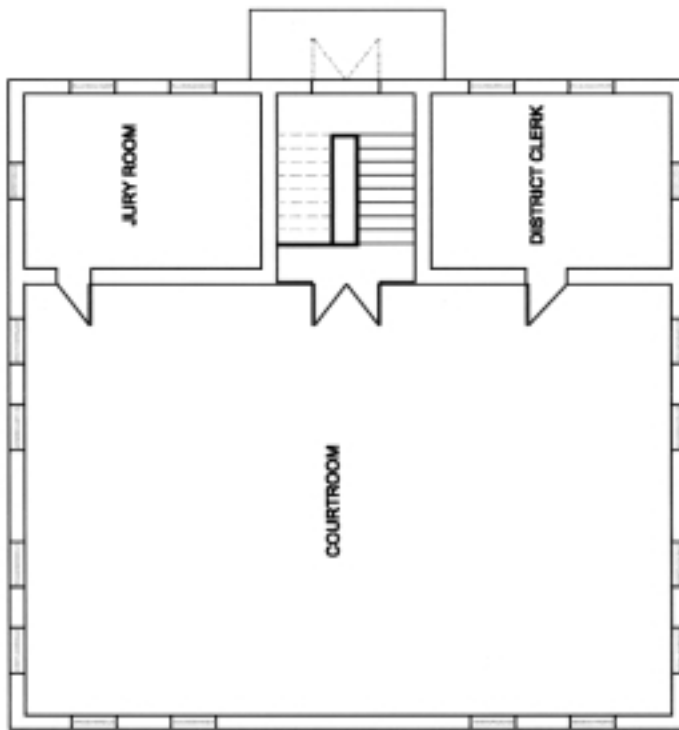


FIRST FLOOR PLAN



JANUARY 2000 1 OF 2	 NORTH
	 8 FEET

DIMMIT COUNTY COURTHOUSE MASTERPLAN
 CARRIZO SPRINGS, TEXAS

1884
 COURTHOUSE PLAN

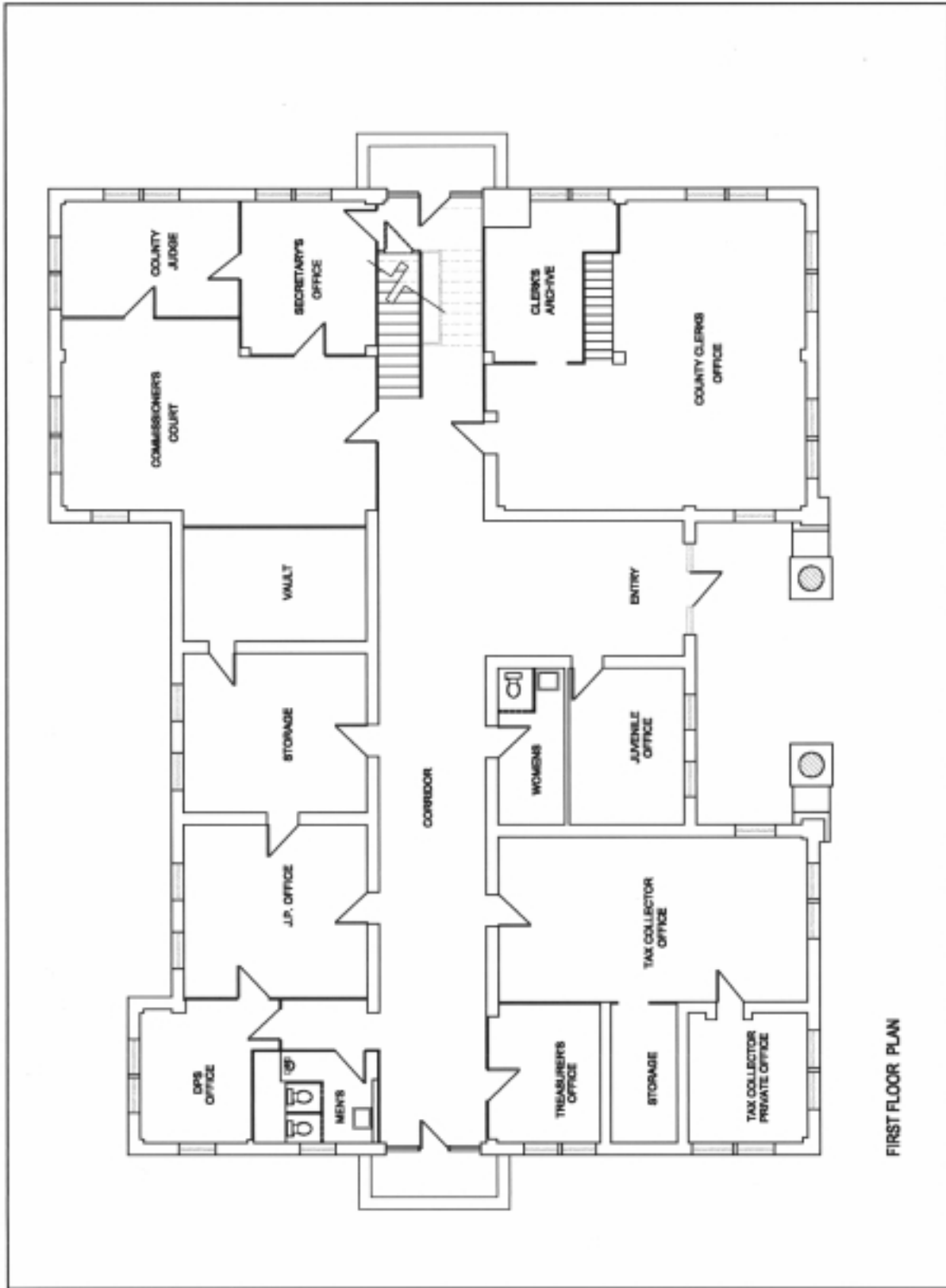


SECOND FLOOR PLAN

 NORTH	JANUARY 2000 2 OF 2	 0 2 4 FEET
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DIMMIT COUNTY COURTHOUSE MASTERPLAN
CARRIZO SPRINGS, TEXAS

1884
 COURTHOUSE PLAN

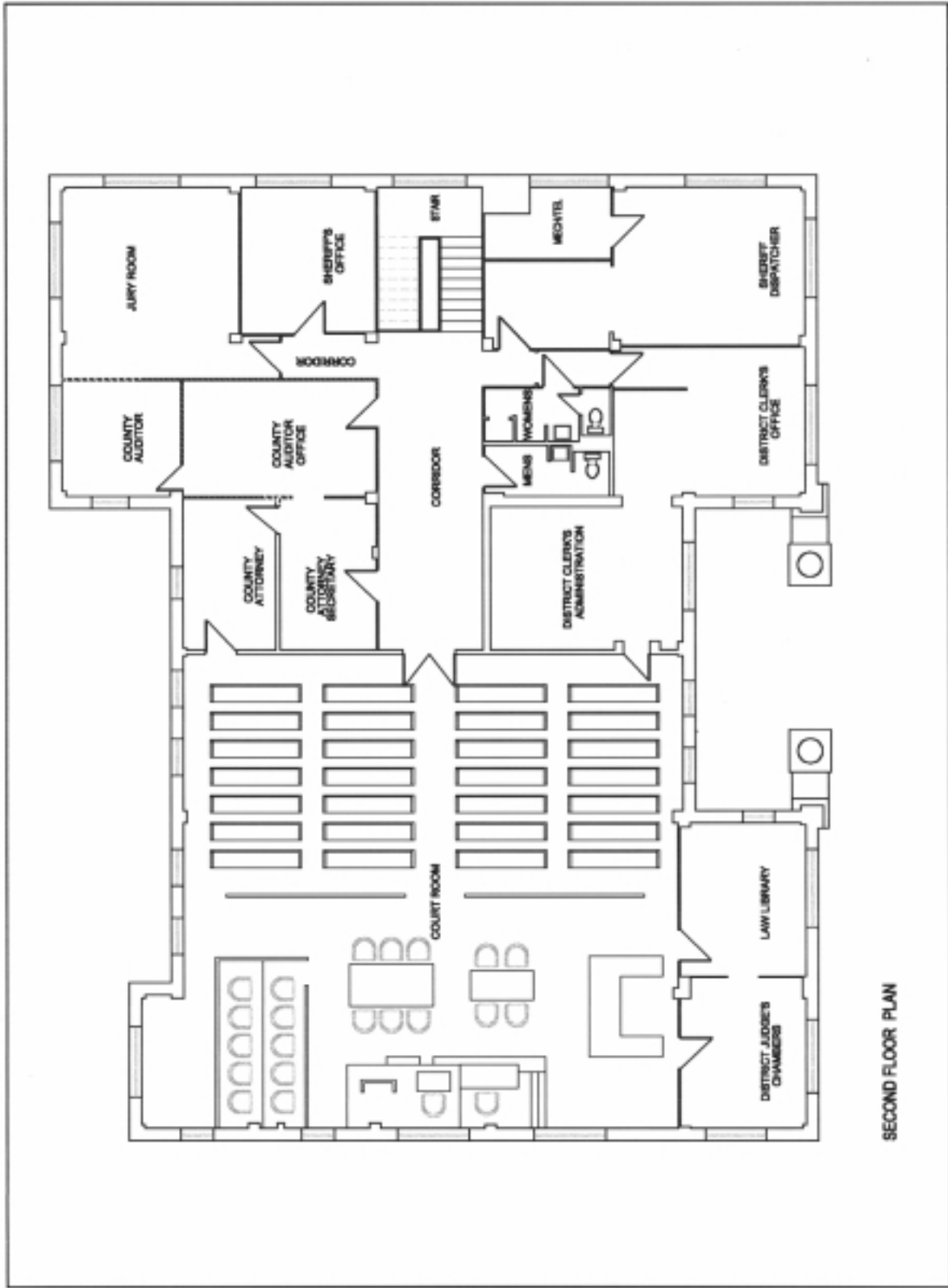


FIRST FLOOR PLAN

JANUARY 2000
1 OF 2

DIMMIT COUNTY COURTHOUSE MASTERPLAN
CARRIZO SPRINGS, TEXAS

1926
COURTHOUSE PLAN



SECOND FLOOR PLAN

JANUARY 2000
2 OF 2

DIMMIT COUNTY COURTHOUSE MASTERPLAN
CARRIZO SPRINGS, TEXAS

1926
COURTHOUSE PLAN

Exterior Building Analysis

Roof and Roof Drainage

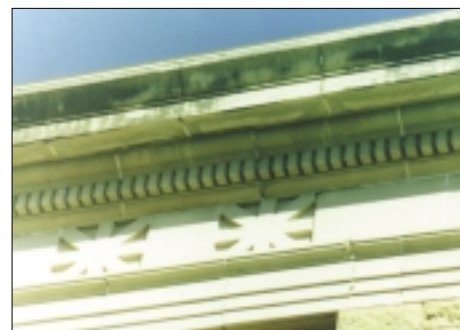
Problems with the roof of the courthouse have persisted throughout the years. The first mention of such problems occurred in 1940 when Dimmit County Commissioners Court minutes reveal the need for water proofing and repair of the cornice to ensure proper drainage. The minutes, however, do not reveal if the work was actually accomplished, as no mention of a contract was found. In 1959, repairs to the roof were conducted by a local contractor for \$1,710. The need for additional roof repairs became critical in 1976 with concern expressed for potential water damage to the carpeting in the courtroom.



East elevation

A contract, however, was not let for roof repairs until February of 1982.

These earlier repairs did not solve the drainage problems of the roof, however, and an entirely new roof was constructed on the courthouse with drainage modifications in 1997. These modifications included the installation of metal flashings, new roof drains and an enlarged ten inch downspout. It appears that these repairs dramatically reduced the water problems that had earlier plagued the courthouse. The many years of inadequate drainage, however, took their toll on the structure and have resulted in serious structural problems with the cornice.



North elevation

Masonry Walls and Mortar

The exterior walls of the courthouse are constructed with limestone block. In general, the blocks appear to be in very good condition with the exception of two areas. Some minor discoloration of the blocks and deterioration of the joints are evident in the vicinity of the downspouts at the east wall (see above photograph of east elevation). This appears to have been caused by water overflow from the roof scuppers washing down the wall. In addition, there exists deterioration of portions of stone at the bottom of the west wall at the main entrance along the lower base courses. Water trapped against the wall and under the adjacent sidewalk have resulted in spalling and discoloration of the stone at this location. The existing tan mortar is deteriorating in some areas with considerable mortar damage around the courthouses cornice (see "Cast Stone Cornice", page 49).



Detail of front porch (west elevation)

ADA Modifications

ADA modifications executed in 1997 brought the courthouse building into full compliance with accessibility standards and resulted in the issuance of an ADA certification from the State of Texas. These modifications do not adversely impact the historic integrity of the courthouse, as neither existing exterior openings were modified nor were any ramps introduced near any of the exterior entrances. The ADA modifications for access to the building utilized existing at-grade sidewalks as much as possible. Access to the building leads from handicapped parking places on the north side of the building, up the sidewalk on the north side of the building to a perimeter sidewalk which extends around the building to the front entrance. Signs are posted all along this route to guide visitors to the courthouse. All ADA modifications received approval by the Division of Architecture, Texas Historical Commission.

Doors

There are three sets of exterior doors located on the north, south and west (main entry) facades of the courthouse. A single entry aluminum door capped with a fixed transom and flanked by sidelights is used on each of the three entries.



West door, main entry



South door

The original wood doors were replaced by the present aluminum doors in 1960. Historic doors are depicted in surviving photographs of the north and south entries which indicate the existence of double wooden doors with inset glass flanked by sidelights with wooden kickplates.



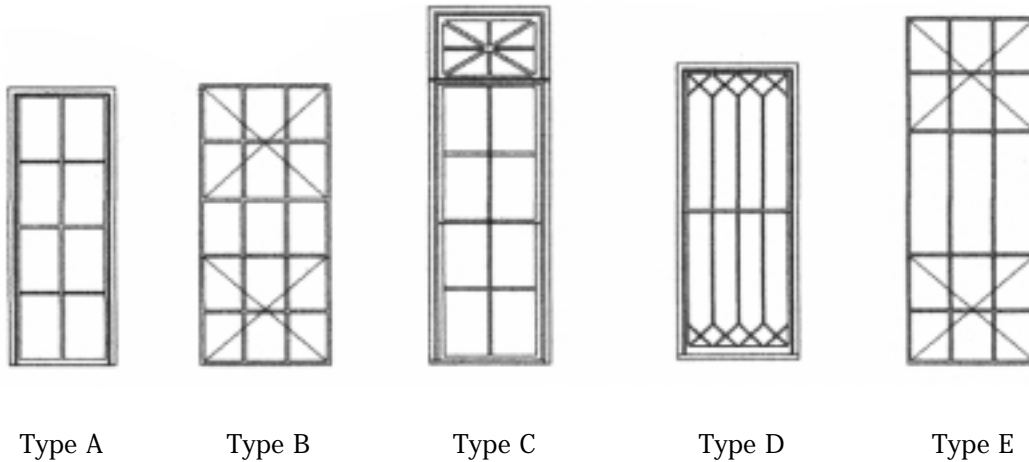
South door, early 1950s



South door, circa 1940

Windows

The courthouse retains all of its original windows including several from the 1884 design on the west elevation. There are five different historic window types:



- Window Type A – Wood Windows (total: 20)
- Window Type B – Metal Windows (total: 12)
- Window Type C – Wood Windows (total: 39)
- Window Type D – Wood Windows (total: 2)
- Window Type E - Metal Windows (total: 2)

The window openings on the ground floor are shorter in height than those of the second floor, a feature found in the 1884 courthouse design which necessitated its incorporation into the 1926 remodeling. Window Type C is the most common found on the courthouse and is utilized throughout the second floor, except over the main entrance (Window Type E). This window type features 4/4 double-hung wooden sashes with a fixed transom adorned with a St. George's Cross. Window Type A is a typical 4/4 double hung wooden window used only on the ground floor. Window types B and E are fixed metal casement with reinforced wire glass used on the south, north and west elevations for security where important documents were stored. Type B is a 6/9 configuration located only on the ground floor, while Type E is a tripartite arrangement of 6/3/6. The elongated proportions of this particular type were necessary for the upper floor where the window openings were elongated. Only window Type D are original to the 1884 building. These double hung, 1/1 wood windows are located only on the lower floor of the front entry porch to the courthouse. This particular window type features ornamental mullions forming a diamond pattern at top and bottom. Most of the windows are grouped in pairs, but are used singly when dictated by interior functions.

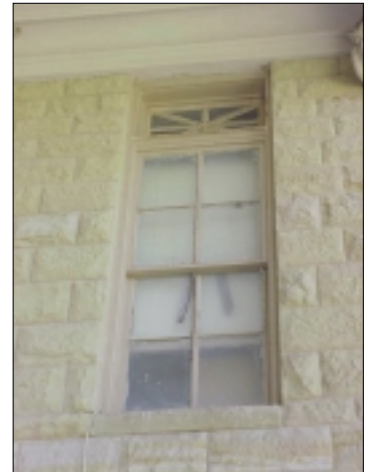
All of the windows need minor repairs, particularly the window casings and trim. Some rot and termite damage is evident in the interior frames, sills and trim, particularly on the ground floor windows. Windows located on the north and east facades are in good to fair condition and will require only sanding, refinishing and window adjustments. Windows located on the west facade are in fair condition with some minor damage. The south elevation windows have sustained the most extensive damage due to sun exposure. Approximately 20% of the windows are in need of new window frames, sash, and trim. New glazing is necessary for approximately 40% of all windows. Window hardware needs to be replaced for 80% of the windows, and weather stripping is required for approximately 90% of the windows. All windows are in need of sanding, refinishing, a primer and a finish of two coats of paint. Metal windows exhibit some rust. All windows have cast stone lintels, many of which are sagging and cracked.



Type A, east elevation



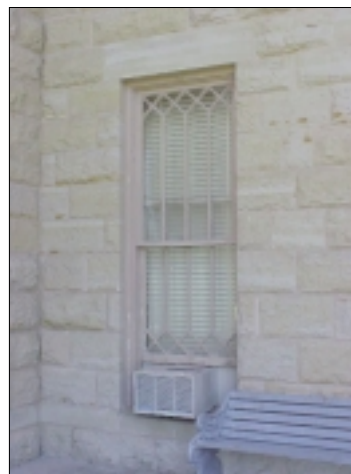
Type B, west elevation



Type C, west elevation



Type C, south elevation



Type D, west elevation

Cast Stone Cornice

The courthouse features a deeply projecting cornice on all elevations. The stone of the cornice is in very good condition, but serious problems exist in the structuring of the cornice. In March of 1995, approximately thirty five linear feet of cornice fell from the south portion of the east wall. On the advice of the Texas Historical Commission, additional cornice pieces were loosened; this created a domino effect, resulting in additional molding shearing away from the building. These problems resulted in the erection of a steel framed structure adjacent to the north entrance and the closing of the south entrance to protect pedestrians from falling pieces of terra cotta cornice. The cornice was reassembled and attached in 1998. Further investigation of the cornice from the roof reveals that portions of the cornice along the east end of the south wall have rotated. In addition, it was observed that the mortar joints between cornice pieces are cracked. Please see the structural analysis report by WSC, Inc. (page 76) for additional information and analysis.



South elevation, east end of cornice



North elevation

Interior Building Analysis, Room by Room Assessment

Note that the basement consists of two rooms.

East Basement

Floor:	Concrete
Walls:	Plaster
Ceiling:	Concrete
Lighting:	No lighting with the exception of the electrical closet
Enclosed Stairs:	Concrete
Architectural Features:	None
Interior Doors/Hardware:	Hollow wood door to stairs
Windows:	None
Furnishings:	Contemporary wood shelving

The east basement is located at the southeast corner of the building under the stairway and contains approximately 150 square feet. It originally housed the courthouse boiler and currently contains the newly added service distribution electrical panels and the machine room for the elevator. Water is entering this section of the basement, possibly from the original boiler flue located on the south wall. The plaster walls are in poor condition due to moist conditions. Adequate lighting in the area is needed for access to electrical service distribution panels and to prevent falls on steep stairs. Inadequate lighting precluded photography of this area.

West Basement

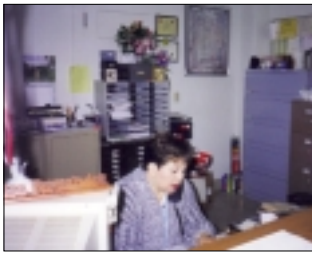
Floor:	Concrete
Walls:	Plaster
Lighting:	Four surface mounted fixtures
Open Stairs:	Concrete steps with pipe railing banister
Architectural Features:	None
Interior Doors/Hardware:	Hollow wood door
Windows:	None
Furnishings:	Contemporary wood shelving

The west basement, located directly under the County Clerk's office (Room 116), is used to store County Clerk's records. Accessed from the County Clerk's office, it contains 150 square feet. There exists evidence of excessive moisture and sweating from exposed pipes which has affected the plaster walls and damaged some county records. These pipes appear to be wrapped with asbestos insulation.



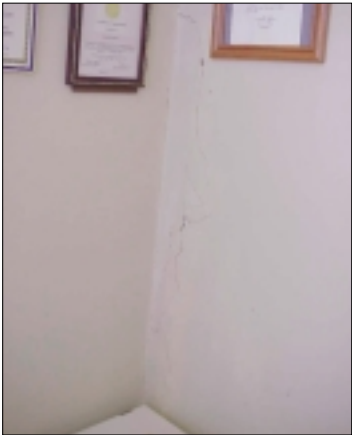
West basement

First Floor

Room 100:	Secretary's Office (County Judge's Suite)	
Floor:	Terrazzo flooring with terrazzo base moulding	
Walls:	Plaster	
Ceiling:	Suspended 2' x 4' acoustical tile	
Lighting:	One surface mounted fluorescent fixture	
Architectural Features:	Original crown moulding above suspended ceiling	
Interior Doors/Hardware:	Door leading into secretary's office is wood panel (1926) with original hardware. Door leading into Commissioners Courtroom is wood and glass panel (1926) with non historic hardware. Door leading into Judge's office is non-historic (1956).	
Windows:	See exterior window assessment, page 47 (Window Type A)	
Furnishings:	Three antique chairs	

Secretary's Office, Room 100

The County Judge's suite is accessed from the corridor behind the stairs and contains approximately 395 square feet comprising two offices. The County Judge Secretary's office consists of the secretary's work station and desk, computer work area and filing cabinets with a small waiting area. The office contains two interior doors, one of which leads to the County Judge's office and the other into the Commissioners Courtroom (currently blocked by storage cabinets). The non-historic terrazzo floor was added in 1960. The interior is in good condition except for windows.

Room 101:	County Judge's Office (County Judge's Suite)	
Floor:	Terrazzo flooring with terrazzo base moulding	
Walls:	Plaster	
Ceiling:	Original plaster ceiling	
Lighting:	One stem-mounted fluorescent lighting fixture	
Architectural Features:	Original crown moulding	
Interior Doors/Hardware:	Door leading into Commissioners Court is wood panel (1926) with original hardware	
Windows:	See window assessment (Window Type A)	
Furnishings:	Judge's desk, credenza with computer, antique book shelves	

Detail of southwest wall, Room 101



Looking into judge's office, Room 101

Windows, especially on the south elevation, are in bad condition (Window Type A) and present a serious security risk. The window sash is rotted from water infiltration and termite damage with the glazing in danger of falling out. The plaster walls are in poor condition with numerous cracks. Terrazzo flooring is non-historic (1960). An interior door leads directly from this office into the Commissioners Courtroom.

Room 102:	County Commissioners Courtroom
Floor:	Terrazzo flooring with terrazzo base moulding
Walls:	Plaster
Ceiling:	Original plaster ceiling
Lighting:	Two stem-mounted fluorescent lighting fixture
Architectural Features:	Original crown moulding
Interior Doors/Hardware:	Door leading to corridor is wood and glass panel door with transom, no hardware
Windows:	See window assessment (Window Type A)
Furnishings:	Non historic commissioners table and chairs, side desk, podium, antique bookcase (1884)

The Commissioners Courtroom is accessed from the main hallway with an interior doorway leading directly into the County Judge's office. Containing only approximately 543 square feet, the room is inadequate for public meetings. A long table serves as a dais for commissioners with an additional table for county officials and a small desk for the county clerk. Seating for the public is limited to approximately twelve chairs which is wholly inadequate. The acoustics of the room make recording meetings very difficult. Plaster walls are in poor condition. The non-historic terrazzo floor was added in 1960. A tall bookcase on the south wall dates from the 1884 original courthouse and is one of the few remaining pieces of furniture from this period.



County Commissioners Courtroom, Room 102

Room 102



Antique furniture in Room 102



Detail of window, Room 102



Cracked plaster, Room 102

Room 103:	County Vault
Floor:	Concrete floor
Walls:	Fastened 3' x 9' steel panels (1884)
Ceiling:	Fastened 3' x 9' steel panels (1884)
Lighting:	One stem-mounted fluorescent lighting fixture
Architectural Features:	Enclosed during the 1926 construction
Interior Doors/Hardware:	Steel frame and vault door (1884)
Windows:	None
Furnishings:	Storage shelves (wood framing members)



Detail of county vault door, Room 103

This vault, originally constructed for the 1884 courthouse, is accessed only through the adjacent storage room. Containing approximately 96 square feet, storage shelves contain most of the earliest deed records for the county. The vault is an important feature from the original construction period and is in good condition, although its small size is inadequate for today's record storage needs.



Detail of county vault, Room 103



Detail of county vault, Room 103

Room 104:	Storage
Floor:	Terrazzo flooring with terrazzo base moulding
Walls:	Original plaster walls
Ceiling:	Original plaster ceiling
Lighting:	One stem-mounted fluorescent lighting fixture
Architectural Features:	Original crown moulding
Interior Doors/Hardware:	Door leading to corridor is wood panel with transom (covered up) and non-historic hardware (lever)
Windows:	See window assessment (Window Type A). Windows are covered with cardboard.
Furnishings:	Storage shelves (wood framing members)



Detail of storage, Room 104

This storage area is accessed both from the main corridor and the adjacent Justice of the Peace's office. It originally served as an office and contains approximately 169 square feet. Three walls are covered with wood storage shelving extending the entire height of the sixteen foot ceiling, making it both difficult and dangerous to access records stored on the top shelves. The main telephone switchboard is located within this room. In addition to record storage, the room contains cleaning supplies and an old, but functioning, refrigerator which could present a fire hazard to the records.



Detail of storage, Room 104

Room 105: Justice of the Peace Offices for Precincts One, Two and Six

Floor: Terrazzo flooring with terrazzo base moulding

Walls: Original plaster walls

Ceiling: Original plaster ceiling

Lighting: One stem-mounted fluorescent lighting fixture

Architectural Features: Original crown moulding

Interior Doors/Hardware: Door leading to corridor is wood and glass panel door with transom (covered up) and non historic hardware (lever)

Windows: See window assessment (Window Type A). A/C unit in window.

Furnishings: Contemporary room partition (between Justice of the Peace and secretary), filing cabinets, a safe, two desks and a docket book filing system



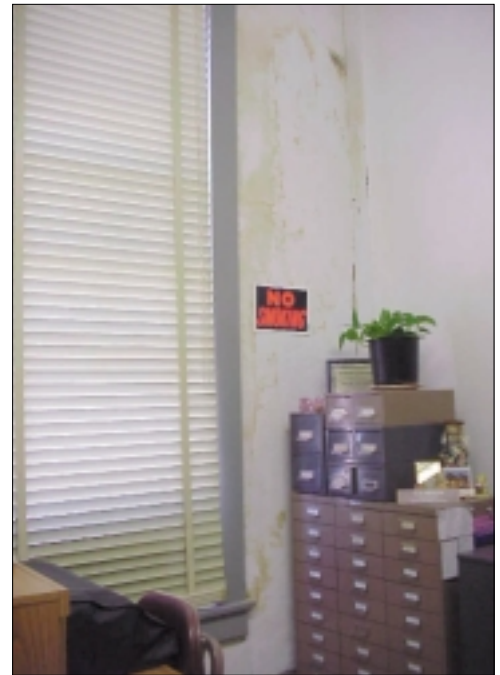
Justice of the Peace Offices for Precincts One, Two and Six, Room 105

Accessed from the main corridor, this office contains 221 square feet. An interior doorway leads directly into the adjacent storage room. This room serves as the Justice of the Peace Courtroom, as well as office space (one Justice of the Peace serves three precincts: Precincts One, Two and Six). Attorneys, defendants and witnesses must wait in the hallway outside, as the office lacks adequate seating or other facilities for holding court. Plaster walls are heavily damaged from water infiltration on the east wall.



Detail of damaged plaster, Room 105

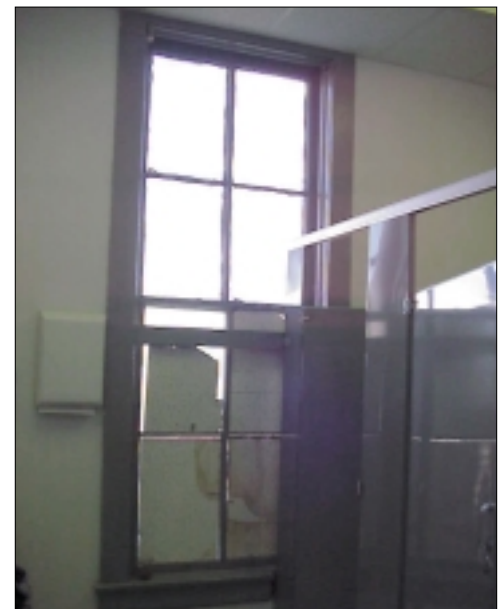
Room 106:	Department of Public Safety Office
Floor:	Terrazzo flooring with terrazzo base moulding
Walls:	Plaster is affected by water damage on the east wall
Ceiling:	Original plaster walls affected by water damage on east wall
Lighting:	One stem mounted fluorescent lighting fixture
Architectural Features:	Original crown moulding
Interior Doors/Hardware:	Door leading to corridor is wood with glass panel with transom and non-historic hardware (lever)
Windows:	See window assessment (Window Type A). A/C unit in window.
Furnishings:	Two desks, typewriter table and six filing cabinets



Detail of damaged plaster, Room 106

This room is located in the northeast corner of the courthouse and is accessed from a small corridor leading off the main hallway. Containing only 55 square feet, this office is barely sufficient for the small desk it contains. The plaster is heavily damaged by water along the east wall.

Room 107:	Women's Restroom
Floor:	12" x 12" vinyl tile with 4" vinyl baseboard
Walls:	Plaster and gypsum wall board
Ceiling:	Suspended 2' x 4' acoustical tile
Lighting:	Recessed 2' x 4' fluorescent lighting fixtures
Interior Doors/Hardware:	Wood panel door with lever handle
Windows:	See window assessment (Window Type A). Windows covered up with ceiling tile.
Furnishings:	Restroom accessories: toilets with two metal partitions, sink, soap dispenser, mirror, trash container



Detail of window, Room 107

The walls are composed of both plaster along exterior walls and gypsum wall board along interior walls. All walls are in good condition. Containing 65 square feet, this restroom facility was recently upgraded to meet ADA requirements. The lower half of the window is currently blocked by ceiling tile for privacy, but has not affected the integrity of the original window opening or sash. This is the only women's restroom on the ground floor and is located off the main corridor within a small foyer to the offices of the Department of Public Safety.

Room 108: Corridor
 Floor: Terrazzo flooring with 44" high terrazzo wainscot
 Walls: Plaster
 Ceiling: Suspended 2' x 4' acoustical tile
 Lighting: Four recessed 2' x 4' fluorescent lighting fixtures and four surface mounted fluorescent fixtures



View of corridor, Room 108

Architectural Features: Original crown moulding above suspended ceiling
 Interior Doors/Hardware: Original wood panel doors with transom
 Furnishings: Elevator



Detail of terrazzo, Room 108

This main corridor, which connects the north and south secondary entrances, serves as the main access point for offices on the ground floor. The original 16 foot ceiling has been dropped along the corridor and is now covered with acoustical tile, concealing the crown moulding. This dropped ceiling affects the strong axial procession along this main corridor. The terrazzo floor and wainscot are non-historic and were added in 1960. The plaster walls are in fair condition with some cracks. The damage may be extensive under the terrazzo wainscot.

Room 109: County Treasurer's Office
 Floor: Terrazzo flooring with terrazzo base moulding
 Walls: Plaster
 Ceiling: Suspended 2' x 4' acoustical tile
 Lighting: Surface mounted fluorescent lighting fixtures (2)
 Interior Doors/Hardware: Door leading to corridor is wood panel with glass and a transom above, non historic hardware (lever)
 Windows: See window assessment (Window Type A)
 Furnishings: Two desks, filing cabinets, shelving



Detail of extension cords, through wall to adjacent room, Room 109

This office is located at the north end of the building and is accessed from the main corridor. It contains 144 square feet of space which houses two people in addition to storage space. Personnel lack easy access to the County Auditor's office which is on the second floor at the other end of the building. The plaster walls, as well as the windows, are in good to fair condition. Computers are networked to the Tax Collector's office with extension wires running through the wall.

Room 110:	Storage (Tax Collector-Assessor's Suite)
Floor:	Concrete floor with wood base moulding
Walls:	Plaster and gypsum wall board
Ceiling:	Original plaster ceiling
Lighting:	One surface mounted fluorescent lighting fixture
Architectural Features:	Original crown moulding
Interior Doors/Hardware:	No door
Windows;	No windows
Furnishings;	Shelving, filing cabinets

This small storage space is approximately 72 square feet and contains shelving extending to the ceiling, making it difficult to access records. The walls are both plaster and gypsum wall board and are in fair condition with some cracking.



View into storage, Room 110

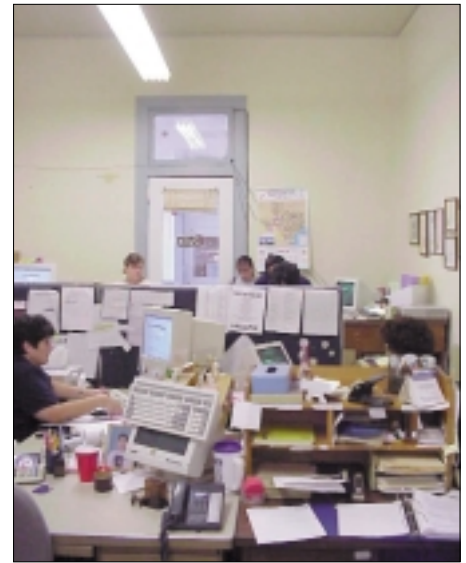
Room 111:	Tax Collector-Assessor's Private Office (Tax Collector-Assessor's Suite)
Floor:	Concrete
Walls:	Plaster
Ceiling:	Original plaster ceiling
Lighting:	One surface mounted fluorescent lighting fixture
Architectural Features:	None
Interior Doors/Hardware:	Steel vault door (1926)
Windows:	See window assessment (Window Type B)
Furnishings:	Desk, shelving, filing cabinets

Originally a vault for the 1926 remodeling of the courthouse, this space now serves as a private office for the County Tax Assessor-Collector. The windows of this room are fixed metal casement with wire mesh reinforced glass, typical of the vault areas from the 1926 remodeling. The windows along the west wall are covered from the interior, but neither the window opening nor the metal sash are affected. Severe cracks in the plaster wall are evident along the east wall and all of the walls are in poor condition. The original steel door of the vault is extant and should be retained.



Cracked plaster, Room 111

Room 112:	Tax Collector-Assessor's Office (Tax Collector-Assessor's Suite)
Floor:	Terrazzo flooring with concrete base moulding
Walls:	Plaster
Ceiling:	Original plaster ceiling
Lighting:	Two surface mounted fluorescent lighting fixtures
Architectural Features:	Original crown moulding
Interior Doors/Hardware:	Door leading to corridor is wood and glass panel with transom and non-historic hardware (lever)
Windows:	See window assessment (Window Type A). A/C unit in window.
Furnishings:	Desks for four deputies, computer and printer tables, office partitions, shelving, and filing cabinets



Tax Collector-Assessor's Office, Room 112

Although one of the larger spaces of the ground floor with approximately 582 square feet, this office space is dreadfully inadequate for the number of personnel and the amount of computer equipment housed within the space. A large counter for transacting business with the public is just inside the doorway from the main corridor. Computers are linked to the County Treasurer's office, the County Auditor's office and the Secretary of State office in Austin. The web of electrical extension cords linking computer equipment poses a severe fire hazard. An interior doorway along the north wall leads to the Tax Collector-Assessor's private office. The interior of the office is in good physical condition, but the space is entirely inadequate in terms of infrastructure and personnel needs. A terrazzo floor was laid in 1960 and is in good condition. The plaster walls are in fair condition and the original plaster ceiling is in good condition. The windows along the west wall are also in good condition.



Detail of computer wiring, Room 112

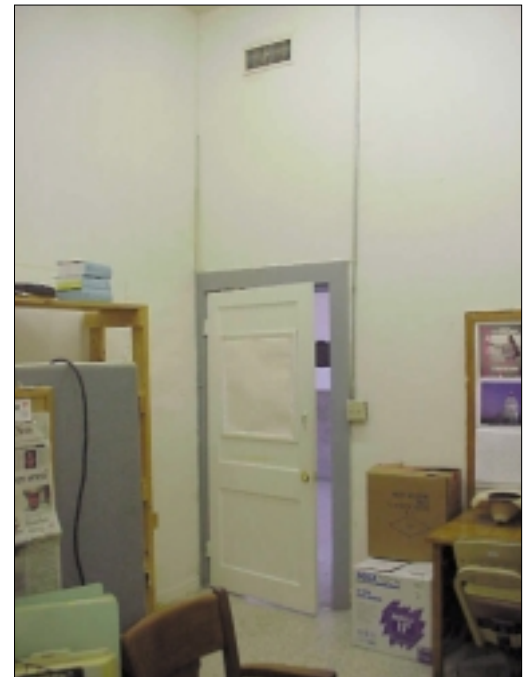
Room 113: Men's Restroom
 Floor: 12" x 12" vinyl tile and base
 Walls: Plaster and gypsum wall board
 Ceiling: Suspended 2' x 4' acoustical tile
 Lighting: Recessed 2' x 4' fluorescent lighting fixtures
 Interior Doors/Hardware: Wood panel door (c.1910) with lever handle
 Windows: None
 Furnishings: Restroom accessories include one toilet, one urinal, a metal toilet partition, a sink, mirror, trash container, and soap dispenser.



Detail of door, men's restroom, Room 113

The plaster walls are in good condition. Gypsum wall forms the west wall. The door appears to date from the original installation of this restroom in either 1909 or 1911. All walls are in good condition. Containing 65 square feet, this restroom facility was recently upgraded to meet ADA requirements. This is the only men's restroom serving the ground floor and is located off the main corridor.

Room 114: Juvenile Office
 Floor: Terrazzo flooring with concrete base moulding
 Walls: Plaster
 Ceiling/ Lighting: Original plaster ceiling
 Lighting: One surface mounted fluorescent lighting fixture
 Architectural Features: No crown moulding
 Interior Doors/Hardware: Wood and glass panel door (not original)
 Windows: See window assessment (Window Type D)
 Furnishings: Desk and filing cabinets



Detail of plaster on south wall Juvenile Office, Room 114

Containing approximately 150 square feet, this room serves as office space for two juvenile officers of the Sheriff's Department. This is the only office with windows from the 1884 construction period which are in fair condition. The terrazzo floor is in good condition and was added in 1960. The plaster walls are in poor condition with cracks along the west wall.

Room 115:	Entry Foyer
Floor:	Terrazzo flooring with 44" high terrazzo wainscot
Walls:	Plaster
Ceiling	Suspended 2' x 4' acoustical tile
Lighting:	One recessed 2' x 4' fluorescent lighting fixture
Architectural Features:	Original crown moulding above suspended ceiling
Doors:	Glass with aluminum frame
Furnishings:	Bronze bust of Sheriff Ben Murray (1992), also several memorial and commemorative wall plaques

The entry foyer serves as the ceremonial entrance to the courthouse and connects with the main corridor. Access is through a modern glass and aluminum door which is asymmetrically set on the front porch. The terrazzo floor and wainscot was added in 1960. The ceiling is dropped within the foyer with a suspended acoustical tile ceiling. The heat pump air handler is located above the corridor ceiling in the foyer (see report by HMG and Associates, page 78, for additional information). Several memorial and commemorative plaques occupy the north and south walls of this space including: a bronze plaque "In Memory of Juan Villereal died Nov. 1, 1918 in France" on the north wall; a bronze plaque "In Memory of Clarence Lee Mobley died France October 19, 1918" on the south wall; and a plaque commemorating the placement of the bust of Sheriff Murray on the north wall. The bronze bust of Sheriff Murray is located in the center of the foyer on a wood pedestal.



Entry Foyer, Room 115

Room 116: County Clerk's Office (County Clerk's Suite)

Floor: Terrazzo flooring with concrete base moulding

Walls: Plaster

Ceiling: Suspended 2' x 4' acoustical tile and plaster

Lighting: One recessed 2' x 4' fluorescent lighting fixture and three stem mounted fluorescent lighting fixtures

Architectural Features: Original crown moulding

Interior Doors/Hardware: Door leading to corridor is wood and glass panel door with non-historic hardware (lever)

Windows: See window assessment (Window Type B). Windows are covered from the inside with wood paneling.

Furnishings: Three desks, filing cabinets, computer table, county records shelving system, two standing work tables, copier

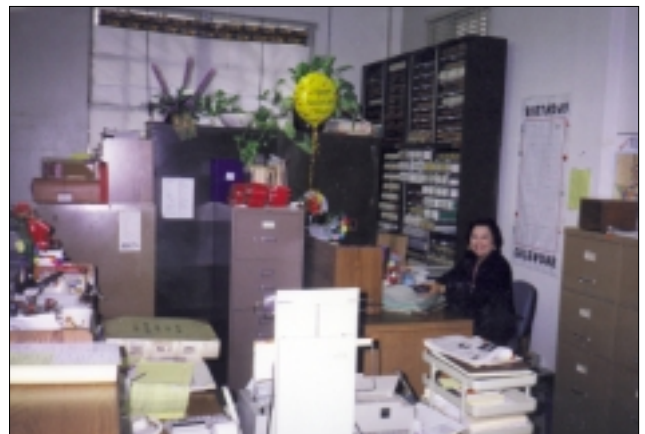


View to the southwest, County Clerk's Office, Room 116

This suite of offices includes approximately 786 square feet of space and is accessed from the main corridor at the south end of the building. This large, open space includes all deed records in shelving systems stacked approximately 10 feet in height. Two large work tables provide space for users of the records. The office also includes desks for two deputy clerks, a copier used by all offices on the ground floor and the mail center. A stair located near the center of the office suite leads to the west basement and serves as additional storage. An interior door leads to the private office of the County Clerk. The plaster walls are in good condition and the ceiling is composed of both the original plaster and a suspended ceiling over the eastern section of the room. The elevator shaft is located just to the north of the doorway. The windows located on the south and west walls are covered with wood paneling as shelving now covers all of the window openings. The windows maintain their original openings, but were unavailable for inspection from the interior. There is only one means of egress from the room which is generally crowded with people utilizing the records.



Room 116, view to the south



Room 116, view to the north

Room 117:	County Clerk's Private Office and Archive (County Clerk's Suite)
Floor:	Terrazzo flooring with concrete base moulding
Walls:	Plaster
Ceiling:	Suspended 2' x 4' acoustical tile
Lighting:	One surface mounted fluorescent lighting fixture
Architectural Features:	Original crown moulding above suspended ceiling
Interior Doors/Hardware:	Wood panel door with historic hardware
Windows:	See window assessment (Window Type B). Windows are covered from the inside with wood paneling.
Furnishings:	One desk, file cabinets, shelf storage

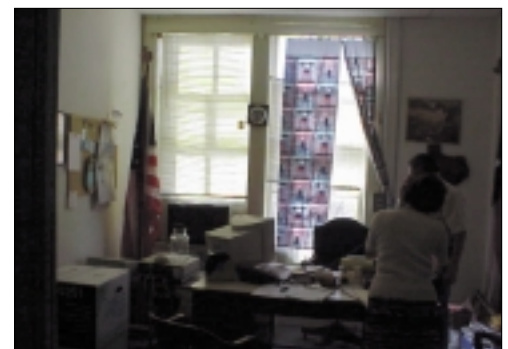
This small office is accessible from the interior of the County Clerk's main office. The plaster walls are in good condition and a crown moulding is concealed behind the modern suspended ceiling. The office space is very cramped and is also used for storage of some records. The windows are covered with a wood paneling, primarily for environmental reasons.



View into County Clerk's Private office, Room 117

Second Floor

Room 200:	Sheriff's Office
Floor:	Carpet over concrete with concrete base moulding
Walls:	Plaster
Ceiling:	Suspended 2' x 4' acoustical tile
Lighting:	One surface mounted fluorescent lighting fixture
Architectural Features:	Original crown moulding above suspended ceiling
Interior Doors/Hardware:	Door leading to corridor is wood panel with covered transom and original hardware
Windows:	See window assessment (Window Type C). A/C unit in window.
Furnishings:	Sheriff's desk, filing cabinet, bookcase



Sheriff's office, Room 200

The Sheriff's office contains 160 square feet and is located off a narrow corridor at the south end of the building. The original moulding and plaster ceiling are concealed by a suspended acoustical tile ceiling. Plaster walls are in good condition, but windows are in poor condition.

Room 201: Jury Room
 Floor: Scored concrete floor
 Walls: Plaster
 Ceiling: Suspended 2' x 4' acoustical tile
 Lighting: Two surface mounted fluorescent lighting fixtures
 Architectural Features: Original crown moulding above suspended ceiling
 Interior Doors/Hardware: Door leading to corridor is wood panel with covered transom and non-historic hardware (lever).
 Windows: See window assessment (Window Type C)
 Furnishings: One large jury table with 12 antique chairs, two safes



Jury Room, Room 201

Located at the end of a narrow corridor at the south end of the building adjacent to the Sheriff's office, the jury room is approximately 335 square feet. Two safes are located in the room for evidence storage by the Sheriff's Department. This room is located at the opposite end of the building from the District Courtroom, necessitating jurors walk along a public corridor before and during deliberations. The plaster walls are in fair condition with some water damage along the east wall. The original plaster ceiling is concealed by a dropped ceiling, but is in good condition. The windows are in bad condition. The jury table is reportedly the original table used by commissioners court.



Ceiling in Room 201

Room 202: County Auditor's Office (County Auditor's Suite)
 Floor: Scored concrete floor
 Walls: Plaster and gypsum wall board
 Ceiling: Suspended 2' x 4' acoustical tile
 Lighting: One surface mounted fluorescent lighting fixture
 Architectural Features: Original crown moulding above suspended ceiling
 Interior Doors/Hardware: Wood door between the two offices
 Windows: See window assessment (Window Type C)
 Furnishings: Auditor's desk, computer table, filing cabinet

Located in the southeast section of the courthouse, this office is accessible only through the secretary's office and contains approximately 120 square feet. Plaster walls are in fair condition. Interior partition walls of gypsum wall board separate the auditor's office from the secretary's office and the jury room. The original moulding and ceiling are concealed behind the dropped ceiling. The windows are in bad condition.



County Auditor's Office, Room 202

Room 203: County Auditor's Secretary (County Auditor's Suite)

Floor: Scored concrete floor

Walls: Plaster

Ceiling: Suspended 2' x 4' acoustical tile

Lighting: Two surface mounted fluorescent lighting fixtures

Architectural Features: Original crown moulding above suspended ceiling

Interior Doors/Hardware: Door leading to corridor is wood and glass panel door with covered transom and non-historic hardware (lever).

Windows: No windows

Furnishings: Two desks, filing cabinets, bookcases



Office of County Auditor's Secretary, Room 203

This office is accessible from the main corridor and contains approximately 200 square feet. Two people occupy the space in addition to numerous files and records. The plaster walls are in fair condition.

Room 204: County Attorney's Office (County Attorney's Suite)

Floor: Scored Concrete floor

Walls: Plaster

Ceiling: Suspended 2' x 4' acoustical tile

Lighting: One surface mounted fluorescent lighting fixture

Architectural Features: Original crown moulding above suspended ceiling

Interior Doors/Hardware: Hollow core wood door with non-historic hardware

Windows: See window assessment (Window Type C). A/C unit in window

Furnishings: One desk, computer table, two bookcases



County Attorney's Office, Room 204

The County Attorney's Suite is located between the County Auditor's office and the District Courtroom. The County Attorney's private office, containing 125 square feet, is accessed only through his secretary's office. The plaster walls are in fair condition and the window is in bad condition.

Room 205: County Attorney's Secretary's Office (County Attorney's Suite)
Floor: Concrete floor
Walls: Plaster
Ceiling: Suspended 2' x 4' acoustical tile
Lighting: One surface mounted fluorescent lighting fixture
Architectural Features: Original crown moulding above suspended ceiling
Interior Doors/Hardware: Door leading to corridor is wood and glass panel door with transom, non-historic hardware (lever)
Windows: No windows
Furnishings: Two desks, filing cabinets, computer table

Access to this office is from the main corridor, and it contains 125 square feet. Plaster walls are in fair condition.



Office of County Attorney's Secretary, Room 205



Door to Room 205



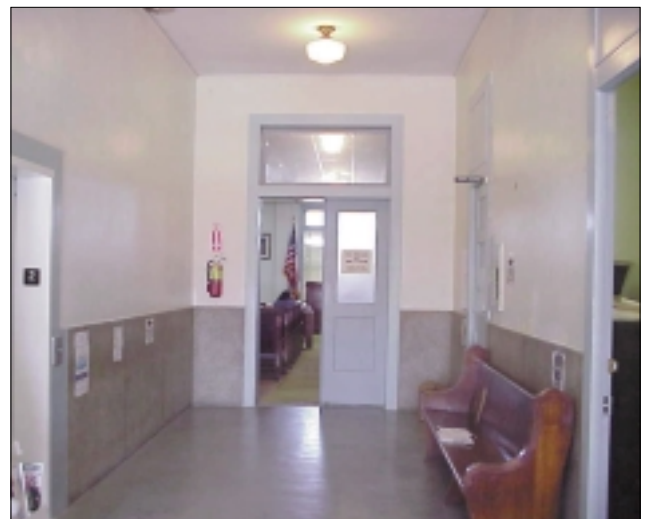
View towards south, Room 205

Room 206:	Corridor
Floor:	Concrete floor with 44" high terrazzo wainscot and 12" x 12" vinyl flooring/ vinyl base
Walls:	Plaster
Ceiling:	Original plaster
Lighting:	Two surface mounted incandescent lighting fixtures
Architectural Features:	Original crown moulding
Windows:	No windows
Furnishings:	Original district courtroom public bench, electrical panel box, two water fountains

This corridor is located in the southern half of the building and connects the stairs to the district courtroom along a north to south axis. Two narrow corridors lead from this main passageway at the southernmost end to connect with offices. The main corridor has terrazzo floor and wainscot installed in 1960. The hallway is sparsely furnished with a bench; access to the elevator is from this main corridor. Unlike the ground floor corridor, this passageway retains its original plaster ceiling. The smaller corridors are covered with vinyl flooring. The plaster walls are in poor condition.



Ceiling damage in corridore, Room 206



View towards north, Room 206

Room 207:	District Courtroom
Floor:	Colored concrete and carpet with 6" wood base moulding
Walls:	Plaster
Ceiling:	Suspended 2' x 4' acoustical tile
Lighting:	Three surface mounted fluorescent lighting fixtures and six original surface mounted incandescent fixtures
Architectural Features:	Original crown moulding
Interior Doors/Hardware:	Double-door entry of wood and glass panel
Windows:	See window assessment (Window Type C)
Furnishings:	Original courtroom furniture (1926) includes judge's bench, stenographer's stand, witness stand, jury box (12 chairs), two council tables, ten chairs, district clerk booth, 7 rows of public seating pews.

The District Courtroom is the focal space of the second floor and occupies the northern half of the building. It contains 2,525 square feet. Access to the District Judge's chambers and the law library are only through this space, creating a serious problem for egress from these interior rooms. The District Clerk's private office also has direct access to the courtroom. The original plaster ceiling is in good condition, but it is concealed under a modern suspended ceiling. Much of the original furnishing of the courtroom survives and should be retained. There is currently adequate space for observers, but the jury room is located down the hall at the other end of the building. The plaster walls are in fair condition. The windows are in bad condition along the east and north elevations.



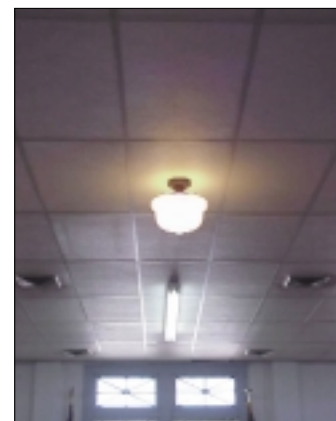
View to northeast District Courtroom, Room 207



View to south, Room 207



View to north, with windows, Room 207



Detail of ceiling, Room 207

Room 208: District Judge's Chambers
 Floor: Carpet over concrete floor with wood base moulding
 Walls: Plaster
 Ceiling: Suspended 2' x 4' acoustical tile
 Lighting: One original surface mounted incandescent lighting fixture
 Architectural Features: Original crown moulding above suspended ceiling
 Interior Doors/Hardware: One wood panel door with lever (to courtroom), one wood panel door with original hardware (to library)
 Windows: See window assessment (Window Type C)
 Furnishings: One desk, two chairs.



District Judge's Chambers, view to northeast, Room 208

The Judge's chambers occupy 180 square feet and are accessible only through the courtroom. The plaster walls are in good condition as are the windows.

Room 209: Law Library
 Floor: Carpet over concrete floor with wood base moulding
 Walls: Plaster
 Ceiling: Suspended 2' x 4' acoustical tile
 Lighting: One original surface mounted incandescent lighting fixture
 Architectural Features: Original crown moulding above suspended ceiling
 Interior Doors/Hardware: One wood panel door with lever
 Windows: See window assessment (Window Type C)
 Furnishings: One table, book shelves, two antique bookcases



Law Library, Room 209

The law library, comprising 190 square feet, is accessible only through the District Courtroom. It is often used for conferences between attorneys and clients during court session. The plaster walls are in good condition. Book shelves are blocking the only window along the south elevation, preventing an adequate investigation of its condition.

Room 210: District Clerk's Administrative Office (District Clerk's Suite)

Floor: Concrete floor with concrete base

Walls: Plaster

Ceiling: Original plaster ceiling

Lighting: One stem mounted fluorescent lighting fixture

Architectural Features: Original crown moulding

Interior Doors/Hardware: Original vault door between District Clerk's office and the courtroom

Windows: See window assessment (Window Type E)

Furnishings: Two desks, copier machine, filing cabinets, docket book rack



Damage to ceiling, District Clerk's Administrative Office, Room 210

The office contains approximately 230 square feet and is accessible both from the District Courtroom and through the District Clerk's office. The plaster walls are in fair condition, as are the metal casement windows which overlook the porch of the main entry.



General view, Room 210



Doorway from courtroom into Room 210

Room 211:	District Clerk's Office (District Clerk's Suite)
Floor:	12" x 12" vinyl flooring with 4" vinyl base
Walls:	Plaster
Ceiling:	Suspended 2'x4' acoustical tile
Lighting:	Two fluorescent lighting fixtures
Architectural Features:	Original crown moulding above suspended ceiling
Interior Doors/Hardware:	One wood panel door
Windows:	See window assessment (Window Type C)
Furnishings:	One desk, computer table, filing cabinets, ladder leading to roof

The office contains approximately 280 square feet and is accessible from a narrow corridor to the west of the main corridor. The office is a tangle of desks, filing cabinets, and boxes, many of which are stacked precariously. The windows along the north wall are blocked by filing cabinets and inaccessible to this observer. The windows along the west wall, however, are in good condition. The plaster walls are in fair condition with some cracking. The original plaster ceiling is concealed under a dropped ceiling. Access to the roof is through this office.



District Clerk's Office, detail of ladder into attic, Room 211



General view of Room 211

Room 212: Sheriff's Dispatch Office

Floor: Carpet over concrete floor

Walls: Plaster

Ceiling: Suspended 2' x 4' acoustical tile

Lighting: One surface mounted fluorescent lighting fixture

Architectural Features: Original crown moulding above suspended ceiling

Interior Doors/Hardware: Wood panel door

Windows: See window assessment (Window Type C). A/C unit in window on south elevation.

Furnishings: Dispatcher's work station, copier, computer desk, filing cabinet



Detail of wiring in Sheriff's Dispatch Office, Room 212

This room, containing 250 square feet (including the 911 equipment room), has a serious shortage of electrical outlets for the vast array of computer equipment necessary for the Sheriff's dispatchers and the 911 program. Personnel for this department includes five dispatchers and the room is much too small to adequately accommodate the office. The original plaster walls, located along the south and west, are in fair condition. An air conditioning unit is installed in the window along the south wall, which has caused some damage to the wood sash.



Detail of wiring in Room 212



General view of Room 212

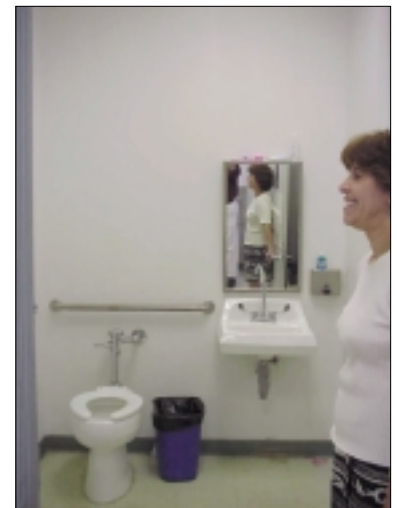
Room 213: 911 Mechanical/Telephone Room
 Floor: Concrete
 Walls: Plaster
 Ceiling: Suspended 2' x 4' acoustical tile
 Lighting: One surface mounted fluorescent lighting fixture
 Architectural Features: Original crown moulding above suspended ceiling
 Interior Doors/Hardware: Hollow core wood door
 Windows: See window assessment (Window Type C)
 Furnishings: Shelving, book shelves, 911 communication equipment



View into 911 mechanical and telephone room, Room 213

This small room, essentially a closet, plays an essential public safety role for the county, but is desperately inadequate for its purposes. This space contains all of the computer and recording equipment for the 911 system for Dimmit County. The plaster walls are in fair condition, but it was difficult to inspect due to the density of shelving within the space. The windows are covered with plywood along the south wall to prevent the sun from overheating the equipment contained within this small space. It was not possible to inspect this particular set of windows, but many of the windows along this elevation are in bad condition.

Room 214: Women's Restroom
 Floor: 12" x 12" vinyl tile with 4" vinyl base
 Walls: 12" x 12" vinyl tile with 4" vinyl base
 Ceiling: Suspended 2' x 4' acoustical tile
 Lighting: One fluorescent lighting fixture
 Architectural Features: Original crown moulding above suspended ceiling
 Interior Doors/Hardware: Wood door with lever handle
 Windows: No windows
 Furnishings: One toilet, one sink, mirror, ADA bars, trash and paper towel dispenser, soap dispenser, fire extinguisher



Women's Restroom, Room 214

The walls are composed of vinyl tile as are the floors. All walls are in good condition. Containing 65 square feet, this restroom facility was recently upgraded to meet ADA requirements. It is located off the main corridor just to the west of the stairs. It is inadequate to meet the needs of the public when court is in session.

Room 215:	Men's Restroom
Floor:	12" x 12" vinyl tile with 4" vinyl base
Walls:	12" x 12" vinyl tile with 4" vinyl base
Ceiling:	Suspended 2' x 4' acoustical tile
Lighting:	One fluorescent lighting fixture
Architectural Features:	Original crown moulding above suspended ceiling
Interior Doors/Hardware:	Wood door with lever handle
Windows:	No windows
Furnishings:	One toilet, one sink, mirror, ADA bars, trash containers, paper towel dispenser, soap dispenser, fire extinguisher

The walls are composed of vinyl tile, as are the floors. All walls are in good condition. Containing 65 square feet, this restroom facility was recently upgraded to meet ADA requirements. It is located off the main corridor just to the west of the stairs. Like Room 214, it is inadequate to meet the needs of the public when court is in session. (No photograph available.)

Room 216:	Stairs
Floor:	First floor to landing: terrazzo floor and wainscot Second floor to landing: concrete
Walls:	Plaster
Ceiling:	Original plaster ceiling
Architectural Features:	Original crown moulding, wood cap and pipe railing banister
Windows:	See window assessment (Window Type C)

The stairs, located on the southern end of the building, are illuminated by two sets of windows which appear to be in fair condition. A terrazzo floor and wainscot were installed in 1960 only on the stairs to the first landing. The upper part of the stairs are the original concrete. It is not known what type of stair railing was original to the 1926 design of the building. The plaster walls are in good to fair condition. (No photograph available.)

Evaluations of Building Systems by Consultants

Dimmit County Courthouse Engineering Assessment Structural Engineering Evaluation Report Prepared by WSC, Inc

Introduction

WSC, Inc. was contacted by Frank Rotnofsky, principal with Frank Architects, Inc., to determine if WSC, Inc. could provide engineering services for a master plan for the restoration of the Dimmit County Courthouse. WSC, Inc. subsequently made a thorough visual investigation of the historic courthouse and provided the following services:

- Evaluation of the existing physical conditions and state of repair of the structural components, to the extent reasonably ascertainable with visual observation.
- Provide recommendations to aid in preparing a master plan for the structural portion of a restoration of the structure.

At the request of Frank Rotnofsky, and with his aid, visual structural observations were made of the above mentioned structure on Thursday, January 6, 2000 by Mr. Lawrence Calvetti, a Registered Professional Engineer with this firm.

Field Observations

Exterior

There are concrete sidewalks around the perimeter of the structure with the exception of the south end of the building's east side. The site generally slopes from west to east and it is apparent that water ponds against the west side of the west entrance sidewalk. Except for this condition, surface water seems able to flow unobstructed around the building's perimeter.

There is a steel framed structure adjacent to the north entrance that was erected in 1995 to protect pedestrians from falling pieces of terra cotta cornice. This was deemed necessary when approximately 35 linear feet of cornice fell from the south portion of the east wall. This cornice was reassembled and attached in 1998. Observations of the cornice from the roof revealed that portions of the cornice along the east end of the south wall have rotated. These observations also revealed that the joints between the cornice pieces are filled with mortar. All these mortar joints are cracked. The rotated cornice pieces can be seen at the South wall along with the major open joints. The cornice and parapet are newly repaired. There is a sagging lintel over one of the windows; water damage to the stone has occurred, due to years of water overflowing from a plugged downspout. Several other windows have the same sagging lintel, while others suffer cracked and displaced stone lintels. Overall, there is typical deterioration of wood window frames, sagging lintels, water stained cornice and parapet, and open joints. In some cases, a portion of the window trim has been removed. This opening allows moisture to penetrate into the wall cavity.

Interior

Observations were made in the attic (space between ceiling and roof). The ceiling allows a person to move around freely under the roof to make inspections and minor repairs. However, the ceiling was never designed nor intended to be a floor. The roof framing appeared to be in very good condition. Typical framing and debris are deposited through the roof vents. The interior structure supports the repaired cornice. The new roof drain extends through the wall to an exterior downspout. The steel fitting is not properly placed or sealed and it slopes inward allowing water to penetrate into the interior.

Observation of the interior wall surfaces revealed moisture damage to the interior surfaces of the Commissioner's Court and Department of Public Safety office. Cracks were also noted in the floor and wall surfaces. Damage was noted to the base of a concrete column (center exterior of South wall) in the basement under the County Clerk's office.

Analysis

In general, the Courthouse structure is in very good condition with the exception of the cornice. Since a portion of the cornice has already fallen and other sections show signs of displacement and rotation, it can be assumed that moisture has been infiltrating into the interior of the walls. This moisture is causing deterioration of the metal stabilization connectors holding the cornice pieces in place. Eventually, more sections of the cornice will fall and it is our belief, based on visual observations, that the east portion of the south cornice is the most likely to fail in the near future. When and how much of the cornice will fall is impossible to determine without further investigation.

The cracks in the floors appear to be old cracks and probably occurred soon after construction of that portion of the addition, or resulted from a sewer line leak that reportedly was discovered and repaired many years ago. The cracks and deterioration of the interior surface of the east exterior walls of the Commissioners Court and the Department of Public Safety office are the result of moisture penetration from the leaking downspouts. The sagging window lintels are also due to this moisture penetration. As the joint material deteriorates, the stones shift and settle downward. Other stone lintels crack as the moisture weakens the material.

*Dimmit County Courthouse Assessment
Mechanical, Electrical, Plumbing, and Security Engineering Evaluation Report
Prepared by HMG and Associates*

Mechanical Systems

Existing Conditions

Dimmit County Courthouse is currently served by units located in two different areas. The first floor is being cooled and heated via a heat pump air handler located above the corridor ceiling at the main entry. There are also two window units. One serves the Department of Public Safety office while the other unit serves the Tax Assessor's office. The air handler and its associated condenser were replaced in 1997. The return air for the first floor is being routed down the corridor, which is against code. All air from the offices is returned to the corridor via door grills and up above the ceiling to the air handler. The second floor is being served by five gas fired roof top units. Three serve the courtroom, one serves the dispatcher and secretarial area and another serves the remaining area. These units were replaced in 1997.

Recommendations

We recommend that the air handler serving the first floor be relocated and floor mounted to allow the main entry to be restored to its original appearance. This would allow for the current dropped ceiling to be returned to its original condition, transforming the visitor's initial impression of the building. We also recommend that all air devices be replaced and return air ductwork and transfer ducts be installed to route return air back to the first floor unit in accordance with the code requirements.

Plumbing

First and Second Floor Toilets

The toilets on both floors have been recently upgraded for ADA compliance. The waste piping under the first floor has been replaced along with the water line.

Electrical System

Existing Conditions of Electrical Service and Distribution, and Recommendations

Service to the building is from aerial distribution on the south side of the building. A riser pole at the street delivers 3 phase primary to a pad mount transformer. A 600A fusible service disconnect on a free-standing rack serves a 600A main service panel (MDP) in the basement. The service distribution panels were installed approximately a year ago, and are in excellent condition.

A couple of weeks before our visit, a short or fault caused a first floor hall panel to blow a fuse violently. No injury was incurred, but the panel needs to be replaced. HMG observed the panel in question and verified that the fuses do not properly protect their loads. The panel is fed from a 60A, 2P outdated knife switch without a non-lockable cover, accessible to anyone.

The second floor hall panel is fed with 3 #4 AWG conductors (2-PH, 1-NEUT), using conduit for ground. The neutral is being used for ground. There is also a line side tap from this panel with 1 #6 conductor to an unknown load, assumed, which is not protected.

The roof mounted a/c panel was also installed in the last year or so, and is in good condition.

The 911 panel in the Sheriff Dispatch Office closet appears to be in violation of code. Further review of the feeders routed to the panel will be necessary if the plans for the electric service upgrade are not available. HMG recommends consultation with the installer of the service equipment. Evidently a small, single phase 120V or 120/240V, 1PH generator on the south side of the building also serves this panel, but HMG could not find a transfer switch.

The main electric panel indicates there are two WP panels. HMG could only locate one on the south side of the building. Also, in the same location we found two small load centers which serve window a/c units.

The MDP serves an elevator that was recently installed and appears to be acceptable with the exception of fire alarm deficiencies. Also, two panels, L1 and L2, appear to have been installed at the same time. L1 has 24-20A/1P spares, apparently for future work. L2 backfeeds, we suspect, the hall panel on the first floor; it will need to be replaced, and a couple of other panels that could not be verified.

MDP also fed Panel 'A' which was installed (according to ADA upgrade documents as Panel 'W') to feed lighting upgrades, elevator equipment room and some electric drinking fountains.

In general, the entire facility is lacking required receptacle outlets. Extension cords have been routed through walls to serve rooms that either did not have outlets or whose receptacles do not work. This is a flagrant code violation.

HMG recommends replacing all receptacle outlets with grounding type devices with grounding conductors pulled in the branch circuits. The new distribution panels shall have ground bars for terminating the ground conductors separately from the grounded (neutral) conductors. We further recommend the installation of conduit in the wall cavity where ever possible to access the existing rooms, providing additional receptacle outlets. Isolated ground circuits should be provided for computer terminals and Transient Voltage Surge Suppression (TVSS) should be installed to protect the data and radio equipment.

Existing Conditions of Lighting

The lighting system is also in need of replacement. Some areas have wrap-around fluorescent fixtures (some with lenses, some without). Some are pendant mounted and others surface mounted. The main corridor on the first floor utilizes strip surface fluorescent fixtures. The basement does not have any lighting (where the Service Distribution Equipment is located). The main courtroom has both the original school house incandescent pendant globes and strip fluorescent fixtures. Most areas are lacking in illuminated light levels although a few areas possibly exceed the requirements. There are four ground mounted building flood lights with cords that have insufficient insulation due to age, and some metal dome fixtures hung from the roof to "wash" the building walls. We were unable to observe the building illumination at night and will defer to the architect's assessment for night lighting. The recent ADA improvements have provided new lighting in the restrooms and battery backed emergency unit equipment for egress lighting. These areas are acceptable.

Recommendations

HMG recommends adding emergency lighting at the Electric Service Distribution in the basement. The vending area on the first floor also lacks lighting. Apparently T-12 fluorescent lamps are used in 4' and 8' lengths. We could not assess if the newest lighting fixtures utilize electronic ballasts or not.

Existing Conditions of Data/Communications Systems

There are two telephone services, according to Mr. Bert Bell of the Dimmit County Historical Commission. One feeds to the 911 dispatch area and the other to the storage room on the first floor (center of the building on south side of the main corridor). The first level storage room phone switch serves the courthouse and receives power from an extension cord tied-in to the light, which is controlled by a wall switch.

Recommendations

HMG did not have any discussions with anyone desiring a local area network system within the building. This may be desired if the owner has a phone service provider. SWBT Co. may be of assistance. We further recommend the installation of conduit in the wall cavity where ever possible for the LAN distribution. This equipment would be advised to be protected from transient surges, spikes and voltage swells with TVSS.

Existing Conditions of Fire Alarm and Security System

The building presently has no fire alarm system. The 1996 elevator and ADA compliance project indicated a fire sprinkler system for the corridors, but HMG observed no signs of this type of system in the building. A manual/automatic fire alarm system is required. The elevator requires smoke detection in hoistway, machine room and lobbies to pass state certification. We are unable to explain how this work was completed without certification. Further, if a sprinkler system is installed, we understand that the entire building would require coverage. This would require additional shut down systems for the elevator.

There apparently have been motion sensors installed throughout the facility, but we did not find anyone with knowledge of the system. There must be a keypad/panel somewhere with a phone line to be monitored by the 24 hour dispatch office. Additional door contacts may be desired. HMG needs to know who has knowledge of the existing devices to further assess this area.

Recommendations

There exists an urgent need to upgrade and provide for adequate fire alarm and security systems for the building. The building must be brought into compliance with state laws in this regard.

Need for Additional Analysis and Testing

The following testing should be conducted prior to the restoration of the Dimmit County Courthouse:

- Additional environmental testing
- Lead paint analysis
- Asbestos testing
- Termite inspection
- Courthouse building
- Site inspection of grounds
- Structural testing
- Mortar analysis
- Core/compression strength testing
- Geotechnical core sampling; adjacent to and under interior slab
- Provide analysis for type, quantity and strength of soil
- Mechanical/electrical testing
- Test and balance existing HVAC equipment
- Short circuit analysis of the existing electrical gear

Additional Functional Concerns

Life Safety Standards

There is no second means of egress from the second floor of the courthouse, which houses the Sheriff's Department, County Clerk's office, County Attorney and the District Courtroom. The only stairway in the building, located at the south end of the building, is not enclosed and does not conform with current building codes for fire codes. There is no way to bring this stair into conformance and simultaneously conform to the Secretary of the Interior's Standards for Rehabilitation. The addition of a second, enclosed set of stairs would be most difficult and, again, would not conform to the Secretary of the Interior's Standards for Rehabilitation. It is absolutely essential to provide for adequate egress from the building in the case of a fire, particularly in light of the current electrical problems within the building.

In addition, there is currently no fire alarm system installed within the building that would alert the occupants to the need to evacuate the building. During our investigation of the building, we discovered that the occupants had become complacent to electrical overloads and power failures (three such power failures occurred during our first day at the courthouse). There currently are no provisions for a disaster plan for the county and no fire escape routes are posted anywhere within the courthouse. There are, however, fire extinguishers located in each county office, and they are inspected on a regular basis. There are no fire extinguishers posted within public hallways. The report by HMG and Associates Inc. (page 78) addresses many of these issues in more detail.

The obsolete electrical system within the courthouse poses one of the greatest fire hazards to the building and its occupants. In general, the entire courthouse lacks the required receptacle outlets. Extension cords have been routed through walls to serve rooms that either did not have outlets or have receptacles that do not work. There are a number of code violations. This problem should have the highest priority in the future restoration of the building.

Data/Communications

There are two telephone services. One feeds to the 911 dispatch area and one to the storage room on the first floor of the building (south side of the main corridor). The first level storage room phone switch serves the courthouse and receives power from an extension cord tied in to the light, all of which is controlled by a wall switch. These systems are inadequate for the current and future needs of the courthouse. The electrical system will require upgrading to adequately support the current and future technology needs of the county.

Texas Accessibility Standards

In 1997 the courthouse underwent renovations that included the addition of an elevator, handicapped accessible bathrooms and site improvements with an accessible route from the courthouse square to the main entry. These additions comply with current Texas Accessibility Standards.

Future Expansion for a Courthouse Annex and Archival Documents/Record Storage

Storage for archival documents and current records for the Dimmit County Courthouse are located in various rooms in the courthouse (east and west basement areas, storage room, vault). These archives and records must be reorganized in an orderly manner with provisions for additional storage off the courthouse premises. The current space use exceeds the maximum capacity of the designated offices and file storage is overflowing in every office, necessitating the use of separate storage facilities. The county is currently leasing an 8' x 14' mini-warehouse located eight miles north of Carrizo Springs on Highway 83 for document storage. These documents were previously stored in the east basement but were moved to allow for mechanical and electrical facilities to be installed in 1998. The stored documents include records from the offices of the County Judge, Justice of the Peace Precinct 1, County Treasurer, and County Auditor. Records from the Tax Assessor's office and the District Clerk's office are housed in the County Agricultural Building which is located one block to the south of the courthouse. Historical records, such as Commissioners Court minutes and all deed records, are stored in the courthouse.

The needs for file storage alone exceeds the capacity of the courthouse to contain all of the documents required by the Texas State Library. The need for additional space has forced several county services to be housed outside the courthouse. County departments located outside the courthouse include the 293rd Adult and Juvenile Probation departments, which are located on property owned by the Carrizo Springs Independent District and are not accessible to persons with disabilities. In addition, the County Office of Grants and Planning and the Regulatory Compliance Office are located in the County Agricultural Building. Other county owned or leased facilities include:

- Dimmit County Jail (1936) located one block west of the courthouse
- Dimmit County Memorial Hospital (1968) located three blocks south of the courthouse
- Road and Bridge Office, Precinct 2 (trailer) located on Highway 277 outside of town
- Road and Bridge Office, Precinct 1 and 3, located on 1.3 acres on Highway 83
- Road and Bridge/Justice of the Peace Office, Precinct 4, located in Asherton
- Road and Bridge/Justice of the Peace Office, Precinct 3, located in Big Wells
- Dimmit County Airport on Highway 85 East
- Industrial Park (80 acres) including a building constructed by the United States Border Patrol in 1985
- Baseball field located west of the airport
- Dimmit County Public Library (1975)
- Dimmit County EMS, located in a leased facility
- Frame house formerly occupied by the county nurse and now leased to the Carrizo Springs Housing Authority
- Agricultural Building (1938) constructed under the Works Progress Administration which houses the Extension Service, 4-H Program, Office of Grants and Planning, Regulatory Compliance Officer, Dimmit County Chamber of Commerce, and the Livestock Association

The Dimmit County Commissioners Court appointed a citizens' board in November of 1999 to investigate the possibility of acquiring additional buildings to serve as a courthouse annex. This citizens' group, working with the Dimmit County Commissioners Court and county staff, found that several buildings around the courthouse square were available for purchase, including the historic McCaleb Mercantile Building (c.1890), a two-story brick structure at the southwest corner of the square containing 12,000 square feet, and a 2,000 square foot, one-story structure on the north side of the square. There is one vacant lot on the south side of the courthouse square (site of a former theater), but this would require construction of a new building. Another possible alternative would be to lease or acquire the historic City Hall/Fire House (1934) from the City of Carrizo Springs, located on the southeast corner of the square. The acquisition of a courthouse annex will allow the county to move financial services, including the County Treasurer, Tax Assessor-Collector and Auditor, to a new building. This will allow these departments to more efficiently communicate between each other, an essential aspect of their responsibilities. Such a move will also enable the county to upgrade the technological aspects of these departments by providing for adequate infrastructure to support the electronic transfer of information.

Rehabilitation Recommendations

Prioritized Summary of Recommendations for the Restoration of the Dimmit County Courthouse

First Priority - Life Safety

- Upgrade electrical system to prevent destruction of human life and damage to the building.
- Install fire safety equipment and alarm system.
- Secure cornice to remove potential threat to life safety.
- Waterproof the building to protect completed work on cornice and electrical system, including door and window replacement.

Second Priority - Exterior Restoration

- Provide for adequate drainage of site (west lawn) to prevent any further water damage to structure.
- Clean and restore masonry.
- Repair any minor damage to masonry, including repointing.

Third Priority - Interior Restoration

- Upgrade mechanical and plumbing systems.
- Install security system for building.
- Upgrade communication system.
- Provide for adequate storage space of county records.
- Restore major public spaces including District Courtroom, Commissioners Courtroom, and public corridors.
- Move county offices as necessary to provide for adequate and efficient workspaces.

Fourth Priority - Site Improvements and Landscaping

- Provide additional parking.
- Add lighting and perimeter lighting for security and exterior building illumination.
- Modify sidewalk layout to allow for easier access from parking areas.
- Landscaping of courthouse square.

The following six pages contain plans and elevations for the rehabilitation of the Dimmit County Courthouse by Frank Architects, Inc.

Detailed Recommendations for the Restoration of the Dimmit County Courthouse

Methodology

The Dimmit County Courthouse should be restored to its period of significance (1884-1950) which encompasses the major addition it received in 1926 by Henry T. Phelps. It is not advisable to restore the building to its nineteenth century configuration, as the Phelps design is an essential design component of the overall history of the building. No additions or alterations were made to the building during the historic period between 1926 and 1950 other than general maintenance and repairs. The only major alterations made to the building since 1950 include the installation of terrazzo floors, the replacement of all exterior doors with modern glass and aluminum entries, and the installation of an elevator for compliance with the Americans with Disabilities Act. All other work on the building was related only to its general maintenance over the years and is fully described in Section Two in the "Timeline for the Dimmit County Courthouse." It is not advisable to replace the terrazzo flooring installed in 1960 due to the expense and destructive nature of such work. Flooring is generally not considered a character-defining element of a building's design unless it is of an ornamental character. The original concrete floors would not be so considered. The modern glass and aluminum doors, however, should be replaced with facsimilies of the original wooden doors as the doorways are considered an important design element of the exterior.

An extensive, on-site inspection of the building identifying the major deficiencies in the current state of the Dimmit County Courthouse included:

- Serious life safety issues for the occupants of the building
- Electrical system out of compliance with current building codes
- Structural failure of the cornice
- Lack of thermal and moisture protection in exterior windows
- Insufficient drainage along front elevation

These deficiencies are more fully described in the following sections and within the plans and elevations for the courthouse. It is essential for Dimmit County to address these concerns as soon as possible to prevent possible loss of life and irreparable damage to the courthouse building. As it is probably not economically feasible for Dimmit County to undertake a full restoration of the building in the near future, we propose a phased approach to its restoration that will address the most critical needs first.

The following rehabilitation recommendations were made in accordance with The Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings". It can not be over-emphasized how important it is to utilize these standards in the restoration or rehabilitation of any historic building. Dimmit County should take great care in ensuring that any future work on the building is in compliance with the "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings".

Recommendations

Recommendations for Site Improvements

Storm and runoff water at the Dimmit County Courthouse lawn sheet flows in a general northeast direction except for two small sidewalk areas where the water seems to pond and puddle; one area is in the proximity of the flag pole at the front (west) entrance, and another is approximately 15 feet north of the north entrance door. The average slope on the existing land is approximately 2%. It is recommended that in the two problem areas, the sidewalks should be removed. The land around these areas should be re-graded to assure that storm water continues its northeasterly flow. Once it is properly graded, there should be new sidewalks in place of the demolished sidewalks. There are also existing sidewalks that are cracked and will require repair work.

Additional research is needed to find the original landscape material of the courthouse. Native plant material will be introduced if reintroduction or landscape restoration of the original plant material is not feasible. Soil conditions must be tested and evaluated for any problems which might hinder the re-establishment of the landscape plan.

Adequate lighting of both the building and the perimeter is needed for both security and to present the building in the best light. Due to the lack of mature trees and other foliage, such lighting will need to be installed either directly on the building or ground-mounted. The Texas Department of Transportation is currently working on a project (begun in 1997) along Fifth Street which includes the installation of new sidewalks and historic lighting standards. In addition, TXDOT is constructing small pedestrian islands which project into the street. This work is scheduled for completion in the fall of 2001. Any additional future work by the county should carefully take into consideration the work being planned by TXDOT, and it should be sympathetic in character.

Recommendations for Life/Safety Standards

Means of Egress

There is no second means of egress from the second floor of the courthouse which houses the Sheriff's Department, County Clerk's office, County Attorney and the District Courtroom. The only practical method for providing this means of egress is through the addition of an exterior metal stair on the rear (east) facade of the courthouse. There is insufficient space on the interior of the courthouse for an enclosed fire stair without violating the space of the District Courtroom on the second floor. As the only other means of egress from the second floor is an open stairway, it is critical to provide a safe means of escape from the second floor. Furthermore, the district courtroom, located at the other end of the building from the existing stairs, is the space most likely to contain the greatest number of people needing to exit the building quickly.

Electrical

In general, the entire courthouse is lacking the required receptacle outlets. Extension cords have been routed through walls to serve rooms that either do not have outlets or have receptacles that do not function. There are a number of code violations. All electrical systems must be brought up to state codes.

Fire Safety

The building presently has no fire alarm system. A manual/automatic fire alarm system is required. The elevator requires smoke detection in hoistway, machine room and lobbies to pass state certification. Again, we cannot determine how this was completed without such requirement. A fire suppression system, such as sprinklers, is an important consideration for the county, but sprinklers *must not* be implemented in areas containing important and irreplaceable county records.

Public Endangerment from Potential Cornice Failure

The structural consultant, WSC Inc., strongly recommends that a top priority of this report should be the protection of the pedestrians while walking near the perimeter of the building. A barricade should be set to prevent pedestrians from walking under the cornice, especially at the south end of the building until the cornice is properly stabilized and restored. If the south entrance must remain open, a structure should be erected similar to that protecting the north entrance. As the cornice is in danger of falling, it should be removed and re-installed as soon as possible.

Recommendations for Structural Deficiencies

Cast Stone Cornice

The building is in sound structural condition with only minor problems. The most critical work required is in the anchoring of the cornice which must be completely removed and re-installed. All portions of the cornice need the existing metal stabilization connectors, tie cramps and anchors replaced with new connectors, as rust on these elements is contributing to the structural failure of the entire cornice. Our structural consultant for this master plan, Lawrence Calvetti, PE, of WSC, Inc., was the structural consultant who previously worked on the cornice re-attachment in 1999 (approximately 35 feet of cornice on the east elevation). It is our recommendation to remove, repair and re-attach all of the remaining cornice in the same manner as the 1999 work.

In addition, the base of one of the concrete columns in the basement is in need of repair. Some cracks were found which could be easily repaired.

Recommendations for Exterior Restoration

Masonry Walls

The limestone (ashlar blocks) of the courthouse appear to be in generally good condition. There is some minor discoloration of the block and deterioration of the joints in the vicinity of the downspouts at the east wall, and deterioration of portions of the west wall (main courthouse entrance) at the lower base courses. Minimal stone restoration should be executed in the above mentioned areas. Roof drainage should be redirected from washing down the exterior facade. This will reduce stone, mortar and window deterioration. In addition, all stone should be cleaned using a non-ionic detergent. Only minor tuckpointing at the cornice is required.

Mortar

The existing mortar (tan color) is deteriorating in some areas. There is considerable mortar damage around the courthouses cornice. Deteriorated mortar should be removed by hand (by hand raking the joints) and the existing mortar should be duplicated in strength, composition, color and texture and all affected areas repointed. Repair the cornice and repoint.

Doors

There are three sets of exterior doors located on the north, south and west (main entry) facades of the courthouse. The original wood doors were replaced by the present aluminum doors during the 1960's renovation. It is recommended the aluminum doors be removed and the original wood doors replicated from historic photographs (see historic photographs on page 46). Properly seal all the penetrations through the exterior walls.

Windows

There are five different historic window types (see page 47 for window assessment). Both the metal and wood windows must be protected and restored. Windows should be restored to their original condition by removing all the windows and frames. All damaged lintels should also be repaired. Window glazing should be carefully protected. Only broken glass should be replaced. Properly seal all the penetrations through the exterior walls.

Lintels

There are a number of windows with sagging lintels and cracks. These should be repaired if possible and replaced through replication to match the original lintels if necessary.

Cast Stone Cornice

The stone cornice is in very good condition except for its anchoring system. Once the structuring of the cornice is repaired, the cast stone will need to be cleaned in some area using a non-ionic detergent. Only minor tuckpointing at the cornice is required.

Recommendations for System Upgrades

The following recommendations were provided by HMG and Associates, Inc., mechanical, electrical and plumbing consultants.

Mechanical, Electrical and Lighting Recommendations

We recommend that the air handler serving the first floor be relocated to be floor mounted to allow the main entry to be "cleaned up". We also recommend that all air devices be replaced and return air ductwork/transfer ducts be installed to route return air back to the first floor unit in accordance with the code requirements.

Electrical Recommendations

HMG recommends replacing all receptacle outlets with grounding type devices with grounding conductors pulled in the branch circuits. The new distribution panels shall have ground bars for terminating the ground conductors separately from the grounded (neutral) conductors. We further recommend the installation of conduit in the wall cavity where ever possible to access the existing rooms, providing additional receptacle outlets. Isolated ground circuits should be provided for computer terminals and Transient Voltage Surge Suppression (TVSS) should be installed to protect the data and radio equipment.

Lighting

There should be a thorough lighting survey conducted prior to the design of a new lighting plan. There should be added emergency lighting at the Electric Service Distribution in the basement. The vending area on the first floor lacks lighting. Apparently, T-12 fluorescent lamps are used in 4' and 8' lengths.

The lighting system is in need of replacement. Some areas have wrap-around fluorescent fixtures (some with lenses, some without), some pendant mounted and some surface mounted. The main corridor on the first floor utilizes strip surface fluorescent fixtures. The basement does not have any lighting; this is the location of the Service Distribution Equipment. The main courtroom has both the original school house incandescent pendant globes and strip fluorescent fixtures. Most areas are lacking in illuminated light levels.

Data/Communications

There are two telephone services. One feeds to the 911 dispatch area, and one to the storage room on the first floor center of building on south side of the main corridor. The first level storage room phone switch serves the courthouse and receives power from an extension cord tied-in to the light, all of which is controlled by a wall switch. These systems are inadequate for the current and future needs of the courthouse.

Recommendations for Architectural Features and Spaces

Suspended Ceilings, District Courtroom

There is an existing acoustical tile ceiling in the district courtroom. It is recommended that the existing suspended ceiling tile be removed to reveal the original ceiling, and to restore the original plaster ceiling, crown and ceiling moulding. This will dramatically enhance the historic character of the courtroom. HVAC units can be reconfigured on the roof and new diffusers installed in the ceiling.

Plaster Work, Walls

There is surface cracking due to building settlement and water stains due to water entering into the courthouse (see architectural assessment for exact locations). There should not be any interior plaster restoration work started until the courthouse is properly waterproofed. Plaster restoration should include plaster and paint testing/sampling prior to restoration work.

Plaster Work, Ceilings

There are water stains throughout the courthouse (see architectural assessment for exact locations) caused by leaking pipes or water entering the building. There should not be any interior plaster restoration work started until the courthouse is properly waterproofed. Plaster restoration should include plaster and paint testing/sampling prior to restoration work.

Suspended Ceilings, General Areas

There are a number of suspended 2' x 4' acoustical tiled ceilings located throughout the courthouse (see architectural assessment for exact locations). The primary area is the corridor on the first floor. The acoustical ceiling should be replaced with a new suspended plaster ceiling to match the original plaster ceiling. Access panels (for HVAC systems) should be installed at regular intervals (located on the office side of the corridor).

Flooring

The first floor of the courthouse is primarily composed of terrazzo and concrete. These floors should be cleaned. The second floor is made primarily of concrete flooring. The courtroom flooring, however, is a finished, stained concrete floor with a colored border and field (brown and mustard yellow stain). This floor should be cleaned and restored to its original luster.

Painting

The courthouse should be tested throughout for lead-based paint. There should be a careful paint analysis to determine the original colors. Damaged and deteriorated paint should be removed to the next sound layer using the gentlest method possible, then repainted with a compatible paint.

Millwork

The millwork throughout the courthouse is very simple and is confined to doors, window trim and base mouldings with no ornamented surfaces. Primarily constructed of oak, all of the millwork is in good condition, but it should be cleaned and protected. The district courtroom features wood shutters that will require cleaning and protection. It will be necessary to reinstall the shutters upon completion of the work.

Stair Assembly

The existing stair is a purely functional stairway constructed of poured concrete with no other architectural elements. The first run and stair landing are finished in terrazzo which should be cleaned. The second run is finished only with concrete. The stair only received a railing in 1997. This pipe railing, although not historic, is an important safety feature and should be retained. An ornamental or wooden stair railing should not be substituted.

Vaults

The existing historic vault areas retain their original metal doors and hardware which should be retained. In addition, the original vault door to the County Clerk's room was recently discovered in the basement of another county building and is in good condition. This door should be replaced in its original location.

Courtroom Furniture

Very little of the courthouse furniture from the 1880s survives. The commissioners courtroom, however, does contain a bookcase reportedly from the original nineteenth century construction phase. This Eastlavian bookcase is in good condition and simply needs cleaning and polishing. The furniture within the district courtroom, including visitors' pews, is original from the 1926 phase of construction. It is also in good condition and needs only to be cleaned and protected.

Recommendations for Space Use

Unfortunately, the courthouse suffers from a number of deficiencies in its allocation of space. All of the county departments and governmental entities have outgrown their allocated spaces. There is a serious lack of adequate archive/storage space and a number of life/safety code violations. The present and future needs of the Dimmit County Courthouse will run more efficiently with the introduction of a new County Courthouse Annex. This will allow all of the courthouse departments and governmental entities to increase in size, as well as reducing the number of parking spaces around the courthouse currently being used by county employees.

Current courthouse departments to be relocated to a new Courthouse Annex Building:

- Tax Assessor-Collector's Office
- County Auditor
- County Treasurer

Courthouse Departments and Offices to remain in the courthouse:

First Floor (see rehabilitation drawings)

- County Judge Office/County Judge Secretary's Office
- Commissioners Court
- Office of the Justice of the Peace
- County Clerk's Office
- Department of Public Safety Office
- New Courtroom
- Restrooms

Second Floor (see rehabilitation drawings)

- Main Courtroom
- Judge's Chambers and Law Library
- Jury Room
- District Clerk Office
- County Attorney
- Sheriff's Office
- Restrooms

County Records/Archives

The current archival documents and record storage for the Dimmit County Courthouse are located in various rooms in the courthouse (east/west basement, storage room, vault). These archives and records must be reorganized in an orderly manner with provisions for additional storage off the courthouse premises. County records and archives will be relocated to another county building located at 303 South 5th Street (two blocks south of the County Courthouse).

Items Requiring Further Analysis

- *Construction Materials*
 - Hazardous materials
 - Masonry conservation
 - Mortar analysis
 - Paint analysis

- *Additional Environmental Testing*
 - Lead paint analysis
 - Asbestos testing

- *Termite Inspection*
 - Courthouse building
 - Site inspection of grounds

- *Structural Testing*
 - Mortar analysis
 - Core/compression strength testing
 - Geotechnical core sampling, adjacent to and under interior slab
 - Provide analysis for type, quantity and strength of soil.

- *Mechanical/Electrical Testing*
 - Test and balance existing HVAC equipment
 - Short circuit analysis of the existing electrical gear

*Dimmit County Courthouse
Preliminary Cost Estimates*

<i>Work Category</i>	<i>Estimate</i>
General Requirements	
Professional Fees (15% of total)	\$358,812
Contractors' Fees (20% of total)	\$478,416
Contingency (20% of total)	\$478,416
Site Work	
Positive Drainage	\$31,400
Demolition	\$47,350
New Landscaping and Parking	\$25,000
Asbestos Abatement	\$68,180
Concrete	
Structural	\$119,000
Non-Structural	\$30,800
Masonry	
Structural	\$395,000
Nonstructural	\$190,000
Metals	
Structural	\$140,000
Non-Structural	\$40,000
Carpentry	
Structural	\$35,700
Non-Structural	\$84,125
Historic existing courtroom furniture	\$50,000
Thermal and Moisture Protection	
Building and fire caulking	\$35,700
Doors and Windows	
Exterior doors and windows	\$180,200
Interior doors	\$85,950
Detention door, framing and hardware	\$20,000
Finishes	
Interior	\$353,700
Stain concrete floor (courtroom) clean/protect terrazzo	\$34,875
Specialities	
Accessories, graphics	\$15,000
Plaque, etc.	\$8,100
Equipment	
Holding Cell - Security	\$50,000
Mechanical	
Plumbing	\$47,600
HVAC	\$95,200
Electrical	
General service and distribution	\$42,840
Lighting	\$123,520
Communications and security systems	\$32,130
Temporary service and lighting	\$10,710
TOTAL	\$3,707,724

Phased Scope of Work

Due to the high cost of a total restoration of the Dimmit County Courthouse, it will be necessary for the county to implement a phased approach to the overall restoration of the building. The restoration of the Dimmit County Courthouse is broken into four distinct phases which address the highest priorities in Phases One and Two. It is strongly recommended that Dimmit County adhere to this schedule. It is critical that the life safety issues be addressed as soon as possible. A budget is provided for each of the four phases.

Phase One: Life Safety

Address life safety issues including securing the cornice, upgrading of electrical hazards, and providing adequate egress from the building. In addition, this phase would include work to prevent any further damage to the structure, including the most essential site improvements and the proper weatherization of the building.

Phase Two: Exterior Restoration

Exterior restoration of the building including the cleaning of outer stonework and treatment for termite infestation.

Phase Three: Interior Restoration

Interior restoration of the building including: a complete restoration of the District Courtroom; lowering ceiling at main entrance foyer; lowering of ceilings where feasible; reassignment of rooms for more efficient work areas; and adequate illumination for work areas.

Phase Four: Site Improvements

Landscaping of grounds, installation of lighting, and sidewalk repairs.

The primary issue to be immediately addressed is life safety. A barricade has been erected at the south entrance of the courthouse to prevent pedestrians from walking under the unstable cornice, based on an engineering recommendation. The cornice on the south side is not secure and will need to be removed and re-installed to prevent further damage. A fire escape needs to be installed for the occupants of the second floor offices, and a fire alarm system needs to be installed for the entire courthouse. Currently there are not enough outlets to meet the demands of modern technology, which results in overloading electrical outlets, causing potential fire hazards in every office. In addition, improvements to drainage on the west side of the building should be addressed to prevent additional damage to the building. The west side of the courthouse yard should be graded and the sidewalks need to be reconstructed so that water runoff does not pool at the entrance to the courthouse. This lack of adequate drainage has already caused problems in the basements, where records are stored.

Once the life safety issues have been resolved, it will be necessary to restore the exterior of the building. All penetrations through the exterior wall should be properly sealed to prevent further erosion and damage to the structure. All the windows in the courthouse need to be removed and repaired. Since the 1950s when the air conditioning was installed, the windows have not been used for ventilation and have fallen into a state of disrepair. Many of them have extensive termite damage and will have to be completely restored. The outer stonework needs to be cleaned and protected against the elements.

Following the exterior restoration, the focus of the preservation of the courthouse should be the interior spaces. The District Courtroom's original ceiling was recently revealed during a maintenance operation and plans call for the ceiling to be restored to its original appearance. The Commissioners Courtroom on the first floor is one of the few offices within the courthouse that does not have a suspended ceiling and all ceilings should be returned to this height whenever feasible. The lighting in most of the offices is poor and should

be restructured to provide adequate illumination for office workers. Storage space for records has consumed much of the current office space and has created a shortage of workspace. By moving the three financial services offices to an annex, the county clerk and district clerk will move to larger offices, and provide them additional storage for records. Mechanical and plumbing upgrades should be conducted at this time.

Finally, site improvements and landscaping of the courthouse should be addressed. This would include proper illumination of the building and the courthouse grounds. Additional research will be necessary to identify historic plantings and all sidewalks should be examined and replaced where necessary.

Projected Timeline for Completion of Restoration Phases

Phase One should commence as soon as possible. We highly recommend that Dimmit County apply for funding from the Courthouse Preservation Fund for both Phases One and Two which would allow the county to completely stabilize the building within two to three years. If such funding is denied the county, it is imperative that Dimmit County find an alternative method for funding at least Phase One due to the life safety issues involved. We strongly recommend that Phase One commence before the end of the year 2000.

Phase Three, focusing on the interior, could be broken down into smaller phases to allow the county to undertake the work using local funds. This will, however, cost more money in the long run due to the ever-increasing cost of construction and the necessary additional professional fees to develop construction documents. Phase Three will, however, greatly enhance the efficiency of county government by providing for adequate working space for county departments. The site improvements recommended for Phase Four should not be neglected. The Dimmit County Commissioners Court should consider a proposed timeline for the future completion of Phases Three and Four during their next budget workshops.

Future Funding

A request for funding will be submitted to the Texas Historical Commission for funding from the Courthouse Preservation Trust Fund to complete the work most crucial to the future preservation of the building (Phases One and Two). The Dimmit County Commissioners Court is committed to providing any necessary match for such a grant.

Additional funding will be necessary for subsequent phases, and a grass-roots effort has been initiated to start a fund with local donations. Dimmit County personnel includes a Grants Officer who will continue to seek for additional assistance. The county is unable, at this time, to incur any bond indebtedness due to a lack of tax revenue in Dimmit County.

<i>Phase I</i>	<i>Work Category</i>	<i>Estimate</i>
<i>Dimmit County Courthouse Preliminary Cost Estimates</i>	General Requirements	
	Professional Fees (15%)	\$137,990.62
	Contractor's Fees (20%)	\$183,987.50
	Contingency (20%)	\$183,987.50
<i>Life Safety</i>	Masonry	
	Structural	\$395,000.00
	Metals	
	Structural	\$140,000.00
	Thermal and Moisture Protection	
	Building and fire caulking	\$35,700.00
	Doors and Windows	
	Exterior doors and windows	\$180,200.00
	Electrical	
	General service and distribution	\$42,840.00
	Lighting	\$123,520.00
	Other	
	Temporary service and lighting	\$2,677.50
Total	\$1,425,903.10	

<i>Phase II</i>	<i>Work Category</i>	<i>Estimate</i>
<i>Dimmit County Courthouse Preliminary Cost Estimates</i>	General Requirements	
	Professional Fees (15%)	\$44,231.62
	Contractor's Fees (20%)	\$58,975.50
	Contingency (20%)	\$58,975.50
<i>Exterior Restoration</i>	Site Work	
	Positive drainage	\$31,400.00
	Concrete	
	Non-structural	\$30,800.00
	Masonry	
	Non-structural	\$190,000.00
	Metals	
	Non-structural	\$40,000.00
	Other	
	Temporary service and lighting	\$2,677.50
Total	\$457,060.12	

<i>Phase III</i>	<i>Work Category</i>	<i>Estimate</i>
<i>Dimmit County Courthouse Preliminary Cost Estimates</i>	General Requirements	
	Professional Fees (15%)	\$164,120.62
	Contractor's Fees (20%)	\$218,827.50
	Contingency (20%)	\$218,827.50
<i>Interior Restoration</i>	Asbestos Abatements	
		\$68,180.00
	Concrete	
	Structural	\$119,000.00
	Carpentry	
	Structural	\$35,700.00
	Nonstructural	\$84,125.00
	Historic courtroom furniture	\$50,000.00
	Doors and Windows	
	Interior doors	\$85,950.00
	Detention door, framing, hardware	\$20,000.00
	Finishes	
	Interior finishes	\$353,700.00
	Concrete floor and terrazzo	\$34,875.00
	Specialties	
	Accessories, graphics	\$15,000.00
	Equipment	
	Holding cell – security	\$50,000.00
	Mechanical	
	Plumbing	\$47,600.00
HVAC	\$95,200.00	
Electrical		
Communications and security	\$32,130.00	
Other		
Temporary service and lighting	\$2,677.50	
Total	\$1,695,913.10	

<i>Phase IV</i>	<i>Work Category</i>	<i>Estimate</i>
<i>Dimmit County Courthouse Preliminary Cost Estimates</i>	General Requirements	
	Professional Fees (15%)	\$12,469.12
	Contractor's Fees (20%)	\$16,625.50
	Contingency (20%)	\$16,625.50
<i>Site Improvements</i>	Site Work	
	Demolition	\$47,350.00
	Landscaping and parking	\$25,000.00
	Specialties	
	Plaque, etc.	\$8,100.00
	Other	
	Temporary service and lighting	\$2,677.50
	Total	\$128,847.62

Building Maintenance Plan

Upon completion of all restoration projects the following maintenance plan will be in effect:

Maintenance Plan

Filters for HVAC	Monthly
Fire detection systems	Semi-annually
Electrical system check	Annually
Mechanical system check	Annually
Roof and HVAC inspection	Annually
Plumbing inspection	Annually
Termite and pest control	Annually
Structural inspection	Every five years
Re-paint woodwork	Every five years

Due to budget restrictions, we no longer have a full-time maintenance position, but we have initiated a rotation system with each of the Commissioners. Our Regulatory Compliance Officer has been trained on the current HVAC system and will be the primary contact for all future maintenance operations.

Identification of Master Plan Participants

Architecture

Frank Architects Inc.

Relevant Work Experience

The Historic Hamilton Hotel

Client: Hamilton Housing L.P.

A facility assessment and preservation/restoration project to convert the existing hotel into an elderly housing project (60,000 sq. ft. housing , commercial lease space). The project also involves the design and development of 163 studio, one and two bedroom units. This project is currently under construction. With Ford, Powell and Carson Inc.

Centro Iturbide Redevelopment Project

“The Streets of Laredo Mall”

Client: Centro Iturbide Association

The Centro Iturbide Improvement Project is a private/public Initiative for the commercial redevelopment of a 3 block area on Iturbide Street between Convent Avenue to Santa Maria Streets in historic downtown Laredo.

St. Augustine Church Restoration Project

Client: Archdioceses of Corpus Christi.

St. Augustine Church Board of Directors.

A restoration/renovation master plan project focusing on Laredo’s founding church, rectory, offices, and the adaptive reuse of the churches original school building and a new parking facility.

City of Laredo, Urban Design Guidelines

Historic Downtown Laredo, Texas

Client: The City of Laredo Planning Department

Historic Urban Design Assessment Report

Urban Design Guidelines

An assessment, inventory and proposed guidelines of historic structures in the San Agustin, Old Mercado, and proposed Jarvis historic districts in downtown Laredo.

The Laredo Center for the Arts Project

El Mercado Square, Laredo, Texas

With the LC4A’s Board of Directors and the City of Laredo.

A project which calls for the renovation, restoration, and adaptive reuse of the City of Laredo’s original city hall building to house offices, exhibition and performance spaces for the Laredo Philharmonic Orchestra, Webb County Heritage Foundation, Laredo Art League and the Laredo Center for the Arts.

Frank Architects Inc., cont

El Azteca Neighborhood Housing Project

Client: Azteca Economic Development & Preservation Corporation.

A 50 unit affordable housing complex along the banks in the historic Azteca neighborhood of the Rio Grande. Consisting of one, two and three bedroom apartments, a community center, and native landscaped plazas with play areas.

“El Portal” Heritage Riverfront Park Project

Client: The City of Laredo in conjunction with CoRio American Heritage River).

A planning project for Laredo’s riverfront.

The project consists of 300 acres to include parks, recreational activities, nature trails, and new land use recommendations to the City of Laredo from International Bridge Number 2 to Laredo Community College along the banks of the Rio Grande (facing Mexico).

“El Portal Laredo/Nuevo Laredo – City Embraced by Two Countries”

Client: The City of Laredo

Assisted the City of Laredo as "Urban Borders as Architecture" with its first International Design Competition, to design a "gate", a pedestrian/vehicle plaza and traffic plan to relieve an overly congested traffic situation on the north side of International Bridge No. 1.

Urban Analysis – El Mercado Square

The Laredo Center For The Arts, Laredo, Texas

An urban analysis focusing on the newly founded Laredo Center for the Arts in relationship to the historic structures surrounding the market square, and the centers relationship to the city.

Martinex Residence

San Ygnacio, Texas

Historic preservation project including interior renovation and complete systems upgrade.

Egery Island Project

Client:Egery Island, Texas

A rural design project located on a 50 acre island facing Copano Bay reusing an existing structure (adaptive reuse) and grounds for an artist compound including a residence, studio space, outdoor sculpture park and guest quarters with a xeriscape landscape plan and outdoor pavilions.

Frank Architects Inc., Key Personnel

Frank M. Rotnofsky AIA, NCARB

Education: Columbia University, Graduate School of Architecture, Planning, and Preservation, New York, N.Y., May 1988

Masters of Science in Architecture and Building Design.

Pratt Institute, Brooklyn, N.Y., Bachelor of Architecture

May 1985.

New York City Technical College, New York, New York

Associate in Applied Science – Architectural Technology

January 1981.

Frank Architects Inc., cont

Registration: Certified, NCARB, National Council of Architectural Registration Boards
Registered Architect, State of New York No. 25332
Registered Architect, State of Texas No. 15440

Professional: American Institute of Architects

Affiliations: Chapter Member 1992 – present.
Texas Society of Architects Member, 1992 – present.
Texas Historic Commission, Austin, Texas
Board Member, State Board of Review, 1998 – present.

City of Laredo

Historic District/ Landmark Board, 1999 – present.
National Trust for Historic Preservation, 1995 – present.
Laredo Center for the Arts Board of Directors 1993 – 97
Chairman's Cultural Affair Committee 1997 – present.
St. Augustine School Advisory Board Member 1997 – present.
Webb County Heritage Foundation, Laredo, Texas Member, 1991 – present.
Los Caminos Del Rio, Laredo, Texas, Member 1992 – present.

Teaching: Urban Borders and Architecture, Laredo

Experience: Texas, Director, 1996 – present.

UBA is an educational organization dedicated to the study and development of contemporary architectural and urban issues relating to the Texas – Mexico border region.

Urban Studies in Architecture International Seminar, New York and Verona, Italy

Faculty: 1989 – present. Professor of Architecture and Urban Design. International faculty and students meet annually to study, analyze, and propose urban design projects in New York City and various sites in Northern Italy.

Boys Scouts of America – Explorer Post in Architecture, Laredo, Texas , 1994 – 1995. The program introduces local teenagers into the profession of architecture, urban and rural design through workshops, office and field visits.

University of Texas at San Antonio, Faculty 1990 – 1994

Architecture and Site Design Studios, first and third year design studios.

City University of New York, Brooklyn, New York Campus, Faculty 1988- 1990

Site Design Instructor, Construction Documents Studios.

New York Institute of Technology, Venice, Italy Program

Teaching Assistant, Summer 1985

Viviana L. Frank

Education: Columbia University, Graduate School of Architecture, Planning, and Preservation, New York, N.Y., May 1988

Masters of Science in Architecture and Building Design.

Pratt Institute, Brooklyn, N.Y., Bachelor of Architecture, with Honors, May 1985 making, editing and production. Summer 1989

University of Colorado in Siena, Italy –1980

Course work in Italian Art and Architectural History.

University of Texas, Austin, 1977 – 1980

Course work in Liberal Arts.

Frank Architects Inc., cont

Languages

Fluent in Spanish and Italian.

Professional Affiliations

Laredo Center for the Arts Board of Directors: 1993 – 1997

Chairman's Cultural Affair Committee: 1997 – present.

Webb County Heritage Foundation, Laredo, Texas Board of Director, 1994 – present.

Streets of Laredo Urban Mall Association, Laredo, Texas

Executive Director 1997 - present

Los Caminos Del Rio, Laredo, Texas, Member 1992 – present.

National Trust for Historic Preservation, 1995 – present.

National Low Income Housing Coalition, Member 1996 – present.

American Planning Association, Washington, D.C./ Texas Chapter. Member 1996 – present.

Laredo Development Foundation, Member 1997 – present.

Laredo International Builders Association, Member 1997- present.

Teaching: Urban Borders and Architecture, Laredo, Texas, Director Experience, 1996 – present.

UBA is an educational organization dedicated to the study and development of contemporary architectural and urban issues relating to the Texas – Mexico border region.

Urban Studies in Architecture International Seminar, New York and Verona, Italy

Faculty – 1989 – present. Professor of Architecture and Urban Design. International faculty and students meet annually to study, analyze, and propose urban design projects in New York City and various sites in Northern Italy.

Boys Scouts of America – Explorer Post in Architecture, Laredo, Texas , 1994 – 1995. The program introduces local teenagers into the profession of architecture, urban and rural design through workshops, office and field visits.

University of Texas at San Antonio, Faculty 1992 – 1994

Architecture and Site Design Studios, first year design studios.

Eduardo Xavier Quiroga

Education: Texas Tech University, Lubbock, Texas

Bachelor of Architecture, May 1995.

Urban Institute and Architecture Seminar

Verona, Italy.

Course work in Architectural History and Design Theory, Summer 1997.

Professional Affiliations: Candidate for Architecture, State of Texas

Project Experience

Casa del Pueblo - Historical Restoration

Project, Lampazos, Nuevo Leon, Mexico.

Saint Peters Historical District Restoration

Project, Laredo, Texas.

Frank Architects Inc., cont

The Hamilton Hotel Restoration/ Renovation
Project. Laredo, Texas

"El Portal" Heritage Riverfront Park Project
Laredo, Texas

Las Plazas of Saunders - Expansion Project
Laredo, Texas.

Los Obispos Affordable Housing Project
Department of Community Development
City of Laredo, Texas.

Downtown Urban Design Guidelines
City of Laredo

Department of Community Development
Rehab Program, City of Laredo, Texas.

Office Project for State Representative
Henry Cuellar, Laredo, Texas.

United Independent School District Elementary Schools
Laredo, Texas

"Sol Y Sombra" A Bullfight Arena - Thesis
Project - Texas Tech University

Study of God Given Light in Theatrical

Structural Consultants

WSC Inc. Structural Consultants

Relevant Work Experience

Historic County Courthouses/City Halls/Jails

Atascosa County Courthouse, Jourdanton, Texas
Bowie County Courthouse, New Boston, Texas
Comanche County Jail, Comanche, Texas
Dimmit County Courthouse, Carrizo Springs, Texas
Karnes County Courthouse, Karnes City, Texas
Medina County Courthouse
Old Karnes County Courthouse, Helena, Texas
Old City Hall, Bryan, Texas
Nueces County Courthouse, Corpus Christi, Texas
Uvalde County Courthouse, Uvalde, Texas
Wharton County Courthouse, Wharton, Texas
Zapata County Courthouse, Zapata, Texas

Historic Preservation Projects/ Master Plan Projects

National Shrine of the Little Flower, San Antonio, Texas
San Fernando Cathedral, San Antonio, Texas
The Alamo, San Antonio, Texas
1884 Grand Opera House, Galveston, Texas
The Emily Morgan Hotel (formerly The Landmark Hotel), San Antonio, Texas
The Crockett Hotel, San Antonio, Texas
Mission San Juan Capistrano, San Antonio, Texas
Mission Concepcion, San Antonio, Texas
Ursuline Academy (now known as Southwest Craft Center)
The Hot Wells Hotel, San Antonio, Texas
Hertzberg Clock, San Antonio, Texas
Gregg County Museum, Longview, Texas
Carroll Hall (now known as San Marcos Hall), San Marcos, Texas
Blinn College, Brenham, Texas
The Moody Mansion, Galveston, Texas
The Menger Hotel, San Antonio, Texas
Old Carnegie Library Building, Brazos County, Bryan, Texas
Sam Houston's Steamboat House, Austin, Texas
Fort Sam Houston Clock Tower, San Antonio, Texas
Fort Sam Houston Chapel, San Antonio, Texas
Fort Sam Houston Band Hall, San Antonio, Texas
Ann Waggoner Hall at Texas Wesleyan, Fort Worth, Texas

WSC Inc., cont

Trinity Texas School House
Port Isabel Lighthouse/ Caretakers Cottage, Port Isabel, Texas
Fort Martin Scott, Fredericksburg, Texas
Spanish Governors Palace, San Antonio, Texas
Southwestern Bell Building Terra Cotta Facades, San Antonio, Texas
Guerra Store, Roma, Texas
Rodriguez Store, Roma, Texas
Tino Ramirez Building, Roma, Texas
Noah Cox House, Roma, Texas
Ramirez Hospital, Roma, Texas
Nestor Saenz Store, Roma, Texas
Antonia Saenz, Roma, Texas
R. Garcia Ramirez House, Roma, Texas

Historic Preservation Projects

Cameron County Courthouse, Brownsville, Texas
The Hamilton Hotel, Laredo, Texas
Blanco County Courthouse, Johnson City, Texas
Governors Mansion, Austin, Texas
Littlefield House at the University of Texas, Austin, Texas
Santa Fe Depot, Fort Stockton, Texas

Institutional Projects

University of Texas at San Antonio, Institute of Biology
University of Texas at Austin, Student Services Facility
Texas A & M University, World Trade Center, Laredo, Texas
Southwest Texas State University, San Marcos, Texas, Science Building
Southwest Texas State University, San Marcos, Texas, Phase II – renovations
Southwestern University Olin Building, Georgetown, Texas
University of Texas MD Anderson Cancer Research Laboratory
Travis County Justice Center, Austin, Texas
AISD Akins High School, Austin, Texas
NEISD Reagon High School, San Antonio, Texas
University Federal Credit Union, Austin, Texas
St. Albert the Great Catholic Church, Austin, Texas
South Texas Blood and Tissue Center, San Antonio, Texas

WSC Inc., Key Personnel

Lawrence Calvetti, President

Lawrence Calvetti, President of WSC Inc. is originally from the Black Hills Region of Western South Dakota and a graduate of the University of Texas at Austin, (Bachelor of Science in Architectural Engineering, 1970 and Master of Science in Architectural Engineering, 1972). Following graduation he worked in Austin with the structural consulting firm of W. Clark Craig & Associates and designed several multi-story hotel structures in Galveston; New Orleans; Mobile, Alabama; New York; Great Falls, Montana, and numerous other locations throughout the United States. Moving to San Antonio in 1975, he started a Professional Consulting Practice and served the community with Quality Engineering providing structural consulting and designing services.

Mr. Calvetti is currently registered in Texas and has over 28 years of experience in structural engineering including auditoriums, banks, churches, educational facilities, gymnasiums, libraries, medical facilities, office buildings, penal institutions, retail centers, warehouses, fire stations, business parks, industrial parks, condominiums, apartments, shopping centers, hotels, freezer/cooler facilities, and special structures. During the past eleven years he has been actively involved in the restoration and renovation of historical structures within the City of San Antonio and adjoining communities

Mr. Calvetti is past State Director of the Structural Engineers Association of Texas (SEAoT) and served a Secretary of the San Antonio Chapter for two years (1989 & 1990) and is presently President of the San Antonio Chapter and Vice President of the State Corporation. Mr. Calvetti is also an active member of the Performance Standards and Professional Relation Committee of the American Society of Civil Engineers (ASCE) Architectural Engineering Division. He is also a member of American Concrete Institute (ACI), Applied Technology Council (ATC), Post Tensioning Institute (PTI), National Society of Architectural Engineers (NASE), and The Masonry Society (TMS)

Per K. Schneider, Vice President

Per K. Schneider, Vice President of WSC Inc. is a graduate of the University of Texas at Austin, (Bachelor of Science in Civil Engineering, 1962). Following graduation he worked in Austin, Texas as a project engineer for the civil engineering firm of Bryant-Curington, Inc. designing water distribution systems, sewage collection systems, streets and drainage. In 1965 he transferred to Frank E Bryant & Associates, a well known Geotechnical Engineering firm in the Southwestern United States, where he supervised subsurface drilling and sampling procedures, laboratory testing of the soil materials and prepared geotechnical engineering reports. During that time he and David E. Williams Jr., who is now retired, developed a professional association that resulted in one of the most successful and enterprising of San Antonio's Structural Engineering firms, Williams & Schneider. Schneider's background in Geotechnical Engineering has been invaluable in advising our clients on the selection of the most suitable and economical foundation system to use for their project.

Mr. Schneider is a licensed professional engineer in the State of Texas. He has taught structural engineering in the School of Architecture at the University of Texas at San Antonio since the inception of the School of Architecture in 1978 until the present time. He was secretary of the Bexar Chapter of the Texas Society of Professional Engineers for two years (1970-1972). Mr. Schneider is currently registered in Texas and has over 34 years of experience in structural engineering including churches, condominiums, apartments, office buildings, warehouses, shopping centers, jails and educational facilities, freezer/cooler facilities, to name a few. He is a member of the American Society of Civil Engineers (ASCE) and the Structural Engineers Association of Texas (SEAoT).

Mechanical, Electrical, Plumbing Consultants

HMG Inc

Relevant Work Experience

Historic Preservation Projects

Cameron County Courthouse, Brownsville, Texas
The Hamilton Hotel, Laredo, Texas
Blanco County Courthouse, Johnson City, Texas
Governors Mansion, Austin, Texas
Littlefield House at the University of Texas, Austin, Texas
Santa Fe Depot, Fort Stockton, Texas

Institutional Projects

University of Texas at San Antonio, Institute of Biology
University of Texas at Austin, Student Services Facility
Texas A & M University, World Trade Center, Laredo, Texas
Southwest Texas State University, San Marcos, Texas, Science Building
Southwest Texas State University, San Marcos, Texas, Phase II – renovations
Southwestern University Olin Building, Georgetown, Texas
University of Texas MD Anderson Cancer Research Laboratory
Travis County Justice Center, Austin, Texas
AISD Akins High School, Austin, Texas
NEISD Reagon High School, San Antonio, Texas
University Federal Credit Union, Austin, Texas
St. Albert the Great Catholic Church, Austin, Texas
South Texas Blood and Tissue Center, San Antonio, Texas

HMG Inc, Key Personnel

William E. Harris, Jr., P.E., President

Professional Education: Bachelor of Science Mechanical Engineering, 1973, University of Texas at Austin

Professional Registration:

Texas No. 43754
New York No. 66491
Louisiana No. 20229
North Carolina No. 16140
Ohio No. 47065
Wisconsin No. E-27024
New Mexico No. 9314
Florida No. 43612

Affiliations:

Consulting Engineers Council of Texas
American Society of Heating, Refrigeration and Air Conditioning Engineers
International Facility Management Association
American Society of Plumbing Engineers
American Society of Military Engineers
American Glovebox Society

Professional Experience:

William E. (Bill) Harris formed HMG & Associates, Inc. in 1983. He began his engineering career in 1973 with Lockwood, Andrews, and Newnam in Houston, TX. While at LAN, Bill developed the decisive management techniques practiced by HMG today. His technical engineering ability was enhanced through his involvement with projects. Over the course of his 25-year-career, Bill has designed mechanical and hydronic systems for a total of 30 million square feet, costing in excess of \$250 million. During this time he also has refined the concepts of TQM/CQI applicable to the production of MEP engineering designs. Bill's comprehensive management techniques and organizational structure are what enables HMG and Associates, Inc. to successfully produce large projects on a timely basis and within the owner's budget. He is responsible for the production management of all projects and participates directly in the preparation of design drawings, specifications, cost estimates, construction administration and project reports.

Technical Expertise:

Pressurization controls, variable supply/exhaust tracking systems, bio-hazard exhaust and filtration systems, laboratory HVAC systems, smoke control systems, MRI facilities, hydronic systems including primary & secondary pumping and variable flow, enthalpy energy recovery systems, isolation room HVAC systems. Bill's experience includes the design of HVAC systems, central plants, automatic temperature control systems, laboratory fume control systems, energy recovery and conservation systems, engineered smoke removal systems, steam distribution systems, welding and process exhaust systems. He is particularly experienced in the design of chilled water and heating water systems, traditional water source heat pumps, ground » source heat pumps, pressurization controls, variable supply/return/exhaust tracking systems, and energy management systems.

Brian D. Moore, P.E., Mechanical Engineer

Professional Education: Bachelor of Science Architectural Engineering, 1971, University of Texas at Austin

Professional Registration:

Texas 1976, No. 39381
New York 1995, No. 072931
Missouri 1992, No. E-25492
New Jersey 1989, No. GE344544
North Carolina 1994, No. 19635
Maryland 1990, No. 18030
Connecticut 1991, No. 17305
Tennessee 1995, No. 00102603
Ohio 1990, No. 54064
Pennsylvania 1989, No. PE 039658-R

HMG, Inc., cont

Affiliations: International Society for Pharmaceutical Engineering

Professional Experience:

Since he began his engineering career in 1971, at Lockwood Andrews & Newnam in Houston, Texas, Brian Moore has been involved in a wide range of projects. Over the course of his 28-year career, he has designed and/or led the design of mechanical and hydronic systems for over 40 million square feet of space. Brian's diverse experience includes such projects as office buildings, schools, hotels, airports, manufacturing facilities for the food, beverage, and pharmaceutical industries, laboratories, animal facilities, clean rooms, and aerospace manufacturing and research facilities. Brian has designed HVAC systems to 20,000 tons, central plants to 30,000 tons, automatic temperature control systems, laboratory and animal holding HVAC systems, laboratory fume control systems, energy recovery and conservation systems, steam distribution systems, laboratory clean rooms, mechanical and plumbing design for BSL-1,2,3 and 4 laboratories, laboratory gas distribution systems, ultra-pure water systems, and water-for-injection systems. Between 1983 and 1988 he was in charge of all building mechanical systems design for Sverdrup Corporation's St. Louis office. For the eight years prior to joining HMG & Associates, Inc., Brian was a principal and engineering director for CUH2A, Inc., in Princeton, New Jersey. For the past nine years, Brian has also lectured in seminars in the United States and Europe on the design of pharmaceutical and biotechnology facilities.

Ernesto Lopez Del Castillo, Jr., P.E., Sr. Electrical Engineer

Professional Education: Bachelor of Science Electrical Engineering, 1980, Georgia Institute of Technology

Professional Registration:

Texas No. 58483

Affiliations:

Texas Society of Professional Engineers

Illuminating Engineering Society

Institute of Electrical and Electronic Engineers

Professional Experience:

Mr. Castillo has 24 years of extensive international and national design and construction administration experience. He has designed primary and secondary electrical distribution systems up to 35 kV, lighting and associated controls systems, emergency distribution systems and associated generators gear, UPS systems, runway lighting systems, electromagnetic shielding systems, fire alarm and security systems, lightning and grounding systems including equipotential grounding design for large computer installations. He has been the lead electrical engineer on every computer-related project HMG has designed over the last eight years.

Technical Expertise:

Medium voltage electrical distribution systems design 5 kV through 35 kV. 277/480 and 120/208 volt secondary electrical distribution systems. Overcurrent protection device coordination and short analysis including relays, circuit breakers and fuses. Fiber-optic and CAT-5 fast ether-net computer communication systems. Emergency generator distribution systems with the associated automatic transfer switches, paralleling switchgear and control switchgear for multiple generator units. uninterruptable power systems, static and rotary types. Fire alarm systems. Security systems including closed circuit television, card access and motion detection systems. Lightning protection systems. Grounding systems including equipotential grounding and specialized grounding systems for computer rooms and communication facilities. Power conditioning and transient voltage surge suppression systems analysis and system design. Interior and exterior lighting systems including computerized analysis of the lighting systems for ensuring compliance with applicable energy code requirements. Systems life cycle cost comparisons.

David Resendez, C.I.P.E., Sr. Plumbing Designer

Professional Education: University of Hawaii at Manoa

Community College of the Air Force

Institute of Drafting and Design Engineering

Professional Registration:

Certified in Plumbing Engineering - American Society of Plumbing Engineers

National Institute for Certification in Engineering Technologies - Associate Engineering Technician -
Fire Protection Engineering Technology. Certificate No. 080887

Certified Plumbing Inspector - ICBO and IAPMO; Certificate No. 036207

Certified Code Specialist - American Const. Inspectors Assoc.; Certificate No. C-036207

Licensed Irrigator, State of Texas No. 3910

Affiliations:

International Conference of Building Officials, Certified Member

American Society of Plumbing Engineers - Full Member

National Fire Protection Association - Full Member

Southern Building Code Congress International - Professional Member

Professional Experience:

Mr. Resendez has been affiliated with HMG since 1985 as the lead plumbing designer for the firm. He has over 21 years of domestic and international experience in plumbing and fire protection system design and construction administration. David has extensive experience in the design, layout, installation and code interpretation of commercial, municipal, governmental, institutional, health care and industrial facility plumbing and fire protection systems. He is efficient in his duties and provides sensible designs by incorporating energy efficient, durable and quality equipment into the systems he specifies.

Civil Engineering

Sherfey Engineering Company *Relevant Work Experience*

Relevant Work Experience

Project: E.D.A. Grant Project No. 08-01-03080

Airport/Medical Infrastructure Improvements Project
"Arkansas Avenue Extension"

Client: City of Laredo

Contact: Mr. Rogelio Rivera, P.E., Engineer (956) 791-7346

Project Engineer: JoEmma P. Sherfey, P.E.

Project Description:

The project consist of extending Arkansas Avenue approximately 2,800 feet, through the Airport property from U.S. Highway 59 to Foster Avenue with a 64 foot back-of-curb to back-of-curb pavement section; the construction of a spur, approximately 550 feet long, from Arkansas Avenue (extension) to Airport Drive with a 49 foot back-of-curb to back-of-curb pavement section; drainage improvements; waterline improvements, and sidewalks. The project is currently under construction and is about 75% complete.

Project: Bustamante Street, Wastewater Lines

Client: City of Laredo

Contact: Mr. Fernando Roman, P.E., Water Utilities Director (956) 723-7475

Project Engineer: JoEmma P. Sherfey, P.E.

Project Description:

The project scope called for SEC to provide engineering design, plans and specifications for the removal and replacement of 18-inch wastewater lines between McPherson Road and Meadow. In addition the scope called for SEC to provide engineering design, plans and specifications for the removal and replacement of 6-inch and 8-inch wastewater lines and associated laterals in the Flynn Subdivision area. Finally, SEC was to prepare an engineering study on the existing Bustamante Lift Station.

Project: Webb County Comprehensive Colonia Plan, Webb County, Texas

Client: Webb County, Texas

Contact: Mr. Juan Vargas, Webb County Planning Department (956) 721-2540

Project Engineer: oEmma P. Sherfey, P.E.

Project Description:

Sherfey Engineering Company is near completion of a Comprehensive Plan for all colonias located in Webb County. This planning document includes housing survey and inventory, water, wastewater and street drainage improvements, as well as other necessary utility and preliminary and final platting guidance for Webb County, Texas. All work is being performed in accordance with current Subdivision rules and regulations for the City of Laredo and Webb County.

Sherfey Engineering Co., cont

Project: La Presa Colonia Planning Project, Webb County, Texas

Client: Webb County, Texas

Texas Department of Housing and Community Affairs (TDHCA) Austin, Texas

Contact: Mr. Juan Vargas, Webb County Planning Department (956) 721-2540

Project Engineer: Ms. JoEmma P. Sherfey, P.E.

Project Description:

Sherfey Engineering Company recently completed a Planning Study for the La Presa Subdivision, located in Webb County, south of the City of Laredo. This planning document included housing survey and inventory, water, wastewater and street drainage improvements, as well as other necessary utility and preliminary and final platting guidance for Webb County, Texas. All work was performed in accordance with current Subdivision rules and regulations for the City of Laredo and Webb County.

Project: La Bota Ranch Master Plan

Client: La Bota Development Company

Contact: Mr. Albert F. Muller, Jr., President (956) 726-9891

Project Engineer: JoEmma P. Sherfey, P.E.

Project Description:

This project involves the engineering analysis, planning and design of a 1,200-acre ranch in North Laredo. Services included aerial mapping, site analysis, water and sewer analysis and planning, preparation of a master drainage study, and master water and sewer plan, to facilitate the planning of the overall development.

Project: San Jose Master Plan & Subdivisions

Client: Hamilton Management, Inc. & Mercy Regional Medical Center

Contact: Mr. Daniel D. Wyers, President, Hamilton Management, Inc. (956) 723-3113

Project Engineer: JoEmma P. Sherfey, P.E.

Project Description:

This project involved preparation of a master plan for a 100-acre tract in North Laredo. Services also included major road system layout and lot configurations of the entire 100-acre tract. Services included evaluation of the 1,000-acre drainage watershed for designing the storm sewer system for the project. Services also include the final engineering analysis, design and preparation of plan and specifications for 31.0-acre subdivision within the master planned area.

Project: Lago Del Mar, Laredo, Texas

Client: Lago-Del Mar, Ltd.

Contact: Steve Whitworth (956) 791-7441

Project Engineer: JoEmma P. Sherfey, P.E.

Project Description:

A 9.01 Acre Commercial Subdivision in North Laredo. Design services include layout, platting, street alignment & design, water, sewer and storm drainage design.

Sherfey Engineering Co., cont

Project: UISD School Site at San Jose Subdivision, Laredo, Texas

Client: United Independent School District

Contact: Mr. Enrique Rangel, P.E., Director of Facilities (956) 725-4856

Project Engineer: JoEmma P. Sherfey, P.E.

Project Description:

A 14 Acre Residential Subdivision School Site in East Laredo off Highway 59. Design services include lot layout, platting, street alignment & design, water, sewer and storm drainage design. Other services include site grading and drainage design for the site.

Project: United States Postal Service - Post Office, Laredo, Texas

Client: O'Connel Roberson

Contact: Mr. William Burkhart, A.I.A. (512) 478-7286

Project Engineer: JoEmma P. Sherfey, P.E.

Project Description:

A 5.0 Acre Post Office sit in North Laredo off Del Mar Blvd. Services included all civil design including site grading plan, pavement design and analysis, water, sewer and storm drainage plans.

Sherfey Engineering Company., Key Personnel

Ms. JoEmma P. Sherfey, P.E. - Project Principal

Ms. Sherfey has a BS in Civil Engineering and is a registered professional engineer, currently holding active registration in Texas. Ms. Sherfey specializes in civil engineering, water and wastewater studies, drainage and hydrology studies, site development, and project management. She has over fifteen (15) years experience serving in both the public and private sectors including over nine years with major firms and governmental agencies. Ms. Sherfey has a wide range of project management experience on numerous multi-disciplinary projects of varying size and complexity. More importantly, Ms. Sherfey has completed many large subdivision, water and wastewater, and drainage studies in the Laredo and Webb County area. Additionally, Ms. Sherfey's experience includes working on projects with state and federal funds, including (TDOCHA), Community Development Block Grant (CDBG), and Economic Development Agency.

Mr. Miguel A. Orozco

Mr. Orozco of SEC has a BS in Civil Engineering from the University of Guadalajara. He has had experience as a field construction inspector at various subdivision sites. In addition, he has obtained knowledge as an engineering assistant for subdivision design. The scope of his experience includes water distribution systems, sanitary sewer, storm drainage, hydraulic analysis, and roadwork as well as bidding, programming, and onsite inspection for numerous residential subdivisions. Some major projects that Mr. Orozco has been involved in include Arkansas Avenue Extension, Azteca Neighborhood Park and Azteca Paving Project.

Mr. Enrique A. Mejia

Mr. Mejia is a new addition to our firm. Mr. Mejia has a BS in Civil Engineering and a BS in Building Construction. He currently is an E.I.T and S.I.T. Mr. Mejia has over ten (10) years experience in AutoCAD design and graphics. The scope of his experience includes, site plans, drainage design and subdivision design. Additionally, he has experience in surveying. Some projects that Mr. Mejia has worked on while at another firm include the site plan for the Laredo Public Library, Laredo International Airport and the new Mercy Regional Medical Center.

Sherfey Engineering Co, cont

Mr. Jose L. Diaz

Mr. Diaz is a 3rd year student at the University of Texas at San Antonio majoring in Civil Engineering. He has over four years experience working with AutoCAD and specializes in Civil Engineering Graphics. The scope of his experience includes subdivision design and drafting, drainage plan and profiles, site design, grading and cross section plans, field investigations, as well as many other civil engineering applications utilizing AutoCAD and Softdesk. Mr. Diaz has worked on numerous subdivision projects as well as City and County projects including Arkansas Avenue Extension, San Carlos Drainage Improvements and the North Laredo Wastewater Treatment Plant Project.

Architectural Historian

Knight & Associates, Inc.

Lila Knight

Professional Experience

In progress: National Register Nomination for Downtown Mineola

In progress: National Register Nomination for the Fayette County Courthouse Square, La Grange

In progress: Master Plan for the Dimmit County Courthouse (in association with Frank Architects, Inc.)

1999: National Register Nomination for City National Bank, Houston

1999: National Register Nomination for the Courthouse Square, Denton

1999: Historic Preservation Plan for the City of Ennis

1996-1999: Chair, Building Committee for the Restoration of the Winters-Wimberley House, Wimberley, Texas

1993 – present: Building Committee for the Restoration of the Pound House, Dripping Springs, Texas

1998: Historic Resources Survey of Poteet and Leming for Atascosa County

1998: Historic Resources Survey of Lytle and Jourdanton for Atascosa County

1998: National Register Nomination for the Old Post Office, Graham

1991 – 1998: Preservation Officer for Hays County Certified Local Government

1991 – 1998: Building Committee, Restoration of the Hays County Courthouse, San Marcos, Texas

1997: National Register Nomination for the Atascosa County

1997: National Register Nomination for the Korus Farmstead, Atascosa County

1997: Historic Resources Survey of Mineola, Texas

1997: Historic Resources Survey of Fort Bragg, North Carolina

1997: History of Randolph Air Force Base, San Antonio, Texas

1996: National Register Nomination for the Allcorn-Kokemoor Farmstead, Washington County

1996: Historic Resources Survey of Fort Jackson, South Carolina

1996: Preservation Plan for the City of Denton, Texas

1996: Historic Resources Survey of San Marcos, Texas

1996: Historic and Cultural Resources Survey of Balmorhea State Park, Texas Parks and Wildlife Department

1995: Consultant to The Getty Center for the History of Art and the Humanities for the purpose of preparing a plan for the architectural records for the Getty Center in Los Angeles

1995: Architectural Historian. Historic Resources Survey of Government Hill Neighborhood, San Antonio, Texas (with Ralph Newlan)

1995: Architectural Historian. Historic Structures Report for Fort Gibson, Oklahoma (for John Volz and Associates)

1995: Architectural Historian. Historic and Cultural Resources Survey of Denton, Texas (with Ralph Newlan)

1995: Architectural Historian. Historic and Cultural Resources Survey of Marshall, Texas (with Ralph Newlan)

1995: Architectural Historian. Historic and Cultural Resources Survey of Atascosa County, Texas (with Ralph Newlan)

1980 – 1995: Curator, Architectural Drawings Collection, The University of Texas at Austin

1994: Consultant to Historic Resources Survey, McAlester Army Ammunition Plant, Pittsburgh County, Oklahoma (Ralph Newlan, Principal Investigator)

Knight & Associates, Inc., cont

- 1994: Architectural Historian. Historic and Cultural Resources Inventory of Tyler State Park, Texas Department of Parks and Wildlife (with Ralph Newlan)
- 1994: Architectural Historian. Historic and Cultural Resources Inventory of Palmetto State Park, Texas Department of Parks and Wildlife (with Ralph Newlan)
- 1993: Architectural Historian. Historic Structures Report for the Blanco County Courthouse (Wayne Bell and Associates)
- 1992: Consultant to The Getty Center for the History of Art and the Humanities for the purpose of preparing a plan for the architectural archive of Frank O. Gehry and Associates
- 1992: Architectural Historian. Cultural Resources Inventory and Evaluation of Historic Properties, Randolph Air Force Base, San Antonio, Texas (Thomason and Associates)
- 1991 – 1992: Building Committee, Master Plan for the Pound House, Dripping Springs, Texas
- 1983 – 1986: Consultant to the Austin Chapter of the American Institute of Architects in the establishment of an architectural archive at the Austin History Center
- Spring 1984: Substitute Lecturer for art history course, "American Art Since 1960," Art Department, The University of Texas at Austin

Education

- 1984: Master of Arts, Art History, The University of Texas at Austin
- 1979: Bachelor of Arts, Art History, The University of Texas at Austin

Publications

- 1990- 1996: Contributing Editor to Texas Architect:
- 1991: "Architectural Education: Serving Practice," Texas Architect (Sept/Oct 1991).
- 1991: "Im Garten Eden: Frank Lloyd Wright's Erbe." Architektur & Bauforum (Number 144, 1991).
- 1989: Guest editor of Texas Architect, issue commemorating the 50th anniversary of the Texas Society of Architects
- 1986: "Evidence," in Austin: Its Architects and Architecture, 1836-1986. Austin: Austin Chapter of the American Institute of Architects

Knight & Associates, Inc., cont

- 1986: "A History of the University of Texas School of Architecture," Prospectus. Austin: University of Texas School of Architecture. (revised 1988 and 1991)
- 1985: "James Riely Gordon and the Skycolumn: `It Is As Logical Today as the Skyscraper was Twenty Years Ago'," Center: A Journal for Architecture in America (volume 2) Austin: Center for the Study of American Architecture.
- 1985 "The Harwell Hamilton Harris Collection," Harwell Hamilton Harris, exhibition catalog. Austin: Center for the Study of American Architecture.

Knight & Associates, Inc., cont

Lectures

- 1995-1998: Numerous training workshops for historic landmark commissions in Ennis, Mineola, San Marcos
- August 1999: "The Role of LBJ in the National Preservation Act," Lecture series sponsored by the Historic Preservation Commission, Johnson City
- June 22, 1998: African-American Holy Places Workshop, Fort Worth
- April 18, 1998: Chair of session at National Council on Public History Conference, "History in State Parks: Arizona, New Mexico, Oklahoma, and Texas"
- May 1997: Participant in panel for "10 Signs Your Courthouse Is Falling Down," Annual Preservation Conference of the Texas Historical Commission
- May 1997: Participant in workshop: "Preparing National Register Nominations," Texas Historical Commission, Annual Historic Preservation Conference
- Feb. 29, 1996: "Preserving the Heartland: The Role of Rural Surveys in Documenting our History," 100th Annual Meeting of the Texas State Historical Association
- April 22, 1995: Participant in workshop: "Preparing National Register Nominations," Texas Historical Commission, Annual Historic Preservation Conference
- March 10, 1995: "Primary Factors in Historic Preservation" at the Certified Local Government Conference of the Texas Historical Commission
- April 30, 1994: Participant in workshop: "Cemetery Preservation," at the Annual Preservation Conference of the Texas Historical Commission
- April 23, 1992: Participant in workshop: "Preserving Local History: The County Historical Commission's Role," Texas Historical Commission, Annual Preservation Conference
- February 28, 1992: "The Texas State Capitol Complex: Modernist Vision - or Public Nightmare - for the Lone Star State," 96th Annual Meeting of the Texas State Historical Association
- February 1, 1992: "The Architectural Drawings Collection: An Overview," Austin Woman's Club
- September, 12, 1988: "Goldsmith Hall: A Building in Perspective," School of Architecture, The University of Texas
- October 22, 1986: "Austin: Its Architects and Architecture," Austin History Center
- October 4, 1986: "Preservation of Architectural Records," American Institute of Architects' Committee on Historic Resources
- February 15, 1986: "Laguna Gloria: A Work in Progress," Architecture Library, The University of Texas
- October 15, 1986: "Harwell Hamilton Harris," College of Fine Arts, The University of Texas at San Antonio
- July 1, 1985: "Architectural Drawings: Problems in Conservation," Southwest Association for Conservation
- March 17, 1985: "Supporting the Inquiry: Resource Development and the Architecture Library," Joint panel of the Association of Collegiate Schools of Architecture and the Association of Architecture School Librarians 73rd Annual Meeting of ACSA, Vancouver

Knight & Associates, Inc., cont

- March 12, 1985: "Architectural Records: Preserving the Present for the Future," Austin Chapter of the American Institute of Architects
- November 17, 1985: "Collecting Architectural Drawings: A History of the Treasures at the Royal Institute of British Architects," Archer M. Huntington Art Gallery, The University of Texas at Austin
- November 14, 1985: "The Development of the Architectural Profession in England," Archer M. Huntington Art Gallery, The University of Texas

Knight & Associates, Inc., cont

- October 22, 1984: "The Domestic Designs of Henry Hobson Richardson," Guest lecturer, School of Architecture, The University of Texas at Austin
- March 25, 1984: "The Development of James Riely Gordon's Courthouse Design," Ellis County Museum, Waxahachie, Texas
- April 10, 1983: "Fifty Years of Architectural Education at The University of Texas," School of Architecture, The University of Texas at Austin
- February 26, 1983: "The William Henry Vanderbilt Mansion: A Study of the Pluralist Aesthetic in America," Graduate Student Symposium, The University of Texas at Austin

Grants

- November 1999: \$50,000 grant from the Burdine Johnson Foundation for the restoration of the Dr. Joseph M. Pound Farmstead, Dripping Springs, Texas
- November 1999: \$1,000 Preservation Services Fund grant, National Trust for Historic Preservation for a strategic plan for educational programming at the Dr. Joseph M. Pound Farmstead, Dripping Springs, Texas
- September 1999: \$2,500 grant from the Texas Historical Foundation for Restoration of the Old Post Office, Graham, Texas
- December 1998: \$24,000 grant from the Burdine Johnson Foundation for Restoration of the Winters-Wimberley House, Wimberley, Texas
- December 1998: \$5,400 grant from the Certified Local Government Program of the Texas Historical Commission for projects for Hays County (historic context for Hays County Multiple Property nomination to the National Register)
- November 1998: \$5,000 grant from the Preservation Services Fund, National Trust for Historic Preservation for a master plan for the Old Hays County Jail
- November 1998: \$20,000 grant from the Preservation Trust Fund for the Atascosa County Courthouse
- September 1998: \$11,000 grant from the Lower Colorado River Authority for the restoration of the Dr. Joseph M. Pound Farmstead
- March 1998: \$6,500 grant from the Certified Local Government Program of the Texas Historical Commission for projects for Hays County (historic context for Hays County Multiple Property nomination to the National Register)
- December 1997: \$47,850 from the Burdine Johnson Foundation for Phase I Restoration of the Winters-Wimberley House, Wimberley, Texas
- September 1997: \$2,500 grant from the National Trust for Historic Preservation for the preparation of a Master Plan for the Winters-Wimberley House, Wimberley
- February 1997: \$6,000 grant from the Certified Local Government Program of the Texas Historical Commission for projects for Hays County (GIS project)
- April 1995: \$8,500 grant from the Certified Local Government Program of the Texas Historical Commission for projects for Hays County (historic resources survey; publication on the Hispanic community, phase two)
- November 1994: \$8,000 grant from the Certified Local Government Program of the Texas Historical Commission for projects for the Hays County (historic resources survey; publication on the Hispanic community; publication of brochure on Dripping Springs)
- Spring, 1994: \$2.24 million dollar ISTEA project from the Texas Department of Transportation for the restoration of the Hays County Courthouse, San Marcos, Texas

Knight & Associates, Inc., cont.

- Spring, 1994: \$110,000 grant from the National Endowment for the Humanities for a project to create digitized images of selected drawings from The Architectural Drawings Collection, The University of Texas
- February 1994: \$5,000 grant from the Certified Local Government Program of the Texas Historical Commission for Hays County (historic resources survey of Pct. 1; publication on the historic sites of Dripping Springs; publication on the Hispanic community)
- February 1993: \$4,100 grant from the Certified Local Government Program of the Texas Historical Commission for projects for Hays County (historic resources survey of Kyle; publication on the historic sites of Wimberley; publication on the master plan of the Hays County Courthouse; publication on the historic sites of Buda)
- May 1992: \$104,000 grant from the Department of Education Title II-C Division for the creation of automated cataloging records and the identification of nitrate negatives for The Architectural Drawings Collection at The University of Texas
- May 1992: \$6,200 grant from the Certified Local Government Program of the Texas Historical Commission for projects for Hays County rural survey of precincts 3 and 4; educational publication on the county's archaeological resources)
- April 1992: \$7,400 grant from the Texas Historical Foundation for The Friends of the Pound House Foundation to aid in the restoration of the Joseph M. Pound House in Dripping Springs
- May 1991: \$5,000 grant from the Certified Local Government Program of the Texas Historical Commission for projects for Hays County (survey of Buda; NR nomination for Pound House; quarterly newsletter)
- October 1989: \$7,500 grant from the Kempner Fund for the conservation of Nicholas Clayton drawings
- February 1989: \$7,500 grant from the Graham Foundation for the preparation of a guide to The Architectural Drawings Collection, The University of Texas
- October 1985: \$3,628 grant from the American Institute of Architects (NEH Component Grant Program) for a video production, "Austin: A City in Adolescence"
- April 1985: \$23,510 grant from the National Historical Publications and Records Commission to establish an architectural archive at the Austin History Center

Awards

- April 1992: John Ben Shepperd Leadership Award, The Texas Historical Commission
- June 1991: Texas Award for Historic Preservation, The Texas Historical Commission (presented to The Architectural Drawings Collection)
- April 1984: Presidential Excellence Award, The University of Texas at Austin

Professional Service

- 1993-1999: State Board of Review, National Register of Historic Places (chairman 1996-1997; vice-chairman 1998-1999)
- 1999-present: Founding Director of the Austin Modern Committee, Inc.
- 1999-present: Katherine Anne Porter House Committee, Preservation Associates, Inc.
- 1999-present: Founding Director of the Dora Lee Brady Community Center, San Marcos
- 1999-present: Founding Director of the Jack C. Hays Sculpture Committee, Hays County
- 1998-present: Secretary, Historic Bridges Foundation, Inc.
- 1998-present: Board of Directors, Preservation Associates, Inc.

Knight & Associates, Inc., cont

1992-present: Board of Trustees, The Friends of the Pound House Foundation

1992-present: Vice-President of the Texas Chapter, Society of Architectural Historians

1996-1999: Restoration Committee for the Winters-Wimberley House, Wimberley Institute of Cultures

1992-1996: Texas Local Government Preservation Commissions Committee

1991- 1998: Chairman, Hays County Historical Commission

1990-1992: Chairman of the Preservation Committee, the General Libraries at The University of Texas

1990-1995: Publications Committee of Texas Architect

1990-1991: Historic Resources Committee, Texas Society of Architects

1989-1990: Local Arrangements Committee, Society of Southwest Archivists 18th Annual Meeting

1988-1992: President, Texas Chapter of the Society of Architectural Historians

1987-1989: Newsletter Editor, Southwest Association for Conservation

1987-1994: Preservation/Disaster Planning Committee, University of Texas

1986-1987: Secretary, Austin Women in Architecture

1985-1988: Exhibits Committee, School of Architecture, The University of Texas

1985-1987: Secretary, Southwest Association for Conservation

1983-1986: Texas Sesquicentennial Steering Committee, Austin Chapter of the American Institute of Architects

Graphic Design

Editing Dimensions, Inc

Lea Hilty, Houston, Texas

Relevant Work Experience

1995 – 2000

Portfolio available on disc, by request. Clients include:

Diane Williams, Historic Preservation Consultant, Architectural Photographer, Austin, Texas

Cincy Brandimarte,

Knight and Associates, Inc., Architectural Historian, Kyle, Texas

Preservation Association Inc., Hays County, Texas

Hays County Democratic Party,

TES Multimedia, Houston, Texas

Schlumberger, Houston Offices, Texas

Graphique, Houston, Texas

Fischer-Rosemont, Houston, Texas

Hydril, Inc., Houston, Texas

Bibliography

Dimmit County and Carrizo Springs

Bell, Verner Lee. *Memories of Peter Tumlinson Bell, 1869-1956*. Saint Jo, Texas: S.J.T. Printing Co., 1980.

Brune, Gunnar. *Springs of Texas*. Fort Worth: Branch-Smith, 1981.

The Carrizo Springs Javelin , Carrizo Springs, Texas (newspaper articles from 1895-1930)

"A Coming Metropolis, Half Way Here" (December 23, 1909)

"Jourdanton and Poteet" (August 11, 1910)

"Hot Times at the Meeting" (August 11, 1910)

"A Campaign Dodge" (editorial, August 11, 1910)

"Question of Prematurity" (August 18, 1910)

"More Court House Needed" (August 25, 1910)

"A Few Facts and Figures" (August 25, 1910)

"And Pleasanton Admits It Too" (September 8, 1910)

"We Tax Payers Help 'Em Out" (September 8, 1910)

"Majority Vote Will Move It" (September 8, 1910)

"County Seat Question Up" (March 30, 1911)

"All Aboard for Jourdanton" (May 11, 1911)

"Prepare New Court House" (June 22, 1911)

"Dimmit County Bicentennial Celebration" (May 6, 1976)

Citizens State Bank. *Citizens State Bank: Our First Fifty Years of Dedicated Service*. Privately printed, 1974.

Cook, Fred, ed. *Dimmit County Almanac and Guide*. Amarillo: P&H Publishing Co., c.1978.

Dimmit County. *Dimmit County Commissioners Minutes* (various dates between 1881 and 1997)

Dimmit County. *Dimmit County Deed Records* (vol. 1, 1880).

Dimmit County Chamber of Commerce. "History of Dimmit County." unpublished manuscript (c. 1995).

Dimmit County Historical Commission. "Report on Status of Dimmit County Courthouse for a Master Plan Development." unpublished report (May 1999).

Hall, Georgie Meredith. *Life of R.T. Hall*. Carrizo Springs: Willems Press, 1980.

Leffler, John. "Carrizo Springs," in *The New Handbook of Texas*. Austin: Texas State Historical Association, 1996 (vol. 1, p. 988).

Leffler, John. "Dimmit County," in *The New Handbook of Texas*. Austin: Texas State Historical Association, 1996 (vol. 2, pp. 645-648).

San Antonio Express, San Antonio, Texas (various issues of the newspaper)

"Alfred Giles Returns from Carrizo Springs..." (November 13, 1883)

"New Courthouse is Constructed for Dimmit County" (June 21, 1927)

"Carrizo springs: Hub of the Winter" Garden District" (June 21, 1927)

"Our Texas Towns: Carrizo Springs" (October 5, 1952)

Taylor, Paul. "Historical Note on Dimmit County, Texas." *Southwestern Historical Quarterly* vol. 34, no. 2 (October 1930):

Tidwell, Laura, ed. *Dimmit County: The First 100 Years*. Carrizo Springs: The Carrizo Springs Javelin, 1980 (souvenir edition of The Javelin).

Tidwell, Laura. *Dimmit County Mesquite Roots*. Austin: Wind River Press, 1984.

Williams, Crystal. "A History of Dimmit County." M.A. thesis, Sul Ross University, 1959.

Alfred Giles (1853-1920)

Alfred Giles Co., Architects View Book, 1898-1920. privately published, c.1920.

Biographical files for Alfred Giles, The Drury B. Alexander Architectural Archives, The University of Texas at Austin

Chabot, Frederick C. *With the Makers of San Antonio*. San Antonio: Yanaguana Society, 1937.

Jutson, Mary Carolyn Hollers. *Alfred Giles: An English Architect in Texas and Mexico*. San Antonio: Trinity University Press, 1972.

Jutson, Mary Carolyn Hollers. "Report on San Antonio Architects and Their Work, 1886-1910." unpublished manuscript on file in The Drury B. Alexander Architectural Archives, The University of Texas at Austin, 1970.

List of Architects and Classified Directory of First Hands in the Building Trades. Holyoke, Massachusetts: Clark W. Bryan and Company, 1885.

Moursand, John. *Blanco County History*. Burnet: Nortex Press, 1979.

Henry Truman Phelps (1877-1944)

Long, Christopher. "Henry Truman Phelps," in *The New Handbook of Texas*. Austin: Texas State Historical Association, 1996

Biographical files for Henry Phelps, The Drury B. Alexander Architectural Archives, The University of Texas at Austin

Courthouses

Anderson Jr., Garland Sadler. "The Courthouse Square: Six Case Studies in Texas: Evolution, Analysis and Projections." M.S. Thesis, University of Texas at Austin, 1968.

Coursey, Clark. *Courthouses of Texas*. Brownwood: Banner Printing, 1962.

Goeldner, Paul. "Temples of Justice: 19th Century County Courthouses in the Midwest and Texas." Ph.D dissertation, Columbia University, 1970.

Henry, Jay. *Architecture in Texas, 1895-1945*. Austin: University of Texas Press, 1993.

Kelsey, Mavis and Donald Dyal. *The Courthouses of Texas: A Guide*. College Station: Texas A&M University Press, 1993.

Morgan, Bill. *Old Friends: Great Texas Courthouses*. Fort Worth: Landmark Publishing Inc., 1999.

Pare, Richard. *Court House: A Photographic Document*. New York: Horizon Press, 1978.

Price, Edward. "The Central Courthouse Square in the American County Seat." *The Geographical Review* vol. 58 no. 1 (January 1968): 29-60.

Robinson, Willard and John Ferguson. "Dimmit County Courthouse," National Register of Historic Places nomination, (1978, 1984), Texas Historical Commission files, Austin, Texas.

Robinson, Willard. *Gone From Texas*. College Station: Texas A&M Press, 1982.

Robinson, Willard. *The People's Architecture*. Austin: Texas State Historical Association, 1983.

Robinson, Willard. "The Public Square as a Determinant of Courthouse Form in Texas." *Southwestern Historical Quarterly* vol. 75 (January 1972): 339-356.

Robinson, Willard. *Texas Public Buildings of the Nineteenth Century*. Austin: University of Texas Press, 1974.

Santos, Sylvia Ann. *Courthouses of Bexar County*. San Antonio, Bexar County Historical Commission, 1979.

Welch, June Rayfield and J. Larry Nash. *The Texas Courthouse*. Dallas: GLA Press, 1971.

Welch, June Rayfield and J. Larry Nash. *The Texas Courthouse Revisited*. Dallas: GLA Press, 1984.

Texas Government Code
Section 442.008

Historic Courthouses

Section 442.008 Historic Courthouses
(Administered by the Texas Historical Commission)

(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 [Texas Historical 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

Texas Government Code
Section 442.006

Recorded Texas Historic Landmarks

Section 442.006 State Historical Marker Program
(Administered by the Texas Historical Commission)

- (a) The commission [Texas Historical Commission] shall give direction and coordination to the state historical marker program.
- (b) The commission shall install markers recognizing districts, sites, individuals, events, structures and objects significant in Texas or American history, architecture, archeology, or culture and shall keep a register of those markers.
- (c) To assure a degree of uniformity and quality of historical markers, monuments, and medallions in this state, the commission shall review and approve or reject the final form or dimensions of or text or illustrations on any marker, monument, or medallion before its fabrication by the state or by a county, county historical commission, incorporated city, individual, or organization in this state. The commission shall designate an approved marker as an Official Texas Historical Marker.
- (d) The commission shall designate any structure receiving the Official Texas Historical Building Medallion as a Recorded Texas Historic Landmark that is considered worthy of preservation because of its history, culture, or architecture.
- (e) The commission by rule may establish a reasonable fee to recover its costs arising from review of a proposal for a historical marker, monument, or medallion. Any fee established is payable by the applicant for the marker, monument, or medallion.
- (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.

(g) This chapter does not authorize the commission to review or determine the placement or location of an object in or on a Recorded Texas Historic Landmark if the placement or location does not result in substantial structural change or damage to the landmark.

(a) A person violating any of the provisions of this chapter is guilty of a misdemeanor, and on conviction shall be punished by a fine of not less than \$50 and not more than \$1,000, by confinement in jail for not more than 30 days, or by both.

(b) Each day of continued violation of any provision of this chapter constitutes a separate offense for which the offender may be punished.

Subchapter F Enforcement

Section 191.172 Civil Action by Attorney General

(a) In addition to, and without limiting the other powers of the attorney general, and without altering or waiving any criminal penalty provided in this chapter, the attorney general may bring an action in the name of the State of Texas in any court of competent jurisdiction for restraining orders and injunctive relief to restrain and enjoin violations or threatened violations of this chapter, and for the return of items taken in violation of the provisions of this chapter.

(b) Venue for an action instituted by the attorney general lies either in Travis County or in the county in which the activity sought to be restrained is alleged to be taking place or from which the items were taken.

Subchapter F Enforcement

Section 191.173 Civil Action by Citizens

(a) A citizen of the State of Texas may bring an action in any court of competent jurisdiction for restraining orders and injunctive relief to restrain and enjoin violations or threatened violations of this chapter, and for the return of items taken in violation of the provisions of this chapter.

(b) Venue of an action by a citizen lies in the county in which the activity sought to be restrained is alleged to be taking place or from which the items were taken.

Subchapter F Enforcement

Section 191.174 Assistance from State Agencies, Political Subdivisions, and
Law Enforcement Officers

(a) The chief administrative officers of all state agencies and political subdivisions are directed to cooperate and assist the committee and the attorney general in carrying out the intent of this chapter.

(b) All state and local law enforcement agencies and officers are directed to assist in enforcing the provisions and carrying out the intent of this chapter.

Note: Only the relevant sections of this code are included in this appendix. For a complete copy of the code, contact the Texas Historical Commission.