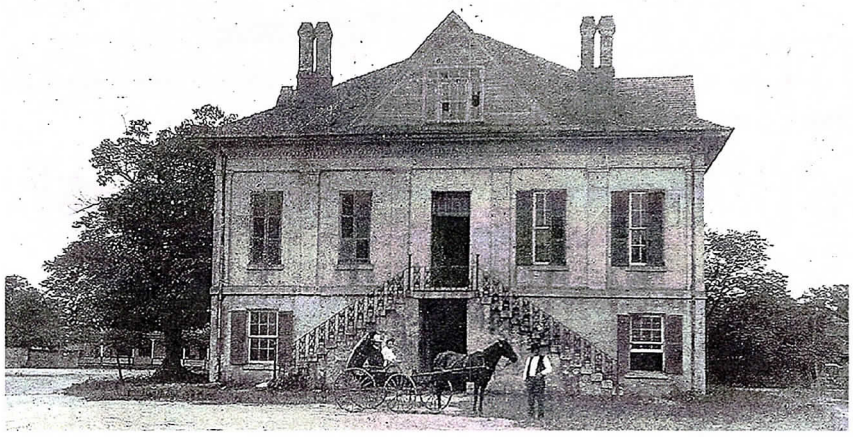
Preservation Plan



Historic Crawford County Courthouse

Knoxville, Crawford County, Georgia

16 December 2010

Lord Aeck Sargent

Historic Preservation Studio

Atlanta, Georgia



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Crawford County Historical Society

The following leaders of the Crawford County Historical Society provided leadership and historical research to this plan and are the nucleus of their community who will see this plan to implementation

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Introduction/ Executive Summary

The 1851 Crawford County Courthouse is an excellent example of mid-nineteenth century vernacular courthouses in Georgia. It possesses characteristics reflected in courthouses in the region later in the decade of the 1850's and early '60's, namely Thomas and Brooks County both designed by John Wind. While the authorship of the Crawford County Courthouse is not clear, historical records suggest the "plans were drawn" by George W. Scattergood. The courthouse remains in the ownership of Crawford County and is leased to the local historical society the building.

The historic Crawford County Courthouse is a load bearing masonry structure with wood second floor and roof framing system. The ground floor was originally brick on earth that was overlaid in the 20th century with terrazzo over concrete. The courthouse exterior finish was stucco and at one time, though not originally, scoured to interpret stone. The early roofing was painted tin. Windows were double hung wood sashes

The interior was originally plaster on masonry and wood lathe. The roof framing is an exceptional construction including two early trusses that appear to be designed to support a column free courtroom ceiling. The basic historic fabric of the building is substantially intact and structurally sound.

There have been a number of modifications over time that has altered the courthouse's historic character. The roofing is now composition tile, a small addition was added to the west side of the courthouse in the early 1960's, the exterior stucco has been over-sprayed with a Portland like cementitous material, the window sashes were replaced with modern aluminum sashes. The millwork on the first floor has been removed leaving the rough openings exposed. The historical society has made some positive efforts to recapture the historic character. For example, the four dormers that were removed early if the 20th century were reconstructed recently.

The improvement program outlined herein reclaims historically significant features while preparing the building to support community uses ranging from festivals to exhibits. The historic features that will reestablish significant character include reproducing the 6/6 wood window sashes and shutters in the extant original frames, installing a flat seamed metal roof and reclaiming the characteristics of the historic square. The addition should be removed and the windows modified for connecting doors to the courthouse should be rebuilt.

To support future use, one room on each floor should be modified to accommodate an elevator, restrooms and a small catering kitchen. One room should be used for a visitor center and three rooms downstairs should be used for exhibit galleries. On the second floor, the judge's chambers should interpret the conditions of a 19th century rural judge. The courtroom finishes should be restored where possible. The courtroom should remain substantially open to accommodate a variety of community activities. New mechanical, electrical and plumbing systems should be installed.

County government's participation in funding and implementing the needed improvements is critical in that the long term viability of the historic courthouse. The scope of improvements scheduled herein is budgeted to be between $1,815,017 and $2,178.020 in commercial construction value depending on the approach to project delivery.

Description of the Property

Location: The historic Crawford County Courthouse fronts on US Highway 80/SR 22 and is bounded on the rear (south) by SR 42. The east and west side of the square are defined by community streets. The square has a small parking lot on the north (front) and south sides.

The Square: The 1851 historic Crawford County Courthouse is sited on a square in Knoxville, GA. The extant square measures approximately 113 feet (across the front of the square) by approximately 141 feet. The characteristics of the square appear to have changed over time primarily as a result of changes in the adjacent road/street modifications. The retaining wall of concrete masonry units (CMU) around the perimeter of the square was installed in 1947. An examination of historic photos indicates that the square did not originally have a walled square. Historically, a significant part of the front yard was used for wagon parking, etc. It was likely that the current CMU retaining wall was constructed to accommodate adjacent road improvements and a more formal parking arrangement on the north and south sides of the square.

Topographically, the square falls gently from north to south. A short drive approximately in the center of the west side of the square is reported to have been for coal delivery in the past. However, it is unclear where the coal was stored if it was not on the exterior of the building since there is no evidence of a support space within the building for such a purpose. It is presumed the coal was for fire places and stoves. An east/west walk traverses the square in front of the courthouse and provides access to the exterior stairs. A north south walk centered in the square connects the parking lots to the building. This walk slopes up from the front parking lot with a ramp. In the rear, several steps accommodate the grade change between the rear central walk and the south parking area. There are two flag poles on the square, two historical markers, and two memorial markers. A derelict outdoor condensing unit is located on the southwest corner of the square next to the building adjunct to an electrical box and mast head for building power. The vegetation on the square is limited to several overgrown shrubs on the east and west side and a small but mature ornamental tree on the west side north of the addition.

The historic courthouse is a two story load bearing masonry structure with a wood framed second floor and wood framed second floor ceiling and roof structure. Overall, the building's footprint is 51'-6" x 63'-6" producing a building footprint of 3,720 s.f. and a gross building area of 7,440 s.f.

There are only a few courthouses remaining in Georgia where access to the second floor is from the exterior of the building. Crawford County is one. Two others are the Thomas County Courthouse of 1858 and the Banks County Courthouse of 1859. The Thomas County Courthouse originally had an interior stair as well as an exterior stair to the second floor courtroom; however the Banks County Courthouse, like the Crawford County Courthouse, had only an exterior stair to the second floor courtroom.

The courthouse was originally six rooms on the first floor and four rooms on the upper floor. The first floor

was administrative in use and the second floor judicial. The first floor rooms were substantially the same in size and configuration with the primary difference being the four corner rooms having windows on two walls. The primary space on the second floor is the courtroom which makes up approximately two thirds of the floor area. A central hall 9'-10" wide connects the front stoop to the courtroom and is flanked by the Judges Chamber to the east and the Jury Room to the west.

Structurally, the first floor perimeter and interior corridor walls are the support for the second floor framing and the roof load above. On the second floor, the perimeter walls of the courtroom, three of which are exterior walls and one interior support the heavy timber roof structure. On the second floor, four columns located in the otherwise open courtroom are carrying some of the interior roof load to the first floor corridor wall and then to the ground.

The original primary finishes in the Crawford County Courthouse are simple. The exterior walls are finished with stucco on brick. The original wood windows (frames are intact but sashes have been removed) were wood. The primary interior wall finish is plaster on masonry on the interior of the exterior walls and first floor interior walls. On the second floor, the interior of the exterior walls is plaster on masonry while the interior walls are finished with plaster on wood lath. On the first floor, the ceiling finish is plaster on wood lath. On the second floor the ceiling finish is wood bead board. The first floor appears to have originally been brick but was later overlaid with concrete with a terrazzo finish. The second floor finish is unfinished wood.

Notable Alterations to the Courthouse and Square Since 1851

There have been a number of notable modifications to the original courthouse since its construction. The modifications identified below are not intended to be an exhaustive but do represent significant changes to the character of the building and site over time. They include:

Square Topography: Historically, if not originally, the square and first floor of the building were above the grade of the surrounding roads. The construction of the concrete block wall around the square converted the square from having a more informal relationship with the adjacent highways and streets to a more formal one. When constructed, the wall accommodated grading for paved parking areas in the front and rear of the building. It appears there was no reinforcing or footing under the wall which is in poor condition at this time.

Square Circulation and Parking: The conversion of the square from an informal layout where the site sloped to the road and the front yard provided informal parking and circulation to a more formal configuration with designated paved parking spaces and a masonry retaining wall around the site is a significant modification to the character of the courthouse setting.

Square Plantings: Historic photos present a variety of planting characteristics on the square. Most appear informal and are trees, presumably for shade, rather than shrubs. An early photo from the late 1800's or very early 1900's shows an arbor located on the east side of the courthouse toward the front elevation. In the early 20th century a formal planning of trees along the west side of the square were planted. There is incomplete photo documentation of the full square to know if this formal planting of trees was carried out on the east side and rear. The one photo from this period

suggests the formal tree planting was not on the front of the square.

Square Monuments, Fixtures and Features: In addition to the arbor noted above, the available historic photos of the courthouse reveal a well, now covered with a concrete cap, at the south east corner of the square. The modern contribution to site fixtures includes the derelict air conditioning condensing unit at the southwest corner of the building. The square has received a series of historic and commemorative markers in the 20th century. The north side of the square facing Highway US80/SR42 includes a marker to a deceased law enforcement officer, a Crawford County historical marker and an Old Wire Road historical marker. On the north elevation of the building flanking the entrance to the first floor of the courthouse are two plaques, on the right facing the courthouse is a marker acknowledging the buildings being on the National Register of Historic Places and on the left is a marker placed by the History Channel who traced the path of de Tocqueville who passed through the area on his U.S. travels. Two flag poles are located on the north side of the square, one in the northeast quadrant and one in the northwest quadrant.

Roofing: Based on the historic photos, the nail pattern in the roof decking and the evidence of previous roofing materials in the attic, it appears the courthouse was roofed with wood shingles at some time previous to the current composition roofing. However, records discovered by the Historical Society dating from c.1856 state "The court hereby proposes to employ Amos V. Dreher to solder and paint the tin roof of the courthouse in a skillful and workman like manner, the paint is to be approved fireproof and hydraulic paint of French & Richards best....." This documentation suggests the original roofing was painted tin. No evidence of the tin roof was observed during the assessment of the building. However, this information informs a decision about the appropriate treatment of the roof in a rehabilitation project.

***Exterior Walls*:** It appears that at some point in the mid 20th Century, the exterior was refinished with a very hard Portland type stucco finish. While the finish is in fact very durable, it presents a noticeably textured character that is likely different from the original typically more flat and scored plaster.

Dormers: Historic photos show the courthouse likely had dormers when originally constructed. A 1913 image published in the Atlanta Journal suggests the dormers existed at that time. By 1936, as indicated in the Historic American Building Survey photographic documentation of the structure, the dormers had been removed. With assistance from a grant from the Historic Preservation Division of the Georgia Department of Natural Resources dormers that approximate the historic dormers were reconstructed on the four sides of the courthouse roof in 2005. Examination of historic photos of the dormers and the recent replications reveal one significant difference and other less discernable differences between the original and the replicated dormers. The configuration of the original dormer window is significantly different from the modern manufactured window with snap in muntin bars in the reconstructed dormer. The historic dormer had side lights (three lights per sidelight) on each side of a 6/6 double hung window and a transom with four lights.

Cornice Detail: Historic photos show a cornice and eave detail that is different from the extant conditions. Of particular note is the cornice dentil molding shown in historic photographs that no longer exists. There is no documentation to determine the original cornice material. However, given the age of the building, it originally was wood, most likely.

Gutters: The only evidence of gutters on the courthouse is shown in historic photos. The only evidence of a gutter is across the north elevation over the front door and steps. The gutter extends to within approximately three feet of the corner of the eave on each end of the front elevation, with downspouts at the corners. It is clear this is to keep water from falling on people going in and out of the building at the first and second levels during rain events. The gutter is shown to be half round in profile and extant when the original dormers were in place and after they were removed. Since the gutter no longer exists on the building, it is reasonable to assume that the awning over the entry door to the second floor at the top of the steps was in part to compensate for the lack of a gutter.

Shutters: Historic photos show the courthouse with shutters well into the 20th century. The original window frames that remain in the building still have what appears to be early if not original pintle on the extant window frames. The building currently does not have shutters.

Chimneys: All four chimneys have been reconstructed to be rectangular in shape. Historic photographs show the four chimneys to have a single base the size of the extant chimneys but above approximately 4' they are divided into two units, one serving fire places in each floor below. In addition to the configuration of the extant chimney's being a different profile, they appear to be shorter than the original chimneys as well.

Windows: Original sashes were removed and manufactured windows installed in the historic extant frames. The original windows were a 6/6 double hung configuration. The retrofit windows are 1/1 aluminum windows which dramatically alter the historic character of the courthouse. The good news is that from historic photos and with existing frames intact, the original window configuration and character can be recaptured.

Courtroom Columns: The columns in the courtroom are not original. They appear to date to the period of the air conditioning installation. It is probable that the structure in the attic to support the full span of the ceiling was deemed inadequate to carry the additional load of the ductwork and air handler. The free span in the courtroom for an 1851 courthouse is exceptional. The approach to future air conditioning should be priority to returning the courtroom to its original clear span character.

Addition: A single room addition constructed of brick with wood roof framing was added to the west side of the courthouse in the 1968 to 1970 time period. This room was added to provide additional space for the commission business. This feature is not considered contributing.

Fire Places: The location of the original fireplace fireboxes are still evident in each of the four corner rooms on the first floor and in the two north rooms and the courtroom flanking the original position of the judge's bench on the second floor. However, they have been filled with brick in most cases. On the first floor, the hearths have been lost to the terrazzo on concrete flooring. All the mantels are missing except one. The most intact fireplace is in the Judge's Office on the second floor where an ogee profiled cantilevered mantel is positioned over a stucco fireplace front. The vintage of the one mantel is not known. However, it should be considered contributing and not altered. The treatment of other fireplaces should without further more detailed investigation of this issue be interpreted based on the paint line on the brick and the known opening of the firebox. Beyond that level of treatment at this time is

speculative and could easily detract from the overall authentic character of the rooms they occupy.

Vaults: Based on the materials used and fittings provided, the center east room on the ground level was converted to vaults likely at the end of the 19th century. There are two vaults: one opening to Room 13 and one opening to Room 17. The significant characteristics of these rooms are the steel vaulted ceiling and early use of concrete typical of late 19th century vaults, constructed for improved fire protection for important county records stored in the courthouse. The vault doors on the two vaults in their respective rooms are matching.

First Floor Restrooms: A modification to Room 14 to provide modern restrooms for the general public was made in the 1960's. The restrooms took up approximately half of the center west room on the first floor leaving the other half of that room as a passage to the west addition. The interior non-masonry walls of the restrooms have been removed, leaving the 20th century white restroom tile work exposed as the dominant remaining feature of the earlier restrooms.

Stairs to Attic in Judge's Chambers: The underpinning enclosure of stair to the attic in the Judge's chambers appears to not be original to the building but should be considered contributing to the building's historic character. The most significant evidence of this observation is materials used to enclose the stair and the fact that the baseboard profile and paint scheme behind the stair underpinning suggests the area under the stair was open at one time. The stair should be considered contributing and likely in some form in the vicinity to the earliest access to the attic. There are rumors of using the attic for prisoner holding during court session which does not seem plausible.

Millwork: The interior millwork on the first floor was removed in a past attempt to rehabilitate the courthouse. The contractor removed the millwork thinking it was the proper approach to managing lead based paint. On the second floor, the original millwork remains. It provides a guide to the reconstruction of the first floor millwork.

Non-Original Openings: There are two types of non-original openings in the historic courthouse. The first openings were doors which were cut into masonry walls. Two openings from the central hall to Room 14 are such non- original features. Their jambs are chopped out brick and the heads have no lentil to support the load above. The second type of non-original opening is on the west wall of rooms 14 and 16. In each room a window was converted to a door to connect the respective rooms to the west addition mentioned above. To achieve this modification the sill and brick wall under the window were removed.

Terrazzo Flooring: The terrazzo flooring on the first floor appears to be laid over a concrete slab that was poured over the original brick flooring on this level of the courthouse. As a point of interest, the ground level of the Thomas County Courthouse (1858) also had brick flooring originally.

Second Floor Restroom: As one would expect, a jury sequestered for a better part of a day would require a restroom in or attached to the jury room to function effectively and efficiently. Consequently, a restroom was added in the Jury Room, Room 22 on the second floor. From its construction, the room appears to be from the first half of the 20th century.

Courtroom Furnishings: The furnishings in the courtroom or related to the courtroom appear to be the only furnishings that potentially have a meaningful relationship to the historic character of the building.

The courtroom jury box chairs currently stored in the second floor jury room appear to be from the mid-20th century. There is a report that cane seated chairs were used for jurors. Given the fragile nature of this type chair, it is not recommended they be reused but rather are retained as an artifact of the building's history for interpretation. The reuse of the jury box furniture and other pieces with potential historical value should be considered in relation to the approach taken in the reuse and interpretation of the building as a whole.



History and Context

County History

Two weeks after the legislature established Crawford County in acts of December 9 and 23, 1822, it authorized the initial Inferior Court to select a county seat and provide for construction of a courthouse (Ga. Laws 1822, p. 23). The home of Imlay Vansciver was to serve as a location for courts and elections until the courthouse could be built. The legislature designated Knoxville as county seat a year later.

The 1823 act to "make permanent the site of the public buildings at the village of Knoxville" stipulated that the courthouse and jail be "permanently located upon lot one hundred and thirteen, in the second district formerly Houston, now Crawford, at a place now known and called by the name of Knoxville." When Knoxville was incorporated Dec. 24, 1825, the law stipulated "that the town shall comprehend within its limits, all persons residing within the boundaries of the square, or lot of land, upon which the public buildings of the county are situated; and that no person shall be elected a commissioner, or an officer of said town, who shall not reside within those limits."

Earlier Courthouses

Inferior Court minutes of May 1830, refer to records "destroyed by fire when the courthouse was burned." The Georgia Legislature passed in 1832 an act "to establish and admit to record certain instruments which were destroyed with the county records, of the county of Crawford by fire, and to make valid the same." Part of that law read, "at some time in the month of January eighteen hundred and twenty-nine, the clerk's office of the Superior Court of Crawford County was consumed by fire." Marriage records from the county's first years did survive, and may have been stored elsewhere.

In August, 1830, the county treasurer was ordered to pay Henry Crew $200, but there is no indication of why. Superior Court minutes of September 2, 1830 record a county grand jury presentment objecting to the payment of $200 to Henry Crew "which was paid without any order of court. . . . (We) recommend the Inferior Court of this county appoint a committee to examine the actings and doings of all former treasurers. . . We present as public grievance the letting and building of the Court House in the county aforesaid as it does not appear of record . . . of public notice given. We therefore protest against an order prepared in favor of Henry Crew for the building of said Court House."

In January 1831, the treasurer was ordered to pay Crew $300. In April, E. W. Dennis was to be paid $301 "provided the courthouse in finished by the first day of July next; that is to say finish the floor above and below, run two stair cases and banisters to same, make three partitions above with panel doors and furnish locks for same, make a circular table, make seats, in the jury rooms, make two jury boxes and rough cast the underpinning, all to be done in a workmanlike manner. This order payable when the above mentioned work is received by the Inferior Court."

The 1852 Courthouse

For many years, the current building was thought to be the one constructed in 1830. But recently discovered records indicate that another courthouse was built in 1852, probably not at the same location.

On November 18, 1840, the county bought a half-acre lot in Knoxville from Robert Hicks adjoining the lots in the town of Knoxville bounded on the West by the lots of John Andrews, on the northeast by the land of Robert Hicks and on the south by a street terminating in the Macon and Perry Roads. In 1842, Knoxville's incorporation was amended because, according to the new legislation, "the county has acquired other, and additional lands upon which has been erected and constructed a jail." The boundaries were extended "over the said acquired lands."

On May 20, 1851, the Inferior Court ordered that Green P. Culverhouse be requested to obtain and lay before the next Grand Jury all the information that he can obtain to the probable cost of a new courthouse and submit a plan of the same to said jury. In August, 1851, the Grand Jury presentments noted: "Our courthouse is in a very dilapidated condition and not worth repairing. We have hopes that with the present economized management we shall soon be able to build a new one. (The legislature a few years ago, either blaming the people of Crawford County unable to regulate their own pecuniary affairs or fearing her power if unrestricted in taxation, thought proper to say that the grand jury should not be allowed to recommend a higher tax than 25 percent on the state tax. In as much as we have quietly acquiesced in the requirement of said law we hope that the next legislature will restore to the people of this county the ancient privilege. We can then make a more certain calculation about raising funds to build a court house.)"

In November, 1851, the Grand Jury recommended the Inferior Court "assess a tax of 75 percent on the state tax for the purpose of building a court house and further recommend our senator and representative to petition the legislature to allow us our state tax for one year for that purpose."

Sometime in 1851 a contract was entered into between John L. Baninger (or Barringer) & Brother and William R. Robertson to build a brick Court House for $8,000 to be paid in four equal installments. Payments were made between January 1852 and April 1854.

Court records show orders to pay: $200 for constructing and building of the court house January 15, 1852; another $1800 from Jan. – March; $ 500 "as a portion of their contract for building a courthouse" October 8, 1852; $250 October 27, 1852; $1,250 December 1, 1852; $1,800 "contracted to build a brick courthouse in Crawford County for $8,000 -- having finished same" February 1, 1853; and $1,500 April 14, 1853. On November 15, 1852 the court ordered that $25 be appropriated out of the court fund to pay George W. Scattergood for drawing a plan of the courthouse. No additional information is known about Mr. Scattergood but a search of genealogical records on the internet reveals a George W. Scattergood who was born in 1811 in Holmesburg, Pennsylvania and died in Macon, Georgia in 1874. In 1852, he would be 41 years of age, a likely suspect for being the drafter of the courthouse plans.

Later Changes:

In 1935, *The Georgia Post* reported the paving of the highway on the north side of the courthouse, The July 15, 1948, issue of the *Crawford County Times* newspaper carried a story describing the beautifying and remodeling to build coping around the grounds, remove trees on the square, cut 30 feet from each end and 10 feet from each side of the square, paint inside and outside, and repair the chimneys.

In the *Macon Telegraph* October 8, 1954, pioneer citizens of the county said the bricks in the structure were made by hand from clay near here. The story listed repairs at that time as re-plastering, repainting,

new lighting fixtures, new door, Venetian blinds and new awnings.

Over the years, repairs and remodeling projects have included changes in the exterior finish and construction of a small addition between 1963 and 1965. Major interior renovations were done in 1967.

For many years Crawford was the only county in Georgia in which an unincorporated community served as county seat. The courthouse was used until August, 2002. It was one of the oldest then in use in the country. When Knoxville lost its municipal charter in 1995, Crawford became one of only three Georgia counties with an unincorporated community serving as county seat.

.Additional Research -- Crawford County Courthouse

October 1947: Grand Jury recommended necessary steps be taken to protect and beautify courthouse grounds, to erect retaining walls on four sides of the square, to extend walks from the two courthouse entrances to the street line, and that necessary filling and grading to be accomplished "to give effect that this public building of the County is a credit to it." (Minutes of Superior Court, Book A, pg 255)

From minutes of the Crawford County Commission

August, September, October and November 1948 : Payments approved to various contractors and suppliers for work on the "courthouse and square"; payment for top soil; payments of $487 Reynolds Concrete Products for cement blocks; $962 (three separate payments) for labor.

November 1948 Concrete products company Cornell-Young Co. paid $305.

Other payments specifically identified in the Commission minutes in this time period were for painting labor, window putty, and venetian blinds. Additional payments to various establishments (at least some of whom were local) were associated with "courthouse and square" but without naming specific products or services.

The July 15, 1948 issue of the Crawford County Times newspaper carried a story describing the beautifying and remodeling "now underway" at the Crawford County courthouse to build coping around the grounds, remove trees on the square, cut 30 feet from each end and 10 feet from each side of the square, painting inside and outside, and repairing the chimneys. Frank Becham was named as supervisor of the project, and the Commission minutes show several payments to F. J. Becham.

1950's

Jan. 1, 1955	$10,000 loan "to meet the cost of repairs to the Court House and other deficiencies in the operation of the current year"
Feb. 1, 1955	$2,683.27 to A. H. Lawler Construction ($3,444 less pipe)
June 7, 1956	J. T. Molton (General Contractor) $835.84 Balance on Statement Nov. 1, 1955 (Repairs to Courthouse) *No evidence yet found as to what these repairs were*

1960's

Feb. 7, 1967	$2,000 to Wilson Avery, Inc. Partial payment on contract (Crawford County Courthouse job)
Mar. 7, 1967	$30.99 Standard Fluorescent Co. (Lights for Courthouse)
Mar. , 1967	$1850 Wilson Avery Inc. Payment

	on contract on Crawford County Court House
Mar. 14, 1967	$150 to Wilson Avery Inc. Repairs to courthouse chimneys $150 to Wilson Avery Inc. Balance in full on Court House Contract
April ?, 1967	$119.54 to W. F. Andrews & Son (Paint & supplies for Court House)
May 2, 1967	$3274.60 to Stokes Real Estate Corp. Partial payment on Court Room Contract
June 6, 1967	$500 to Stokes Real Estate Corp. Balance due on Court House Contract $142.50 to Pearson Mills Inc. Statement dates May 22, 1967 (wall panels for Court Room)
Dec. 1967	$4253.72 to American Seating Statement dated Oct. 31, 1967 (chairs for courtroom)
Feb. 6, 1968	$441.98 to Roberta Lumber Co.
Feb. 1, 1968	Statement dated (Material for Court House Job) $203.00 Fort Valley Ready Mix & Supply Co. (Concrete for court House Job) $43.12 W. F.Aandrews (Court House Job)
April 2, 1968	$641 to Goodroe Enterprises Statement dated March 18, 1968 Ceiling installation for courthouse $16.76 to M. Supply Paint and Stain $298 to Pearson Mills Plywood Panels statements dated Feb. 20 and March 11, 1968 $781.88 to Roberta Lumber Co. statement dated April 1, 1968 Materials for courthouse 498.64 to W. F. Andrews & Son
Mar. 68	Account Materials for courthouse $99.50 to Roberta Lumber Co. Doors for Court House job $1,160 to Pickard Manufacturing Co. for 800 square feet flooring in Courthouse $155.38 to Spillers Bros. Lumber Co. Lumber for Court House job
June 4, 1968	$46.79 to W. F. Andrews materials for Court House $200 to Pearson Mills Panels for Courthouse $618.47 to Lowe Electrical materials for Court House $409.89 to M. Supply materials for Court House
Dec. 7, 1968	$787.80 to McGee Electric and Plumbing Co. air conditioners for Court House 1272.50 to G. E. Kirksey labor contract on Court House Job

** County History above provided by Crawford County Historical Society*

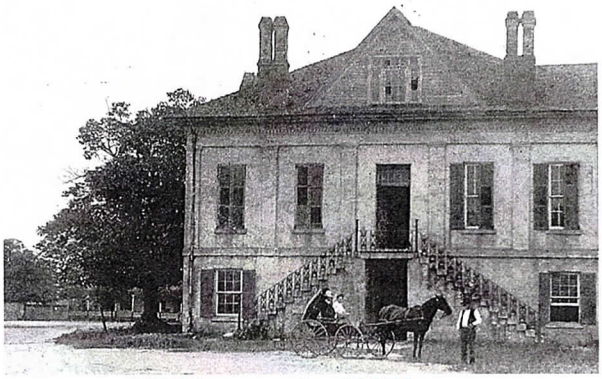
From interview with Former Commissioner Robert Ray (Early 1960 to 1966)

When Robert Ray took office in 1960 there were large holes in the floor in the sheriff's office "That's where they would put their cigarette butts" There was one rest room (in the jury room on the second floor) and one lavatory in the hall.

Between 1963 and 1965 the county paid John Taylor to build addition. (*Records not found*) The County Commission was meeting in the tax office at the time (room at back adjacent to the addition). "People would come in and want to talk and we never got anything done." I think we paid $1500 or $1600 for

the addition. While Ray was in office, the commission bought auditorium seats for courtroom, paneling from Pearson Mills, courtroom curtains. At that time the jury sat in captain's chairs (a few remain).

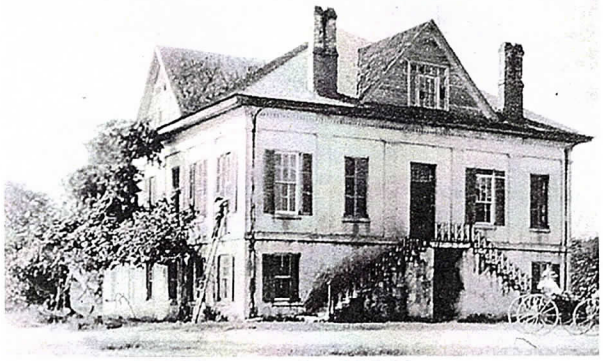
Historic Photos of Historic Crawford County Courthouse



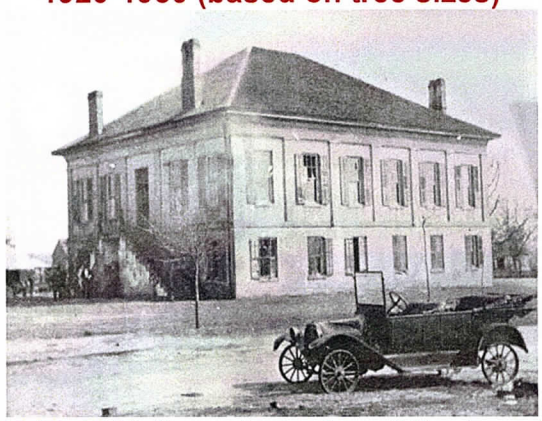
1890's – early 1900's



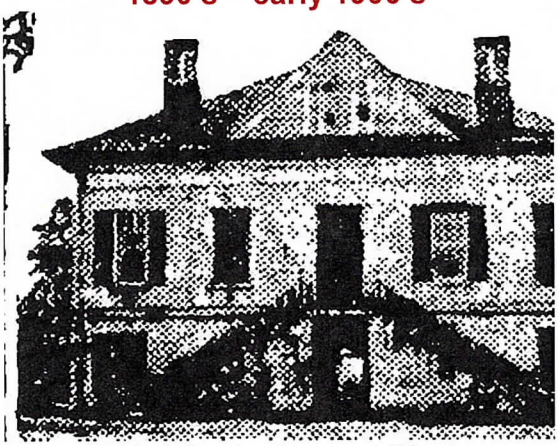
1920-1930 (based on tree sizes)



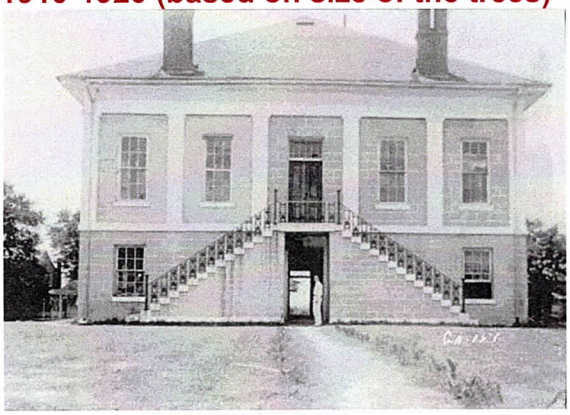
1890's – early 1900's



1910-1920 (based on size of the trees)



1913 Atlanta Journal Photo



1936 HABS Photo



19___?



1946

Summary Time Line

1822	Crawford County created by the General Assembly of Georgia. Georgia's 57th county was named for William H. Crawford (1772-1834), former U.S. Senator and U.S. Secretary of the Treasury, as well as Georgia's first candidate for U.S. President (1824).
1823	Knoxville established as the county seat of Crawford County. Knoxville was named for Revolutionary War Gen. Henry Knox (1750-1806), who in 1789 became the first U.S. Secretary of War.
1829-30	First County Courthouse Burned
1832	New Courthouse Completed
1851	Extant Courthouse Constructed
1947	Highway on north side of courthouse paved, square reduced in size by 30' on each end (north and south sides) and 10' on each side. Trees removed from square. Concrete block retaining walls constructed around square. Sidewalks added from front, sides and rear. Filling and grading occurred behind new walls.
1954-55	Re-plastering, painting, new lighting fixtures, new door, venetian blinds and new awnings.
1963-65	Addition constructed on west side of courthouse
1967	Fluorescent lights added to courthouse. Chimneys repaired, unspecified courtroom improvements, new seating for courtroom.
2001-02	New County Courthouse constructed

Assessment of Existing Conditions

Site: The courthouse is sited on a knoll with the terrain falling off in all directions in differing degrees of elevation change. From the earliest images, historic photographs show the building set above the surrounding roads and streets. The significant changes to the courthouse square in recent history have included addition of the concrete masonry unit retaining wall around the square and the backfilling of the square with soil to level out the terrain. As stated in the history above, the square was significantly reduced in size when the parking areas were installed.

Site Walls: The concrete masonry unit retaining wall painted a light blue is a major feature on the square and detraction to the otherwise substantially contributing courthouse setting. The wall is in poor condition. It appears to have been constructed without any reinforcing and likely without any foundation. Retention of the wall feature around the square would require complete reconstruction.

Walks & Steps: The concrete walks and steps to the upper level of the square appear to be from the late 1940's when the square size was reduced and the CMU walls were installed. A short ramp from the front (north) parking lot to the upper level of the site was from the same period as the wall. This ramp does not meet ADA standards due to its angle of incline that exceeds those standards. The walks are in poor condition.

Grading: Historically, the square was slightly raised above the surrounding streets and primarily flat with a gentle slope to the street. With the construction of the retaining wall it is reported that fill dirt was brought in to level out the square. There is no evidence or report of drainage issues on or around the square.

Vegetation: Extant vegetation on the square consists of a flowering tree and large unmaintained shrubs on the west side of and adjacent to the courthouse and a large shrub on the east side of the courthouse. With the exception of the flowering tree, all plantings on the square are overgrown and adjacent to the courthouse walls where they trap moisture against the building, a condition that is not beneficial to the maintenance of the structure.

Lighting: The predominant site lighting on the square is four ground mounted spotlights that illuminate the front (north elevation) of the building. The only other site lighting is a single cobra head pole mounted fixture in the northwest corner of the square. The lighting fixtures appear intact.

Signage: The Crawford County Historical Society has recently reconstructed a wooden double post sign that announces the courthouse. The sign is in sound condition.

ADA: As stated above, the primary ramp access to the first floor of the courthouse is at the at the north parking lot. The ramp is steeper than ADA standards and thus not compliant. There are no designated ADA parking spaces at the courthouse at this time.

Exterior

- **Roof**: The roofing is a residential tab roofing material of a light gray color. The roofing was installed in 2005 when the dormers were installed on the courthouse. The roofing appears to be in sound condition. The historic courthouse roofing

was wood shingles, samples of which were found in the attic.

- **Dormers:** The dormers were added in 2005 with a grant from the State of Georgia. The dormers approximate the profile of the original dormers but exhibit conditions that appear from historic photographs to be different from the original dormers. Most notably are the differences in window openings between the original dormers and the replacement dormers. The existing dormers appear in sound condition but may be one of the first parts of the 2005 improvements to deteriorate. This is due to the short life span of the residential roofing, the condition of the flashing and the quality of the wood used in the construction of the dormers; modern soft pine when exposed to moisture quickly deteriorates.

  The existing dormer windows are a single six/six modern double hung window with no sidelights or transom. The original dormers contained a 6/6 double hung window with 2 three light sidelights and a five light transom. How the dormers should be treated in the future is recommended to be the following:
  - Until the condition of the dormers is such that they need significant repair and/or replacement, they should be left as is.
  - At such time as the dormers require significant enough treatment to merit a reevaluation of their presentation, it is recommended that the historic photos be carefully examined and photo rectification be used to establish more precisely the original dimensions of the dormers. As appropriate from that analysis, the dormers can be altered or reconstructed. The primary concern with the dimensions of the dormers is being able to reinsert the sidelights and transom light around the 6/6 double hung window. At that time, it should be the objective to use a custom milled window to approximate the historic window profiles rather than a manufactured window or window system.

- **Gutters**: There are no gutters on the building at this time.

- **Awning:** The awning over the front door on the second floor was likely a response to the removal of the gutter on the front of the building. The aluminum awning is a non-contributing feature that appears in sound condition but whose finish is deteriorated. The awning should be removed when the gutter is replaced.

- **Chimneys**: The chimneys were repaired in 2005. As stated above, the extant chimneys are not the original profile in which each had two stacks on top of a rectangular base. The extant chimneys also appear to be not as high above the roofline as the original chimneys based on historic photos. The chimneys appear to be in sound condition. It is not anticipated that the fire places would be returned to active use. The loss of the original character of the chimneys was a substantial loss of historic character to the otherwise straight forward building design.

- **Windows:** The existing windows are replacement windows set into the original frames. The windows are inexpensive aluminum windows that will have a limited lifespan. The original windows, based on historic photos and evidence from the remaining original frames were 6/6 double hung heart pine sashes. The replacement

aluminum windows are 1/1. The change from 6/6 to 1/1 is a major alteration of the historic character of the courthouse. While the extant windows are in reasonable condition, their style and the typical limited performance life of replacement windows suggests that the window condition and performance should be monitored continuously. Of particular concern is that the performance of the replacement windows not be allowed to deteriorate the historic frames that appear to be substantially intact. Of particular note is the fact that the pentles that received earlier functional shutters are still intact on the window frame jambs and are in a condition that could again receive shutters.

- **Shutters:** The courthouse does not now have shutters. Based on historic photos, shutters were an important functional component of the courthouse that also added to its character.

- **Stucco:** The stucco on the exterior of the building appears to be a modern cementitous stucco treatment overlaying the original stucco. The most significant effect the modern treatment has had is to lose the historically significant scored stucco, a treatment in the 19th century that sought to simulate a stone finish in stucco. This was a significant character defining feature of the courthouse in the 19th century that is now lost.

  The stucco material appears to be a Portland product which is very hard. In addition, the stucco appears to have an elastomeric coating over it, basically a plastic coating intended to prevent water from reaching the stucco. It is not known if the coating is breathable or not. A breathable coating will function better than a non-breathable coating as the breathable coating will be less likely to trap moisture that gets behind it against the stucco finish. The stucco and apparent coating both appear in sound condition. (See Appendix Two, Stucco Analysis)

- **Exterior Stairs to Second Floor:** The stairs to the second floor are granite on a massive brick underpinning. The railings are quite significant and are seen in the oldest photo of the courthouse. The granite treads and brick stairs are in sound condition. The only deteriorated condition observed was on the bottom tread on the west steps (all but bottom tread are granite on both sets of exterior stairs) which appears to be concrete over brick. It is unclear if the bottom tread was added or if it is original. The concrete component of the brick on the bottom tread suggests the bottom tread was not original and may have been added when the grading of the square was changed over time. The overlapping of the cementitous stucco over the stair treads suggest that the bottom tread predates the last stucco work on the building.

  The bottom west tread appears to have impact damage that took a piece out of the concrete topping and brick backup support. This condition needs to be repaired. The tread and riser dimensions do not meet modern building code standards but because the building is of historic significance, this type condition if the treads are within a reasonable range of comfort dimensionally, will not become a code issue.

  The condition of the historically significant railing on the stairs is in very good shape. However, the height of the railing and the openings in the railing could become a code issue. The height should be between 36" and 42" high. They are currently less than the height currently required

by modern codes. This is a design detail to be handled with great care to avoid damaging the historic railings while addressing the modern safety requirement.

Structure

The historic characteristics of the courthouse structure are intact. The structural condition of the building is excellent. The only issue identified with the structure is related to the columns in the courtroom. These columns are not original to the building and were likely installed when the air conditioning was installed in the attic. The original courthouse structural design included a very early set of trusses intended to support the courtroom ceiling without columns in the

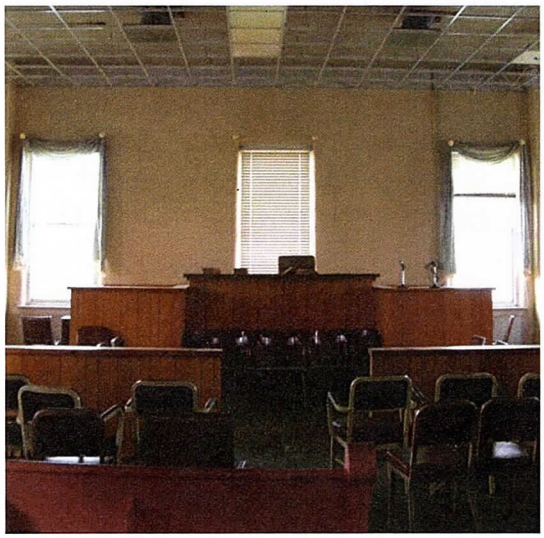


Second Floor Hall/ Existing Condition

courtroom. The trusses and the free span they provide are one of the most significant features of the building. The return of the column free courtroom should be a priority and is directly tied to the future approach to air conditioning in the courthouse. In any event, the structural engineering assessment of the attic structure should be a component of the design phase for improving the building.

Interior

Characteristics and conditions on the interior of the courthouse are summarized in the table below. The courthouse finishes are limited and straightforward due to the period of construction and limited modifications made to the courthouse over time. The following presents an overview of each of the conditions on the interior of the courthouse.



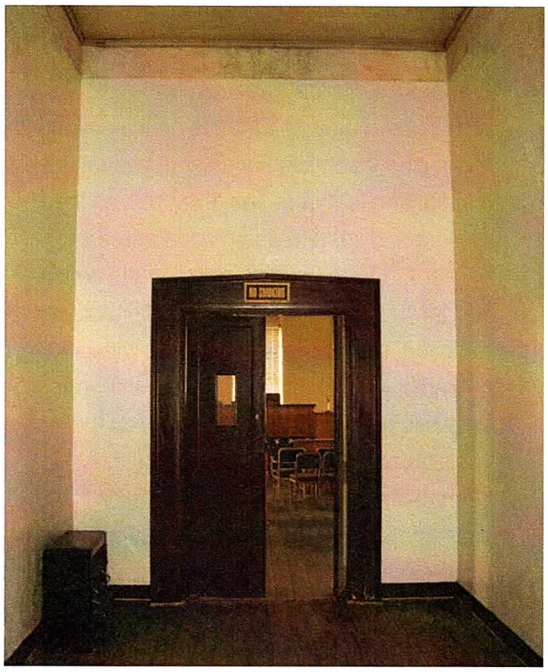
Courtroom/ Existing Condition

- **Floors**
  - **Terrazzo:** Terrazzo was a later 20th century modification to the first floor of the courthouse, installed at the time the modern bathrooms were installed in Room 102. It appears to be installed over a concrete slab which is over what is believed to have originally been a brick floor. Evidence of the brick floor can be seen in Room 106. Overall

the terrazzo is in sound condition. The difficulty of recovering the encapsulated brick below the concrete suggests that retaining the terrazzo into the future and until the resources are available to restore the courthouse is an appropriate alternative.

- **Wood:** The flooring on the second floor is wood. It appears to substantially be original. It is a very important character defining feature and except for issues of safety should be retained and protected in its current condition. It should not be sanded or finished in any way.
- **Concrete:** The concrete floors are limited to the vaults. There is evidence in the vaults that the original floors of the vaults were brick however as discussed above with the terrazzo, the removal of the concrete will likely destroy the brick under the concrete floors. The concrete is generally in fair condition, can be repaired and should be retained until resources are available for significant investment in the building.
- **Carpet:** Carpet is limited to the addition which is proposed to be removed. The carpet is in poor condition.

- **Walls**
  - **Plaster Walls:** The condition of the plaster walls vary throughout the building. An exceptional feature of the building is that all the walls with the exception of the jury room restroom and the west addition are load bearing masonry. Consequently, all plaster work is on a masonry surface. While the wall conditions vary from wall surface to wall surface, all room have a significant amount of plaster intact and suitable for preparation and repainting. There will, however, be significant patching required in each room.
  - **Gypsum Wall Board Walls:** Generally the gypsum wall board (GWB) is in sound condition.



Second Floor Hall/ Existing Condition

- **Ceilings**
  - **Plaster Ceilings:** The plaster ceilings are primarily supported by wood lath attached to the underside of the floor framing of the second floor. The ceiling plaster is in poor condition. While there are some significant areas of ceiling plaster that can and should be retained, there will be major plaster repair and replacement required to achieve a sound plaster ceiling condition.
  - **Wood Ceilings:** The second floor ceilings are wood bead board. It is quite likely that the ceiling material is original. It is common to the four original spaces on the second floor. While there have been some limited

deterioration, penetrations and replacement of the wood ceiling material, the extant wood ceiling is a very important character defining feature and should be retained.

- **Gypsum Wall Board:** The addition is the only room with a GWB ceiling. It generally is in sound condition.

- **Baseboard, Doors and Frames:** The baseboard, doors and frames on the second floor are in sound condition and should be retained as contributing features. The given that all the exterior and interior doors and frames and baseboard (with the installation of the concrete and terrazzo flooring) on the first floor have been removed, it is necessary to look to the characteristics of the second floor millwork details in reproducing the millwork on the first floor. Given the age of the building, the characteristics of the extant millwork and the scale of the building, it is substantially likely that a single pallet of millwork profiles were used throughout the building. It is likely that the pair of doors to the courtroom is not original. However, the other doors on the second floor (except to the attic) should be considered original if not very early.
- **Vaults:** The vaults were likely added in the late 19th or early 20th century. They are typical of the then modern fireproofing techniques to protect irreplaceable county documents that had often been lost in the mid to late 19th century in courthouses. The steel vault ceilings are in good to excellent condition and should be retained and not altered.



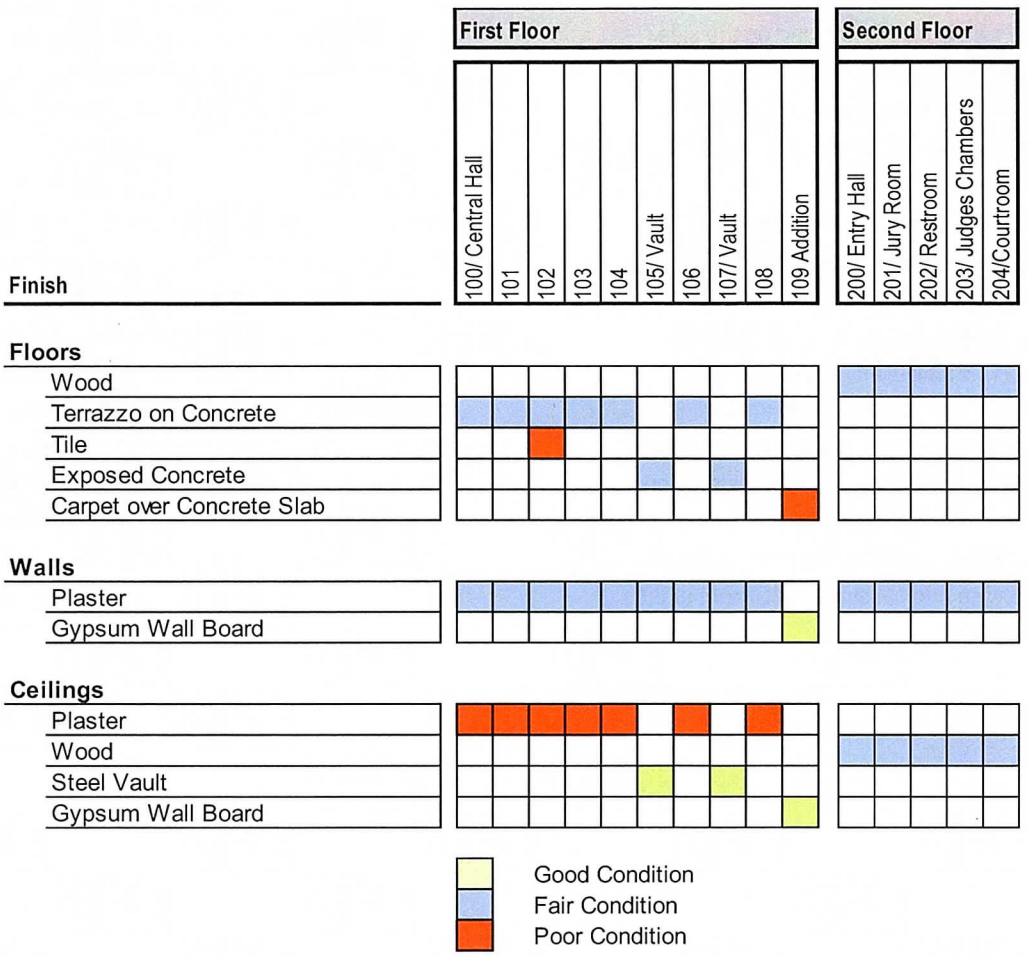
First Floor/ Typical Room/ Existing Condition

- **Other Features**
  - **Fire Places:** The courthouse has eight fireplaces, four on the first floor and four on the second floor. In all cases, the hearths are filled in with masonry and are/were plastered over. Only the fire place in the judge's chambers has evidence of a mantle. Overall, the fireplace and chimney conditions are poor. The fireplaces, by the loss of their hearth and fire box and the chimneys due to the loss of their substantial architectural character retain limited historic fabric. Despite these conditions, the fireplaces and chimneys are significant features to the historic function of the building and should be retained in the future treatment of the courthouse.
  - **Plumbing:** Plumbing was a 20th century addition to the courthouse. The restroom in the second floor jury room was the first evidence of plumbing in the building. The 1960's addition of restrooms on the first floor substantially altered half of Room 102. When the rehabilitation of the courthouse becomes a design and construction project, the condition and capacity of the existing plumbing should be further evaluated. It is

likely that the current septic tank is on the west side of the courthouse. It is on the opposite side from the well and on the side of the past restrooms in the building. Hopefully, the underground components of the system retain the capacity to support the future use.

- **Electrical System:** Power enters the building on the southwest corner. The main panel is located in the southwest corner of room 103. There is little value in the existing system. A rehabilitation project should include bringing new service to the building and considering a new location for the panel and primary point of distribution. Distribution of electrical service should be addressed carefully to minimize the negative impact on the otherwise original simple treatment of the historic spaces.
- **Air Conditioning:** Air conditioning was installed in the courthouse in the last two decades of the 20th century. Window units were used on the first floor and a forced air system for the second floor. All systems are obsolete and should be replaced. A significant consequence to the introduction of the air conditioning in the courtroom was the introduction of columns in the courtroom in response to the added weight of the ductwork and air handler in the attic. The columns are significant intrusions into one of the special features of the building, a truss system in the attic that allowed a column free courtroom. A future configuration of the air conditioning system should eliminate the need for the courtroom columns.

Interior Finishes and Conditions



Approach to Treatment

The overall approach to treatment (effect of the collective improvement decisions) is a fundamental judgment and decision that influence the decisions made on each aspect of the historic courthouse rehabilitation. The objective of defining an overall approach to treatment is to establish a set of historic conditions, often related to a period in time, around which current treatment decisions are made. It is important that the approach to treatment seek to represent historic conditions as accurately as is known and possible.

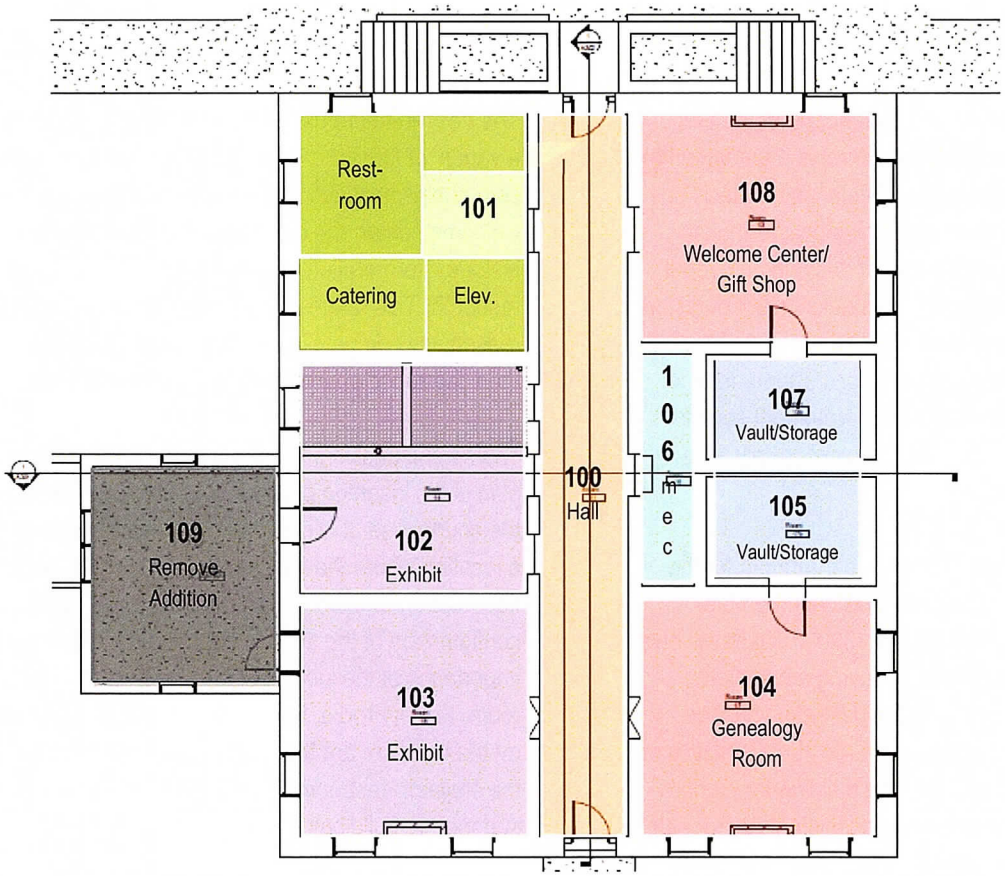
The recommended approach to treatment for the Crawford County Courthouse is based on the conditions that existed in the 1890's. There will be a number of challenges in achieving a complete representation of the 1890's, but each variation should take into consideration the characteristics of the 1890's when adapting the building for modern use. It is easier to achieve a consistent appropriate treatment on the exterior of the Crawford County Courthouse than on the interior where restrooms, elevator and electrical and mechanical systems must be accommodated to meet modern standards and support productive use of the building.

Approach to Use

The desired future use of the historic courthouse is for a variety of functions including accommodations for community meetings and events, local festivals, a welcome center, the exhibition of historic artifacts, historic interpretation, a gift shop and genealogical research. This range of uses and activities should be reasonably compatible with the historic character of the courthouse spaces both in volume and detail.

The most intrusive component of the rehabilitation plan is the insertion of an elevator and restrooms into the courthouse. It is preferable to have the elevator in a location where the visitors can arrive at the second floor and enter the courtroom from the rear. Given the configuration of the second floor and the hierarchical importance of the judge's chambers over the jury room, the jury room, Room 201 and Room 101 below on the first floor are the most appropriate locations for the elevator, restrooms and small catering area to support the buildings functions.

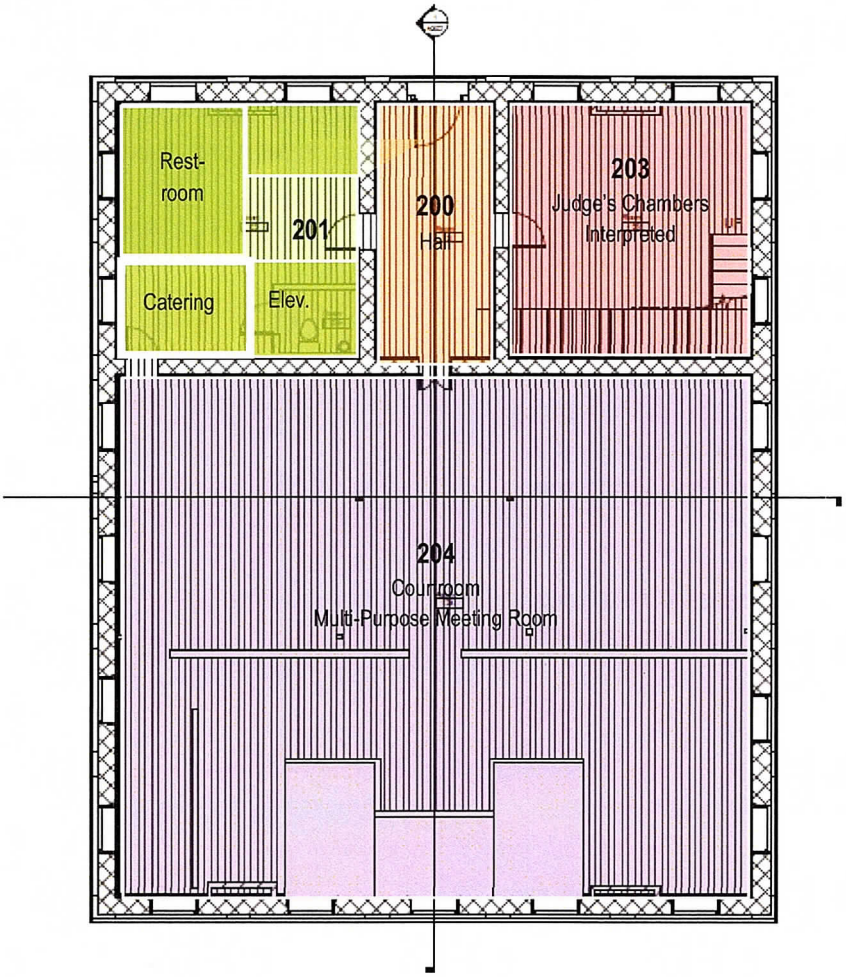
The proposed floor plans suggesting the assignment of uses are presented below.



First Floor/ Proposed Use Plan

The implications of the future use of the first floor plan on the treatment of the building are as follows:

- The removal of the addition will require a repair and replacement of windows on the west side of the courthouse.
- The 60's bathroom finishes in Room 102 will be removed and a terrazzo floor installed to match the existing terrazzo.
- Vault doors will be restored to good working order for document storage
- Room 101 will be substantially modified to accommodate building infrastructure.



Second Floor/ Proposed Use Plan

The use plan for the second floor entails a similar treatment in Room 201 as in Room 101 below. While there is significant modification to this room, the options for accommodating the functions proposed for that room are limited and the capacity of the room to accommodate the proposed functions is adequate. The proposed assignment of spaces presented above identifies the catering kitchen being accessed from the courtroom using the extant historic door. The elevator and restroom will be accessed from Room 200.

The approach to treatment of the second floor includes the courtroom being returned to its column free original volumetric character (after reconfiguration of the HVAC system, removal of the current system from the attic and a structural engineer's confirmation of the attic trusses capacity to

carry the ceiling load.) After these actions, the columns can be removed and the ceiling repaired. The characteristics of the original judge's bench and jury box are not known which brings into question the approach to how the room is finished for its new programmatic use. It is likely that the original judge's bench was in the general location of the current bench. This is an appropriate location for a new podium for multi-use functions. It is recommended that the courtroom space as a volume be the primary "historic" feature of the room and that the room be left open to accommodate a variety of seating and other functional layouts making it and the balance of the building as flexible as possible thus supporting its continued active use.

Given the limited amount of space in the building, it is recommended that the Judge's Chambers will be restored and as cleverly as possible both interpreted as a 19th century judge's chambers while allowing for some programmed use, such as for small meetings and informal gathering space. The entry hall which is simple in detail and intact should be restored as is.

Scope of Improvements

The following summarizes the approach taken in developing the scope of improvements presented in the Action Matrix below. The goal of the improvements is to produce a coherent preservation outcome that will preserve and where the information is known, recreate the historic character of the building.

Approach to Improvements
The approach to the scope of improvements is organized to capture/recapture significant historic features of the courthouse without speculation and to remain within that restored historic condition in order to sensitively insert systems and features that support multiple functions that will allow the building to be most useful to the Crawford County community. As stated above, the approach to treatment is recommended to be the 1890's. Within that general set of restored conditions, modern systems will be sensitively installed to support a variety of modern uses.

Site:

- Remove overgrown shrubs from next to the base of the courthouse. Vegetation holds moisture next to the building damaging the wall material over time. Historically, base plantings were not used around courthouses.
- Remove the concrete masonry unit fence and re-grade the square with a gentle slope to the street.
- Remove the power pole on the corner of the square and put the power underground to the courthouse.
- Commemorate the historic well in a simple and not periodesque manner. It is an important site feature but should not function and thus can be simply interpreted with a marker and simple modern feature in the ground plane.



Existing Overgrown Vegetation & Deteriorated Wall

- Reclaim the front parking to return the front of the square to the earlier relationship with the road and reclaim some activity area in the front of the building.
- Provide ADA compliant parking and access from the rear of the building.
- Replace walks generally in the location they are now in and in their current configuration.
- Provide splash block/wells around the perimeter to manage the runoff from the non-guttered roof on three sides of the building. It is extremely important that the roof runoff be drained away from the courthouse foundation which has never been the case. Such an improvement will help preserve the masonry at the structure's perimeter.

Exterior: The approach to the exterior is defined substantially to be recent building treatments including the reconstruction of the dormers using an HPD grant and the application of a Portland like, very hard cementitous coating on the exterior over the original scored stucco finish. The primary recommendations for exterior treatment include:

- Replace the roofing with flat seamed metal roofing as documented in the Inferior Court records presented in the assessment above. The seaming of the roofing should be flat seamed. For optimal performance and return on investment, the roofing material should be and appropriately coated terne stainless. While more expensive at the outset than lesser quality roofing, the life expectancy of terne stainless roofing will exceed the life of up to 4 conventional composition roofing installations. When amortized over time, the terne roofing is much more economical particularly when considering the reduced cost of maintenance when compared to lesser quality roofs. The roof is the place to put the highest quality investment in the building for its long term preservation and conservation. As a part of the roof improvements, crickets should be installed behind each chimney. This should be coordinated and be compatible with the reconstruction of the new chimneys to match historic characteristics.
- Remove the aluminum windows sashes and reinstall double hung 6/6 wood sashes in the restored wood frames.
- Using the historically significant shutter pentiles, reinstall operable shutters on the courthouse.
- Remove the awning over the second floor front door.
- Install a half round gutter across the front elevation (north) to prevent dripping on the stairs as shown in several historic photos. The gutter should be half round and of copper with round copper downspouts.
- Restore original chimney configuration on four chimneys. This should be accomplished from historic photos and at a time when the chimneys are being replaced.
- The front exterior stairs are generally in sound condition. They do not meet strict current code for tread to riser ratios but as a historic structure should not have to. Altering these stairs would have significant negative impact on the character of the building. The one damaged tread on the west stair should be repaired to match the prevailing condition to achieve a safe condition.

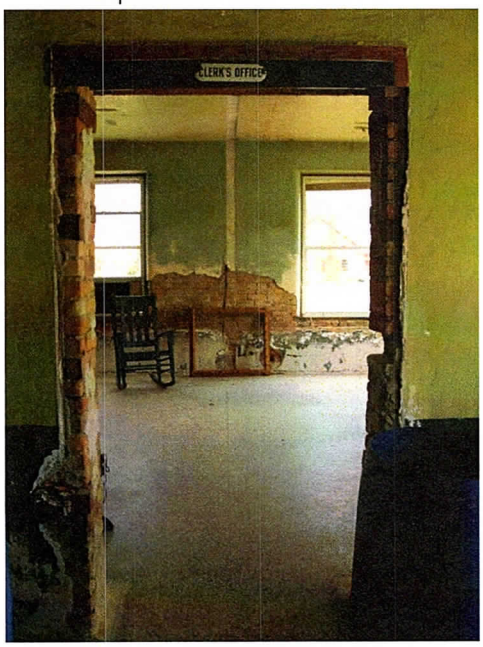
  The historic exterior stair railing is quite important to the character of the historic courthouse. It should be maintained to preserve its integrity. This primarily includes proper preparation for and painting of the decorative metal railing. A simple ADA compliant railing on the wall side of the steps should be installed. If it is determined that a barrier compliant with current codes must be provided, the barrier should not attach to or in any way alter the historic railing.

Interior

First Floor: The approach to the first floor is to preserve the integrity of the historic spaces with the exception of Room 101 which is required to accommodate all the support functions to meet modern use objectives including ADA.
Reconstruct the millwork on this floor based on millwork extant on the second floor.

- The approach to treating the fireplaces should be handled carefully. There is a tendency to install "period" mantels where the information regarding the historic mantels has been lost. This approach skews the importance of the original conditions in

each space with a fire place. It is recommended that the fire boxes be opened to present the scale of the fireplace and that paint shadows revealing the height and where possible profile information of past mantels be used to interpret the fireplace mantels.



First Floor Door Opening/ Existing Condition

- Retain the terrazzo floor. Repair and fill in where missing. While it is not of the period, it is in reasonably sound condition and reasonably low key. Alternatives such as returning to the brick flooring, which would be wonderful, will be complicated and expensive and overall, not a short term priority.
- Close up non-original openings. This includes the non-original doors openings to the central hall and the exterior windows that were altered to be doors to the addition.
- Re-plaster walls and ceilings of first floor. Plaster is a very important feature of this courthouse.
- Sensitively install lighting with fixtures that do not present a stylistic intrusion into the courthouse. Recessed can lights and supplemental floor and task lighting are preferred to not distract from the simplicity of the building and its historic spaces.
- Install missing doors, frames and baseboard to match profiles found on the second floor entry corridor. Door profiles should be taken from the doors leading to the jury room and judge's chambers. Base profiles should be taken from the base in the second floor hallway.
- The proposed use plan shows the small residual space left over after the vaults were installed in the late 19th or early 20th century to be used for HVAC air handler for the first floor. There will need to be some design work and coordination for this space to work effectively for that purpose but its central location, size and the absence of any other space that will not detract from the historic character of the original spaces makes this space ideal for HVAC support to the first floor of the building.
- This plan does not include a fire protection system in the courthouse. However, as a part of a detailed design for improvements the merits of a fire suppression system should be considered further with the fire official having jurisdiction regarding the implementation of such a system in the building. The primary issues influencing the merits of a fire suppression system are the single means of access to and from the second floor and the fact that the second floor courtroom has the capacity for group assemblies. Given the limited size of the second floor courtroom and its capacity, it is desired that the use of it as a limited assembly not precipitate the need for a second stair. Rather, it is desirable to install compensating systems that substantially upgrade the building's fire safety for group occupancy on

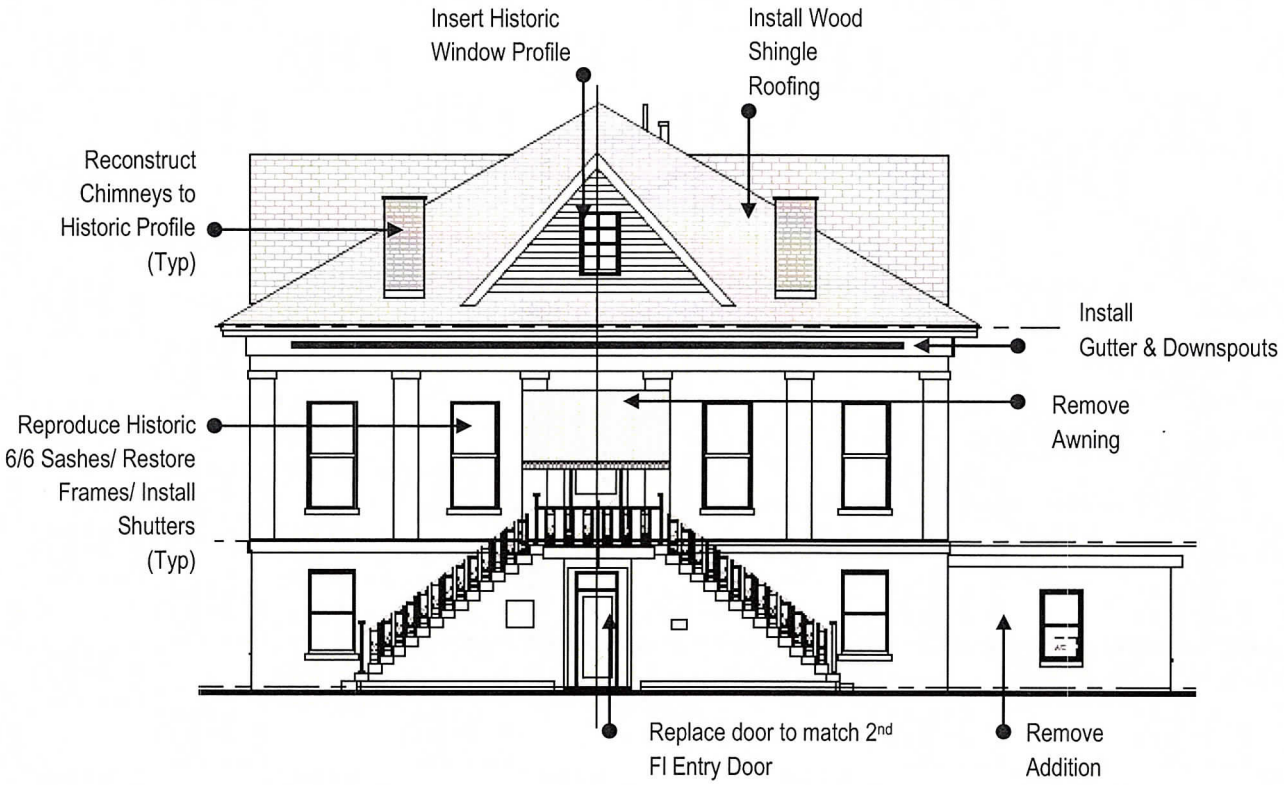
the second floor with a fire suppression system, smoke alarms, enunciators, etc to achieve the response to modern codes.

Second Floor: The approach to the second floor is to use Room 201 for the support functions (elevator, restroom and catering kitchen), to restore the judge's chambers to the fullest extent possible based on known information as a judge's chambers of the period and to preserve the known historic character of the courtroom while accommodating multiple purpose use to enhance the buildings vitality into the future. The simple entry hall will be restored as well.

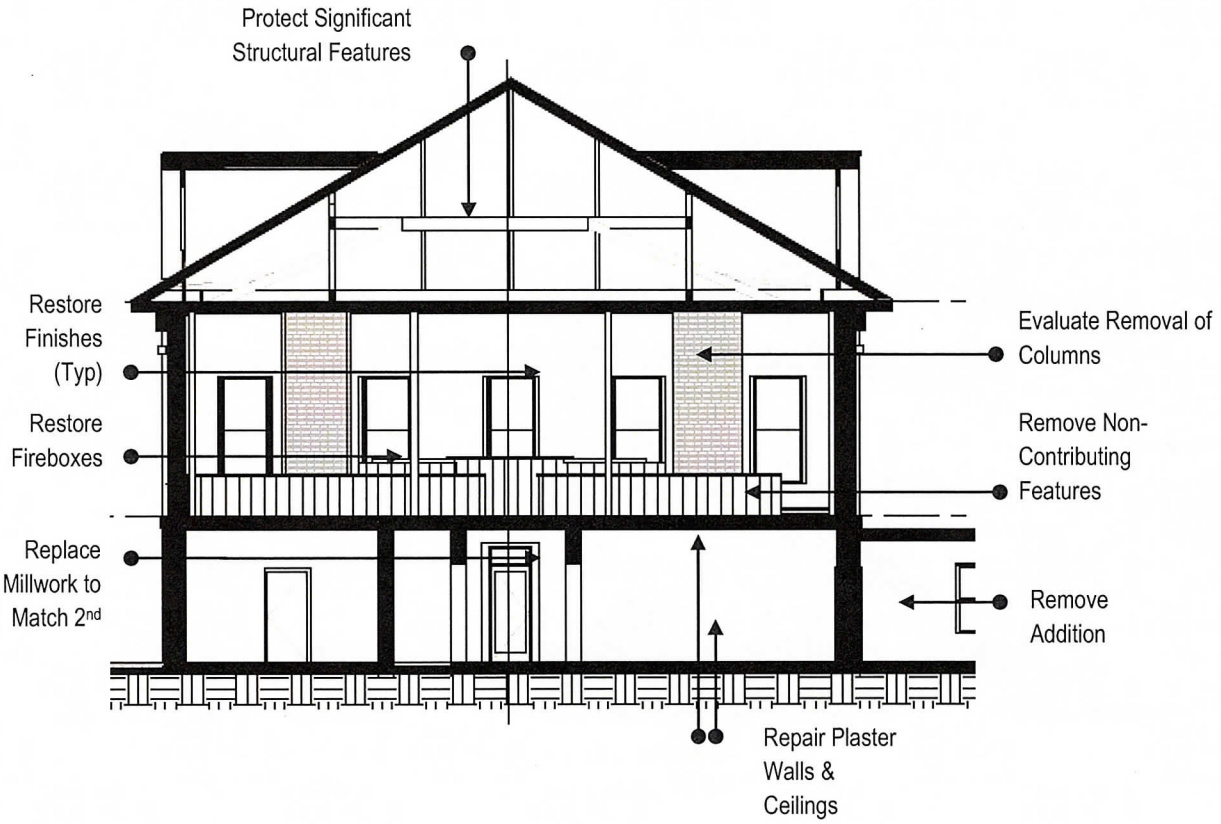
- In the judge's chambers, repair the plaster finishes and restore the paint scheme identified in the paint analysis. The issue here will be furnishings and fixtures. Furnishings can be based on historical knowledge (former commissioner Ray, for example). It is recommended that the room not use decorative light fixtures. Use task lighting (i.e. floor/desk/table lamps) for room lighting to create a more appropriate lighting experience for the room. The flooring should not be sanded or finished in any way except mopped and swept. Its character is very significant. Only in cases of safety should the floor be patched and in those cases carefully to preserve the maximum amount of original flooring while sensitively integrating a patch. This recommendation applies throughout the second floor with the exception of the Jury room which will be dramatically altered. The original flooring in this room should be saved for use in patching and repair of the balance of the historic flooring on the second floor. The stairs to the attic in the Judge's Chambers should be considered as contributing to the room and preserved, though it was likely not a part of the original construction.
- The hallway should be simply treated. Painted plaster with refinished trim to historic finishes. See comments regarding the historic flooring in comments regarding Judge's Chambers above.
- The courtroom character should be established by the removal of the columns as recommended above, the repair of the beaded ceiling, repair of plaster in the room, the proper preparation and paint treatment of the windows and doors and their casings. Flooring treatment should follow the recommendations presented above for the Judge's Chambers. Lighting should be non-fixture type (i.e. recessed cans, etc.) to minimize the architectural intrusion of pendent-type fixtures. Recessed can fixtures should be minimized as they alter the ceiling material and will require patching in the future. The potential of LED fixtures are a positive development due to their energy efficiency and reduced size compared to incandescent fixtures.

Finishes

The paint analysis report and resulting approach to finishes prepared by Building Conservation Associates are presented in Attachment A to this plan.



Annotated North Elevation/ General Approach to Exterior Improvement



Annotated Section/ General Approach to Exterior Improvement

Action Matrix

Historic Crawford County Courthouse

Date: 24 August 2010

Lord Aeck Sargent

Division	Action Description	Restoration	Adaptation	Site: North Side	Site: East Side	Site: South Side	Site: West Side	Exterior: North Elevation	Exterior: East Elevation	Exterior: South Elevation	Exterior: West Elevation	Exterior: Dormers	Exterior: Roofing	Attic	First Floor: 100/ Central Hall	First Floor: 101	First Floor: 102	First Floor: 103	First Floor: 104	First Floor: 105/ Vault	First Floor: 106	First Floor: 107/ Vault	First Floor: 108/ Welcome Center-Gift	First Floor: 109 Addition	Second Floor: 200/ Entry Hall	Second Floor: 201/ Jury Room	Second Floor: 202/ Restroom	Second Floor: 203/ Judges Chambers	Second Floor: 204/Courtroom
1	**General Conditions**																												
	Superintendent, Bonds, Misc. Contractor Expenses, etc.																												
	Pre-Design Investigation																												
	Prepare Hazardous Materials Study																												
2	**Existing Conditions & Site Work**																												
	Non-Historic Demolition																												
	Remove site CMU Walls																												
	Remove addition on east side including slab																												
	Remove Abandoned Condension Unit																												
	Remove loose plaster and wood lath where unsound																												
	Remove electrical masthead and panel on exterior of building																												
	Remove aluminum storefront doors																												
	Remove tile floor and wall finishes																												
	Remove window units from windows																												
	Remove non-historic widows from historic frames																												
	Remove AC equipment and ductwork from attic																												
	Remove canopy over front door																												
	Remove Composition Roofing																												
	Historically Sensitive Demolition																												
	Regulated Material Removal / Encapsulation																												
	Remove Jury Room Restroom																												
	Remove Unstable Plaster																												
	Strip Paint on Historic Millwork/ Prep for Refinishing																												
	Remove Column's in Courtroom* (Confirm in advance by structural engineer)																												
	Site Work																												
	Regrade square to adjacent street																												
	Reclaim parking in front of building for grassed square																												
	Relocate power pole on northwest corner, put power to courthouse underground																												
	Restore Wire Road Interpretative Sign																												
	Strategic Tree Planting on West side of the square																												
	Screen new condensing unit with minimally intrusive screen																												
	Provide ADA ramp to upper grade of square from parking																												
	Provide ADA parking																												
	Well Interpretation																												
	Repair/Restore Site Monuments																												
	Repair/Rehibilitate Site Lighting																												
3	**Concrete**																												
	Install new sidewalks on Site																												
	Install new steps on Site																												
4	**Masonry**																												
	Miscellaneous Stucco Repairs																												
	Miscellaneous Stair Repairs																												
	Repair walls at openings to addition																												
	Open and repair fireplace masonry																												
5	**Metals**																												
	Strip, Misc Repair and Repaint Exterior Stair Railings																												
	Repair Shutter Pentils																												
6	**Wood, Plastic & Composites**																												
	Repair Exterior Corinice and Facia																												
	Reinstall Dental Detail on Exterior Cornice																												
	Prplace missing historic doors and frames on 1st floor to match 2nd floor profiles																												
	Repair Doors, Frames, Window Casements & Base as Required																												
	Install Wood Shutters to match historic profiles from photos																												
7	**Thermal & Moisture Protection**																												
	Install Wood Shingle Roofing																												
	Install Crickets behing Chimneys																												
	Install Gutter and two downspouts, North Elevation																												
8	**Openings**																												
	Rehabilitation of Wood Window Frames (35)																												
	Reconstruction of new wood double hung sashes (37)																												
	New Exterior Wood Doors on First Floor (2)																												
	Restore Exterior Door on Second Floor (1)																												
	Reconstruction of dormer windows, sidelights and transom																												
9	**Finishes**																												
	Repair Plaster on Masonry Walls																												
	Repair Plaster Ceilings or Replace with Plaster Board and Skim Coat																												
	Repair Wood Ceilings																												
	Repair Terrazzo Flooring																												

Division	Action Description	Restoration	Adaptation	Site				Exterior						Attic	First Floor									Second Floor				
				North Side	East Side	South Side	West Side	North Elevation	East Elevation	South Elevation	West Elevation	Dormers	Roofing		100/ Central Hall	101	102	103	104	105/ Vault	106	107/ Vault	108/ Welcome Center-Gift	109 Addition	200/ Entry Hall	201/ Jury Room	202/ Restroom	203/ Judges Chambers	204/Courtroom
	Recreate Millwork on First Floor to match 2nd Floor Profiles																											
	Stirp and Refinish Second Floor Millwork																											
	Patch, reattach and Finish Coiurtroom Ceiling																											
	Patch & Secure Wood Flooring/ Do not sand or otherwise finish																											
	Paint in accordance with findings of paint analysis																											
10	**Specialties**																											
	Restroom Accessories																											
11	**Equipment**																											
	Repair/Restore Vault Doors																											
12	**Furnishings**																											
	NIC																											
13	**Special Construction**																											
	NA																											
14	**Conveying Systems**																											
	Install New Elevator																											
15	**Mechanical**																											
	New HVAC System, one for first floor and one for second floor																											
	Plumbing Modifications, including Installation of New Restrooms																											
	Install Fire Suppression System (compensation for single exit on 2nd Floor)																											
16	**Electrical**																											
	Install New Electrical Service to building, underground																											
	Install Simple Data / Voice System																											
	Install Fire Alarm System (compensation for single exit on 2nd Floor)																											
	Install Security System																											
	Install New Lighting thourghout building																											
	Lighting Specialty Lighting to support use																											
	Install Lightning Protection																											

Conceptual Project Budget

The following conceptual project budget is organized based on the conditions that exist, the proposed approach to treatment and current commercial construction values. The estimate presents the scope of costs involved in the rehabilitation of the courthouse including labor, materials, contractor overhead and profit and other related project costs such as professional services, testing, etc. A factor for inflation is applied to acknowledge the time between the date of this plan and implementation.

Conceptual Project Budget

Div	Action Description	Quantity	Units	Unit Cost	Low Estimate	High Estimate
1	**General Conditions**					
	Superintendent, Bonds, Misc. Contractor Expenses, etc.	1	LS	$100,000.00	**$100,000**	**$120,000**
	Pre-Design Investigation					
	Prepare Hazardous Materials Study	1	LS	$15,000.00	**$15,000**	**$18,000**
2	**Existing Conditions & Site Work**					
	Non-Historic Demolition					
	Remove unreinforced site CMU Walls	800	SF	$4.00	**$3,200**	**$3,840**
	Remove addition on west side including slab	225	SF	$18.00	**$4,050**	**$4,860**
	Remove Abandoned Condensing Unit	4	ea	$50.00	**$200**	**$240**
	Remove electrical masthead and panel on exterior of building	1	ea	$125.00	**$125**	**$150**
	Remove aluminum storefront doors	2	ea	$100.00	**$200**	**$240**
	Remove tile floor and wall finishes on slab	300	SF	$4.00	**$1,200**	**$1,440**
	Remove window units from windows	4	ea	$25.00	**$100**	**$120**
	Remove non-historic widows from historic frames	41	ea	$50.00	**$2,050**	**$2,460**
	Remove AC equipment and ductwork from attic	1	ea	$500.00	**$500**	**$600**
	Remove Composition Roofing	4000	SF	$1.50	**$6,000**	**$7,200**
	Historically Sensitive Demolition					
	Regulated Material Removal / Encapsulation	1	LS	$15,000.00	**$15,000**	**$18,000**
	Remove Jury Room Restroom	1	LS	$750.00	**$750**	**$900**
	Remove Unstable Plaster	1000	SF	$2.00	**$2,000**	**$2,400**
	Strip Paint on Historic Millwork/ Prep for Refinishing	350	SF	$10.00	**$3,500**	**$4,200**
	Site Work					
	Regrade square to adjacent street	4000	SF	$2.50	**$10,000**	**$12,000**
	Reclaim parking in front of building for grassed square	3000	SF	$10.00	**$30,000**	**$36,000**
	Relocate power pole on northwest corner, put power to courthouse underground	1	ea	$2,500.00	**$2,500**	**$3,000**
	Restore Wire Road Interpretative Sign	1	ea	$500.00	**$500**	**$600**
	Tree Planting	20	ea	$150.00	**$3,000**	**$3,600**
	Screen new condensing unit with minimally intrusive screen	1	ea	$2,500.00	**$2,500**	**$3,000**
	Provide ADA parking	2	ea	$250.00	**$500**	**$600**
	Well Interpretation	1	ea	$1,500.00	**$1,500**	**$1,800**
	Repair/Restore Site Monuments	4	ea	$500.00	**$2,000**	**$2,400**
	Repair/Rehibilitate Site Lighting	1	LS	$750.00	**$750**	**$900**
3	**Concrete**					
	Install new sidewalks on Site	135	LF	$35.00	**$4,725**	**$5,670**
	Install new steps on Site, 3R/2T	3	ea	$250.00	**$750**	**$900**
	Provide ADA ramp to upper grade of square from parking	20	LF	$150.00	**$3,000**	**$3,600**
4	**Masonry**					
	Miscellaneous Stucco Repairs	300	SF	$10.00	**$3,000**	**$3,600**
	Miscellaneous Stair Repairs/ Treads	2	ea	$3,000.00	**$6,000**	**$7,200**
	Repair walls at openings to addition	2	ea	$2,500.00	**$5,000**	**$6,000**
	Open and repair fireplace masonry	8	ea	$750.00	**$6,000**	**$7,200**
5	**Metals**					
	Strip, Misc Repair and Repaint Exterior Stair Railings	20	LF	$50.00	**$1,000**	**$1,200**
	Repair Shutter Pentils/ 6/window	41	ea	$20.00	**$820**	**$984**
6	**Wood, Plastic & Composites**					
	Repair Exterior Cornice and Facia	330	LF	$30.00	**$9,900**	**$11,880**
	Reinstall Dental Detail on Exterior Cornice	330	LF	$75.00	**$24,750**	**$29,700**
	Replace missing historic doors and frames on 1st floor to match 2nd floor profiles	6	ea	$2,500.00	**$15,000**	**$18,000**
	Repair Doors, Door Frames, Window Frames & Base as Required	41	ea	$800.00	**$32,800**	**$39,360**
	Provide new sashes to match historic profiles in hardwood	41	ea	$1,000.00	**$41,000**	**$49,200**
7	**Thermal & Moisture Protection**					
	Install Wood Shingle Roofing	4000	SF	$30.00	**$120,000**	**$144,000**
	Install Crickets behind Chimneys	4	ea	$400.00	**$1,600**	**$1,920**
	Install Gutter and two downspouts, North Elevation	60	LF	$50.00	**$3,000**	**$3,600**
8	**Openings**					
	Rehabilitation of Wood Window Frames (35)	35	ea	$1,500.00	**$52,500**	**$63,000**
	Install New Wood Window Frames to match original	2	ea	$850.00	**$1,700**	**$2,040**

Div	Action Description	Quantity	Units	Unit Cost	Low Estimate	High Estimate
	Reconstruction of new wood double hung sashes (37)	37	ea	$2,750.00	**$101,750**	**$122,100**
	New Exterior Wood Doors on First Floor (2)	2	ea	$3,500.00	**$7,000**	**$8,400**
	Restore Exterior Door on Second Floor (1)	1	ea	$2,000.00	**$2,000**	**$2,400**
	Install Shutters at windows	41	ea	$750.00	**$30,750**	**$36,900**
9	**Finishes**					
	Repair Plaster on Masonry Walls	1000	SF	$10.00	**$10,000**	**$12,000**
	Repair Plaster Ceilings or Replace with Plaster Board and Skim Coat	3500	SF	$15.00	**$52,500**	**$63,000**
	Repair Wood Ceilings	3500	SF	$1.00	**$3,500**	**$4,200**
	Repair Terrazzo Flooring	2500	SF	$20.00	**$50,000**	**$60,000**
	Strip and Refinish Second Floor Millwork	500	SF	$10.00	**$5,000**	**$6,000**
	Patch, reattach and Finish Courtroom Ceiling	950	SF	$15.00	**$14,250**	**$17,100**
	Patch & Secure Wood Flooring/ Do not sand or otherwise finish	500	SF	$5.00	**$2,500**	**$3,000**
	Paint walls and ceiling in accordance with findings of paint analysis	7440	SF	$2.00	**$14,880**	**$17,856**
10	**Specialties**					
	Restroom Accessories	2	ea	$500.00	**$1,000**	**$1,200**
11	**Equipment**					
	Repair/Restore Vault Doors	2	ea	$600.00	**$1,200**	**$1,440**
12	**Furnishings**					
	NA			$0.00	**$0**	**$0**
13	**Special Construction**					
	NA			$0.00	**$0**	**$0**
14	**Conveying Systems**					
	Install New Elevator	1	ea	$75,000.00	**$75,000**	**$90,000**
15	**Mechanical**					
	New HVAC System, one for first floor and one for second floor	7440	SF	$12.50	**$93,000**	**$111,600**
	Plumbing Modifications, including Installation of New Restrooms	2	LS	$12,500.00	**$25,000**	**$30,000**
	Install Fire Suppression System (compensation for single exit on 2nd Floor)	7440	SF	$5.00	**$37,200**	**$44,640**
16	**Electrical**					
	Install New Electrical Service to building, underground	7440	SF	$8.50	**$63,240**	**$75,888**
	Install Simple Data / Voice System	1	LS	$20,000.00	**$20,000**	**$24,000**
	Install Fire Alarm System (compensation for single exit on 2nd Floor)		LS	$3.00	**$22,320**	**$26,784**
	Install Security System	7440	LS	$5.00	**$37,200**	**$44,640**
	Install New Lighting throughout building	7440	SF	$5.00	**$37,200**	**$44,640**
	Lighting Specialty Lighting to support use	1	LS	$12,000.00	**$12,000**	**$14,400**
	Install Lightning Protection	1	LS	$15,000.00	**$15,000**	**$18,000**
				Subtotal	**$1,273,160**	**$1,527,792**
				General Contractor OH & Profit	$101,853	$122,223
				Design & Construction Contingencies @ 20%	$275,003	$330,003
				Subtotal	**$1,650,015**	**$1,980,018**
				Professional Fees*	$165,002	$198,002
				Project Budget**	**$1,815,017**	**$2,178,020**

Notes

** Professional Fees includes Architect Fees for Construction Documents, Bidding & Construction Related Services assuming one constuction cycle and conventional design/bid/build delivery method.*

** Based on commercial construction values.*

Priorities/ Phasing

Priorities and phasing are critical considerations in the successful implementation of a comprehensive rehabilitation of the historic Crawford County Courthouse. The scope of improvements and budget in relation to the available and projected resources suggest that the preservation of the courthouse will be accomplished in phases over time. The challenge is organizing the scope of improvements into groups or packages of improvements that can be strategic and cumulative without requiring the loss of investment in prior phases of work.

It is important to recognize that phased projects are inherently more expensive than accomplishing a project in a single construction cycle. It is also important to recognize that the implementation of a construction project is more challenging for a small non-profit organization like the Crawford County Historical Society than an organization like a county government that is equipped to maintain and manage a construction project.

The priorities for plan implementation include the following:

Priority One: The first priority is to keep the structure watertight and structurally sound. Included in this priority is the maintenance of a watertight roof, sound walls and windows that also protect the structure from the elements.

The most significantly deteriorated feature associated with the courthouse is the concrete masonry unit wall around the square. Attention to this feature is one that can be addressed with few dollars and at least to some degree with volunteer labor. Grading and related site preparation equipment is also resources that the county can contribute without notable cost. It is recommended that the first phase include a site construction plan that removes the walls and the front parking lot; re-grade the perimeter of the site to a slope (2:1) suitable for maintaining grass to avoid erosion.

Another task that can be accomplished in the initial phase but should be carried out in a way that sets the quality of future improvements is reinstalling the shutters on the courthouse. In the long term, the optimal desire would be to improve, operate and manage the courthouse without air conditioning using the design features of massive walls, operable windows and shutters to manage natural ventilation to maintain comfort in the building. The Crawford County courthouse can be a demonstration of historic natural ventilation. The intent is to learn to manage the courthouse climate using historic techniques and to do so with the expectation of reasonable comfort. The benefits of this approach are several. The cost of operating the building is minimized. The cost of systems maintenance will be substantially reduced. The authentic experience of working with the historic approach to building operation will be an added feature to the building.

The courthouse can be cleaned out of non-historic features. This is not a significant amount of work but could include the removal of all the tile work in the '60s bathroom area on the first floor. The non-historic judge's bench and rail can be removed. The courtroom columns should **not** be removed until specific structural analysis has been undertaken to determine the appropriate approach to the columns in the courtroom.

Addressing the windows in the courthouse is important to the character of the structure and its performance. As stated above, the aluminum windows are not contributing to the historic character of the structure. Given the original frames remain intact, the primary issue in restoring the windows is reconstructing the sashes and repairing as required the frames. The reconstructed sashes can be fabricated to accommodate insulated glass thus addressing the energy efficiency of the glass. The window improvements can be carried out at any time without significant disruption to the work on the interior since the frames remain in place. However, to keep the exterior in a similar life cycle of maintenance and repair, it is preferable to have the exterior work in a similar period of work.

The treatment of the cornice, particularly the reconstruction of the dentils at the cornice as shown in the historic photographs of the building is a treatment that can be implemented with limited cost. It will likely require a bucket truck or scaffolding to carry out. This improvement is critical to the accuracy of the exterior appearance of the building. Using historic photos, the accurate size and spacing of the dentils should be defined and used as the guide for installation. The approach to attachment should be such that the dentils will remain fixed for the long term. They should also be made of a hardwood to prevent premature deterioration.

Ideally it would be desirable to remove the addition in the first phase in that it is related to the overall treatment of the exterior features of the building. To accomplish this properly, the scope of work should include the reconstruction of the wall area under the window sills where windows were converted to doors. Further, the remaining rough window openings will need to have new frames to match the original and new sashes installed to protect the building from the elements in this location. Alternatively, the removal of the addition can take place with the windows if they are not addressed in the initial phase/priority scope of work.

Installation of the half round copper gutter on the front of the building is appropriate to the first phase of improvements. The gutter should correspond with the position and profile shown in historic photos herein. The gutter should be sized for the roof area draining to the north elevation where the gutter is located. At this time, the non-contributing awning should be removed and attachment holes in brick and stucco repaired.

Priority Two: The scope of priority two improvements would include the introduction of new building systems (electrical, mechanical, plumbing and, if required, fire suppression). This phase is the awkward scope of work where the improvements are necessary to an efficient construction sequence but do not achieve finished rehabilitated conditions for occupancy. However, this step in the work is essential at this point in the overall project to minimize the loss of value of prior investments.

Priority Three: The third priority includes the finishes. This phase is the most satisfying to the use and completion of the project. However, by necessity should be the last phase or priority of work. This includes plaster repair, lighting, millwork, painting, casework.

All three phases of work described above should be accomplished with support from experienced preservation professionals (architectural and construction)

Implementation

The Crawford County Historical Society is to be commended for its organization and strategic planning. The leadership of the organization while small in number is experienced stewarding the County's most significant historic resources using primarily the funds they raise. Implementation is directly related to the availability of funds. Phased projects cost more than projects that accomplish all improvement objectives in a single phase of work. Inflation, remobilization and loss of value in previous phases contribute to the increased cost of phased projects. When phasing is required it is important to organize the phasing so each phase is sequenced to avoid or minimize the requirement to undo an investment in previous phases. This is a strategic decision that shapes the outcome of the total project.

- ***Maintenance Recommendations:*** In its current state the courthouse is relatively easy to maintain. A new roof was installed in the past few years and the building is substantially watertight. There are no systems in the building except basic electrical service. Maintenance recommendations include:
  - Given the existing set of building conditions, the primary focus on maintenance is monitoring for water protection and maintaining building security. It is very important to protect the existing conditions in and on the building in their existing state until a comprehensive set of buildable treatment documents are developed to guide the structure's rehabilitation. The existing conditions are as close to historic conditions as this building will ever be and the loss of historical information will limit the opportunities for treatment in the future.
  - Maintain proper site drainage and conditions to avoid any changes around the building.
  - Remove overgrown shrubs adjacent to the building. They are holding moisture against the building that will eventually deteriorate exterior finishes.
  - Maintain safe site and building conditions. The site and building are and can continue to be used for events like the Jugfest. It is important to be conscious of and attentive to conditions that could represent a hazard. Examples of this type condition include steps, railings, site walls, etc.
  - Monitor condition of roofing. The roofing should be in good condition for some years to come. However, a schedule should establish that includes a visual inspection of the roof on an annual basis to identify remedial improvements that will prevent any acceleration of the courthouse roof.
  - Provide periodic ventilation of the courthouse. Having the courthouse closed up for extended periods of time can be detrimental to the maintenance of interior conditions. It is recommended that both floors of the courthouse be opened up weekly for a minimum of a half day.

- ***Funding:*** Funding is challenging in the current economic environment. The Crawford County Historical Society has been as successful as any in taking responsibility for and providing stewardship to important historic resources in its community. Historical societies are volunteer entities and as such wax and wane in their capacity for accomplishment. For this reason, it is extremely important that the Crawford County

government both retain ownership of and supports the funding of the necessary improvements to its historic resources operated by the historical society. This support can be in the form of sponsoring grant applications were appropriate, direct contributions from tax dollars where appropriate and in kind services where appropriate. The reality is that historical societies provide a critical grass roots commitment and contribution to the stewardship of historic properties in Crawford County.

- ***Operations:*** Building operations are an important concern in the design of new building systems for the historic courthouse. Energy efficiency, compatibility with historic environments and ease of maintenance and operations are all considerations in planning for post-rehabilitation operation. Of critical importance to long term courthouse operations is that the County and Historical Society identify, based on the systems designed for the courthouse, the ongoing cyclical costs for proper maintenance. An operations plan should include:
  - Security Plan
  - Emergency Management Plan in case of natural disaster or fire
  - Building Systems Maintenance Schedule with Responsibilities assigned including heating & air system, water system, septic system, painting and miscellaneous repairs.
  - Reserve for Replacement Plan for building equipment, roofing, etc.

Appendix One

Measured Drawings

Crawford County Courthouse
Knoxville, Georgia

Owner

Cawford County Courthouse Preservation Plan

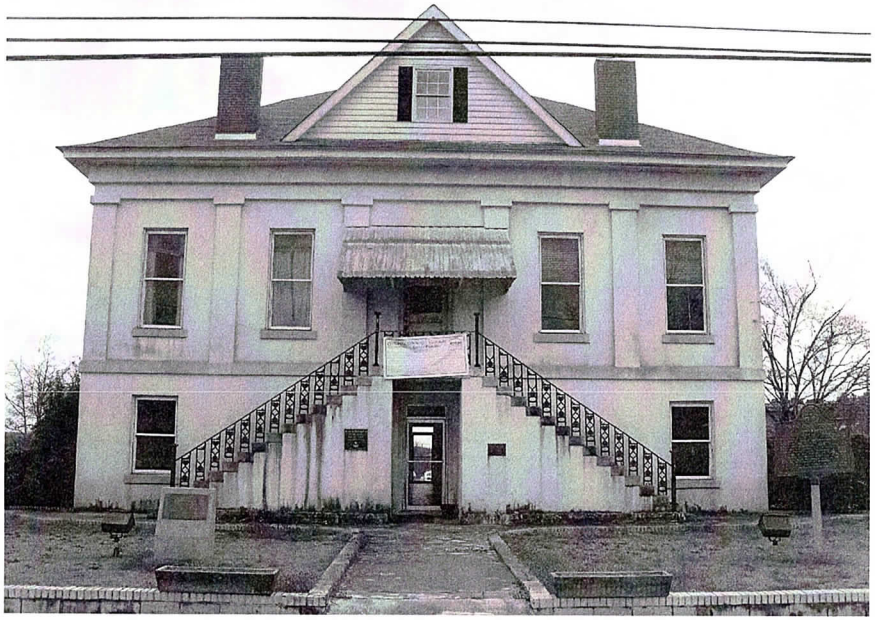
Planning and Programming

09/24/2010

LAS Project No. 10002-00

Lord, Aeck & Sargent, Inc.
Architect

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LEGEND

NOTES

REVISION

LORD · AECK · SARGENT
ARCHITECTURE

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SHEET TITLE: COVER SHEET

SCALE: (U.N.O.)

DRAWN BY: Author

JOB NAME: Owner

LOCATION: Cawford County Courthouse Preservation Plan

ISSUE DATE: 09/24/2010

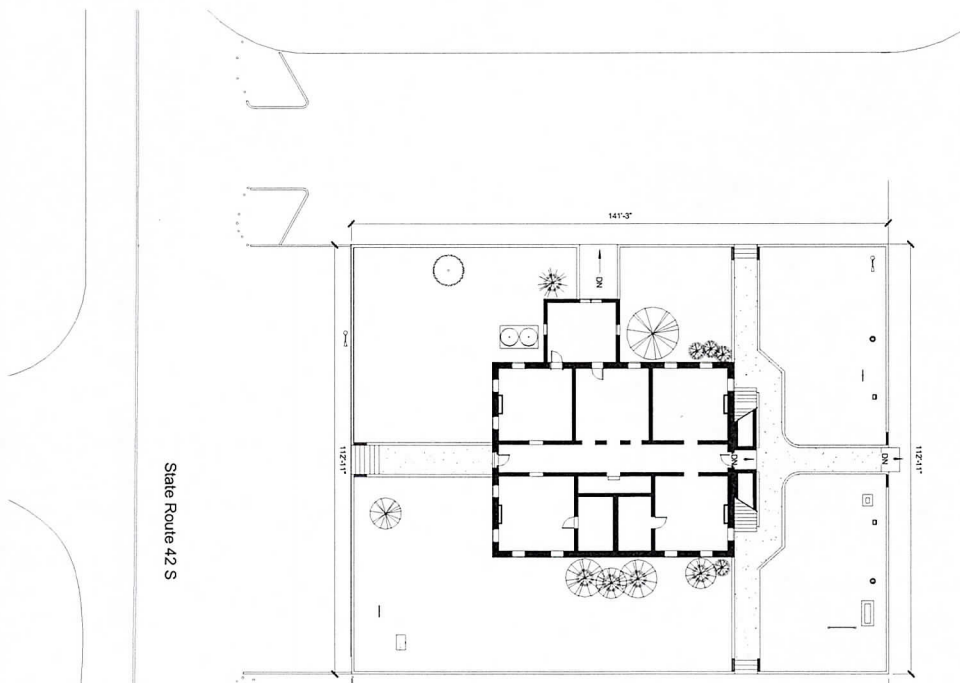
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State Route 42 S

E.Cruselles St.

NOTES

LEGEND

- FLAGPOLE
- STREET LAMP
- SPOTLIGHT
- MONUMENTAL PLAQUE
- SITE PLAQUE
- COURTHOUSE SIGNAGE
- HISTORIC PLAQUE
- EXISTING CONCRETE PAD
- AC UNIT

A100	
ISSUE DATE	09/24/2010
JOB NO.	10002-00
DWG NO.	
JOB NAME	Owner
	Cawford County Courthouse Preservation Plan
LOCATION	Enter address here
SHEET TITLE	SITE PLAN
SCALE (U.N.O.)	As indicated
DRAWN BY	Author

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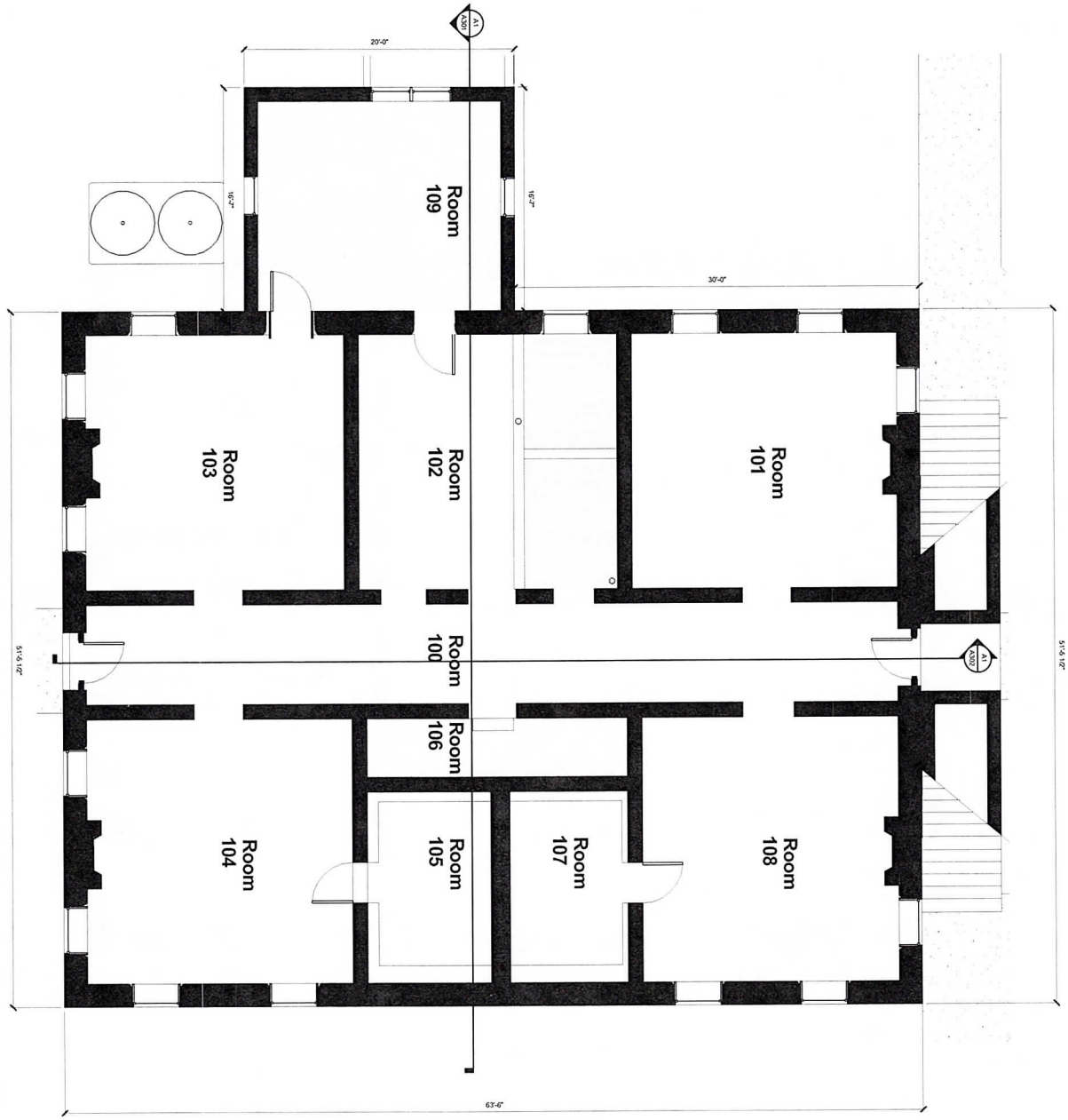
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A1
1ST FLOOR
SCALE: 1/8" = 1'-0"



NOTES

LEGEND

TILE
CARPET
HERRINGBONE BRICK PATTERN

A101	10002-00	09/24/2010	Owner
			Cawford County Courthouse Preservation Plan
			Enter address here

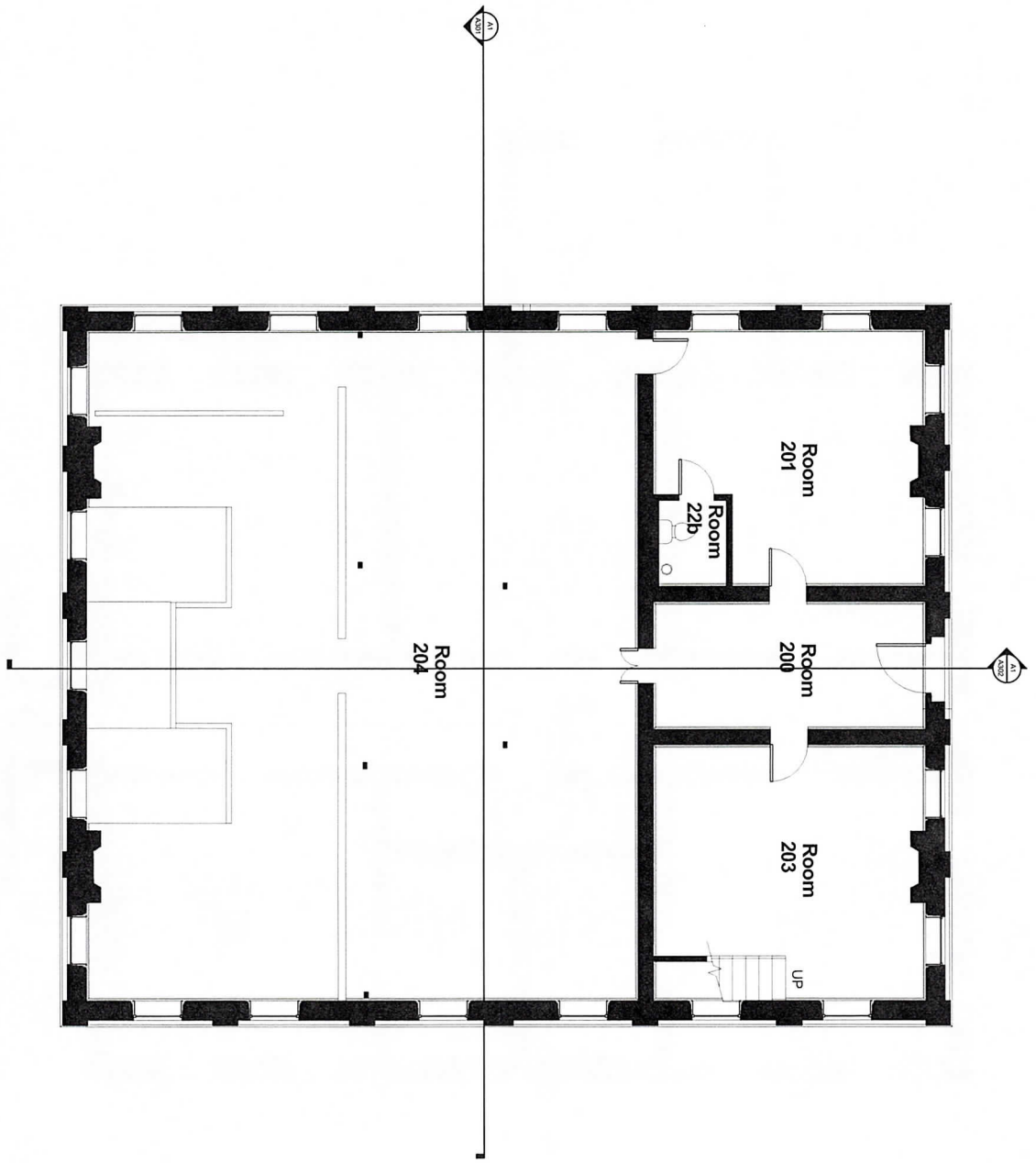
FIRST FLOOR PLAN
SCALE (U.N.O.): 1/8" = 1'-0"
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A1 2ND FLOOR
SCALE: 1/8" = 1'-0"



NOTES

LEGEND

WOOD BOARD FLOOR

A102

DWG. NO.

10002-00

JOB NO.

09/24/2010

ISSUE DATE

JOB NAME
Owner

Cawford County Courthouse Preservation Plan

LOCATION
Enter address here

SHEET TITLE
SECOND FLOOR PLAN

SCALE (U.N.O.)
1/8" = 1'-0"

DRAWN BY
Author

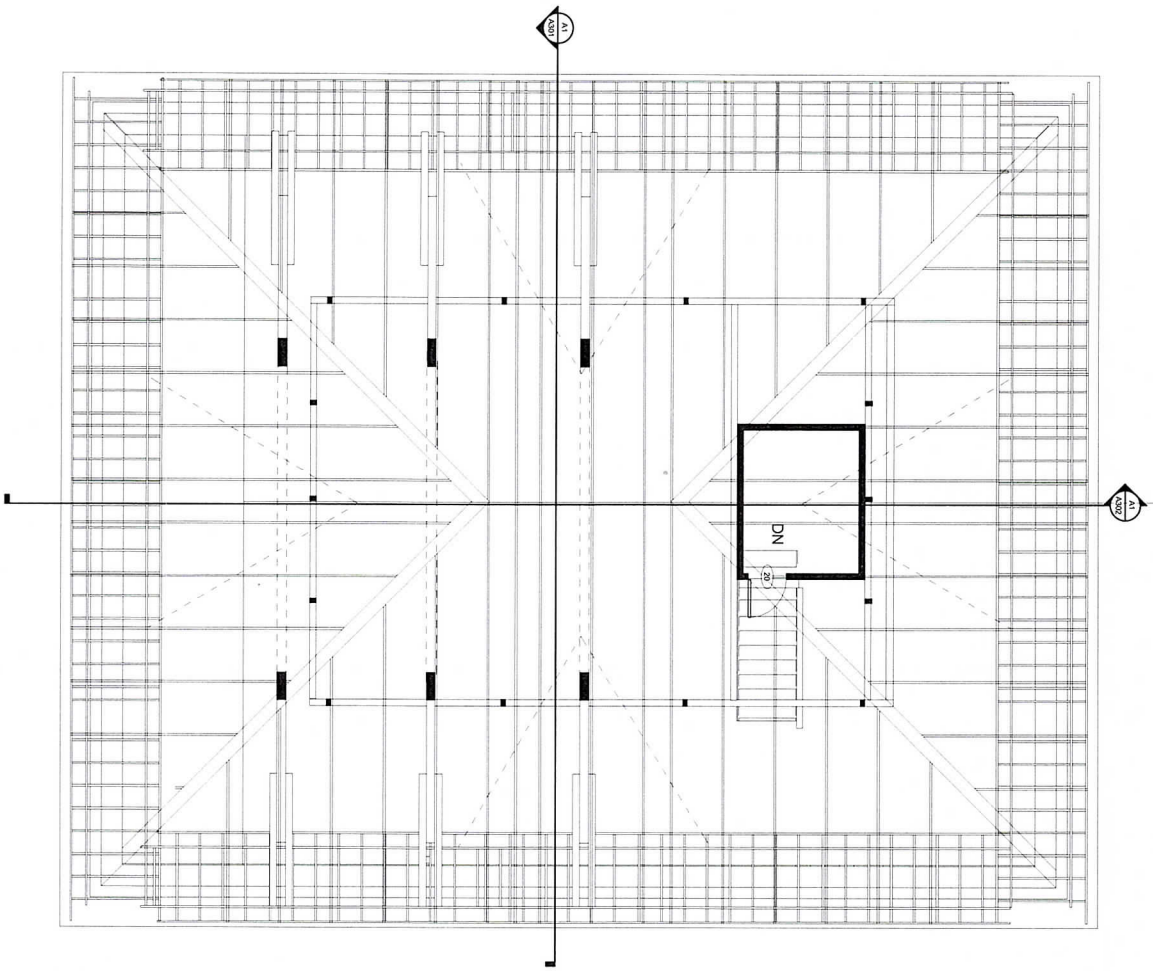
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A1 ATTIC
SCALE: 1/8" = 1'-0"



NOTES

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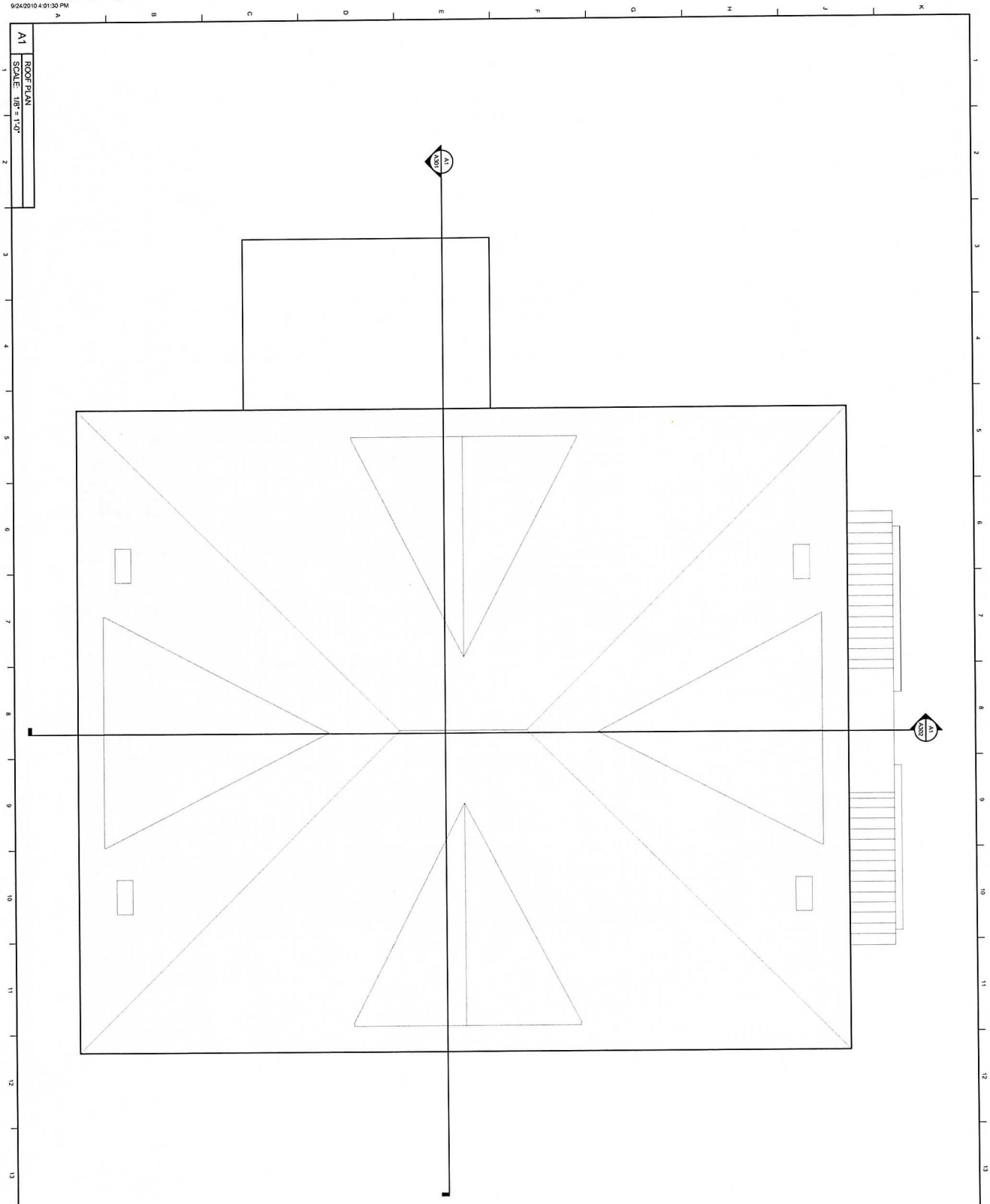
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ISSUE DATE: 09/24/2010 JOB NO: 10002-00 DWG NO:			

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A1 ROOF PLAN
SCALE: 1/8" = 1'-0"



NOTES

LEGEND

A104

ISSUE NO.

JOB NO. 10002-00

ISSUE DATE 09/24/2010

JOB NAME
Owner

Cawford County Courthouse Preservation Plan

LOCATION
Enter address here

SHEET TITLE
ROOF PLAN

SCALE (U.N.O.)
1/8" = 1'-0"

DRAWN BY
Author

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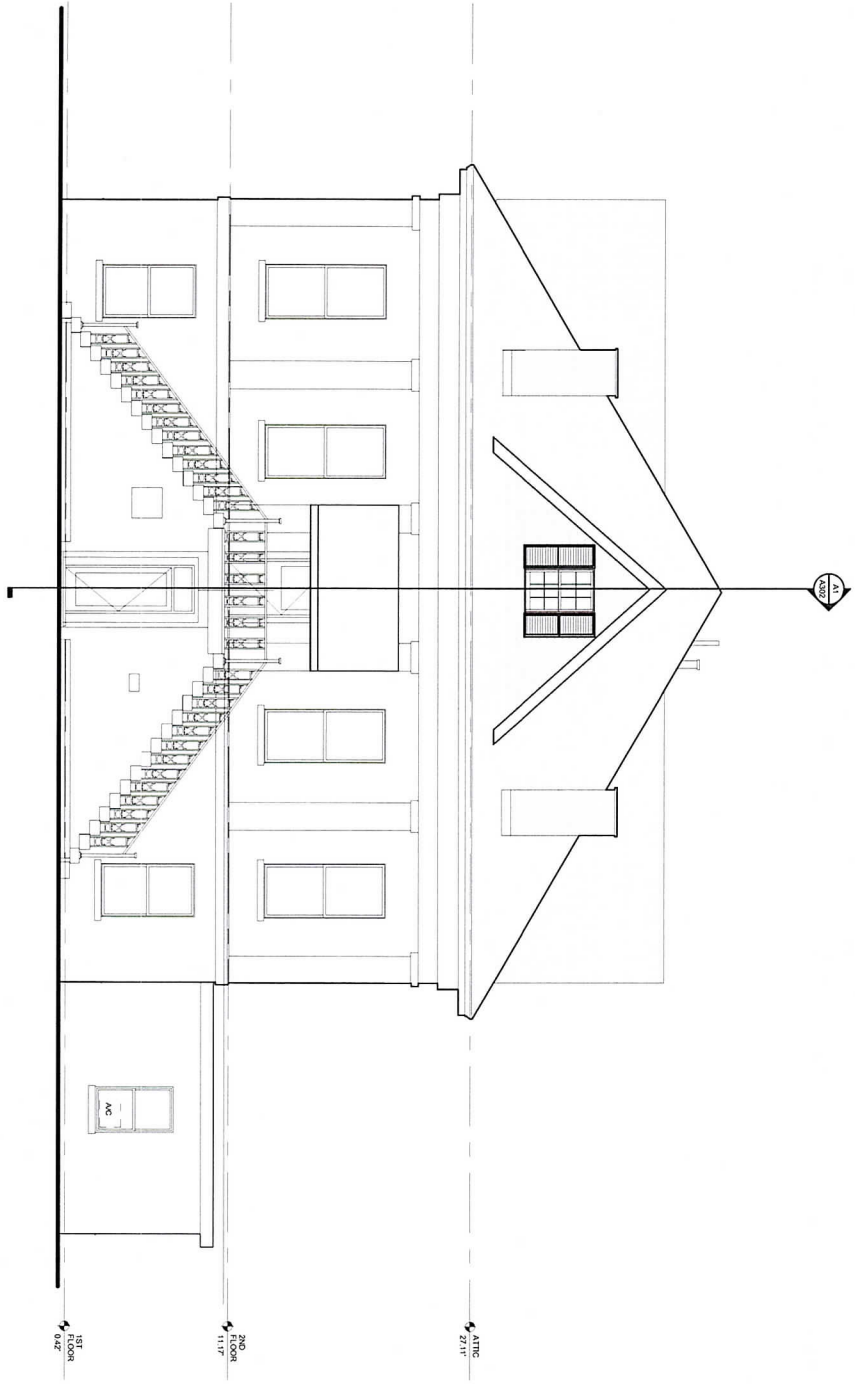
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A1
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



NOTES

LEGEND

A201

JOB NAME: Owner
Cawford County Courthouse Preservation Plan
LOCATION: Enter address here

JOB NO: 10002-00
ISSUE DATE: 09/24/2010
DWG NO:

SHEET TITLE: NORTH ELEVATION
SCALE (U.N.O.): 1/8" = 1'-0"
DRAWN BY: Author

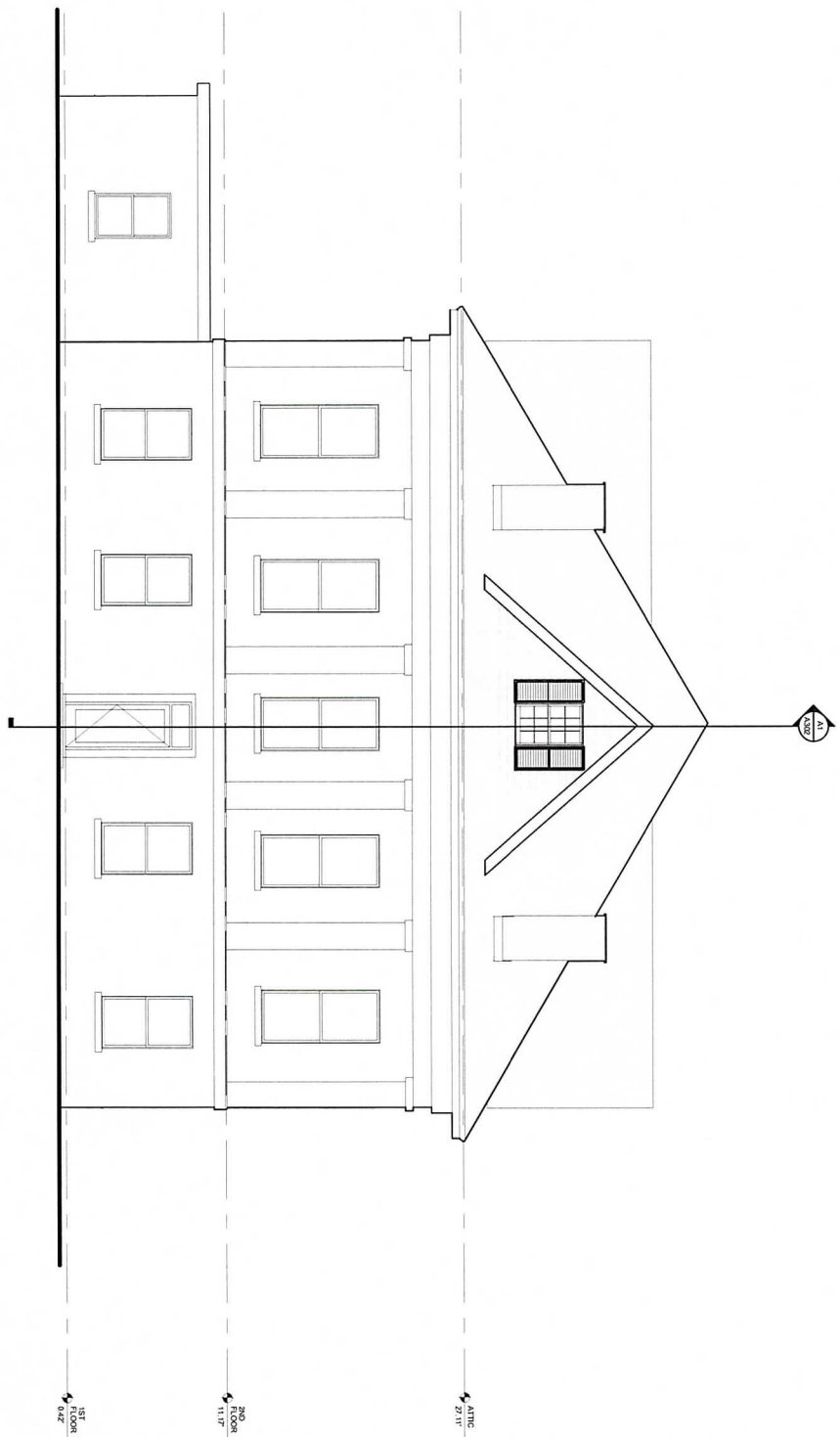
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A1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NOTES

LEGEND

A202	JOB NAME: Owner Cawford County Courthouse Preservation Plan LOCATION: Enter address here	SHEET TITLE: SOUTH ELEVATION SCALE (U.N.O.): 1/8" = 1'-0" DRAWN BY: Author	ISSUE DATE: 09/24/2010 JOB NO: 10002-00 DWG NO:

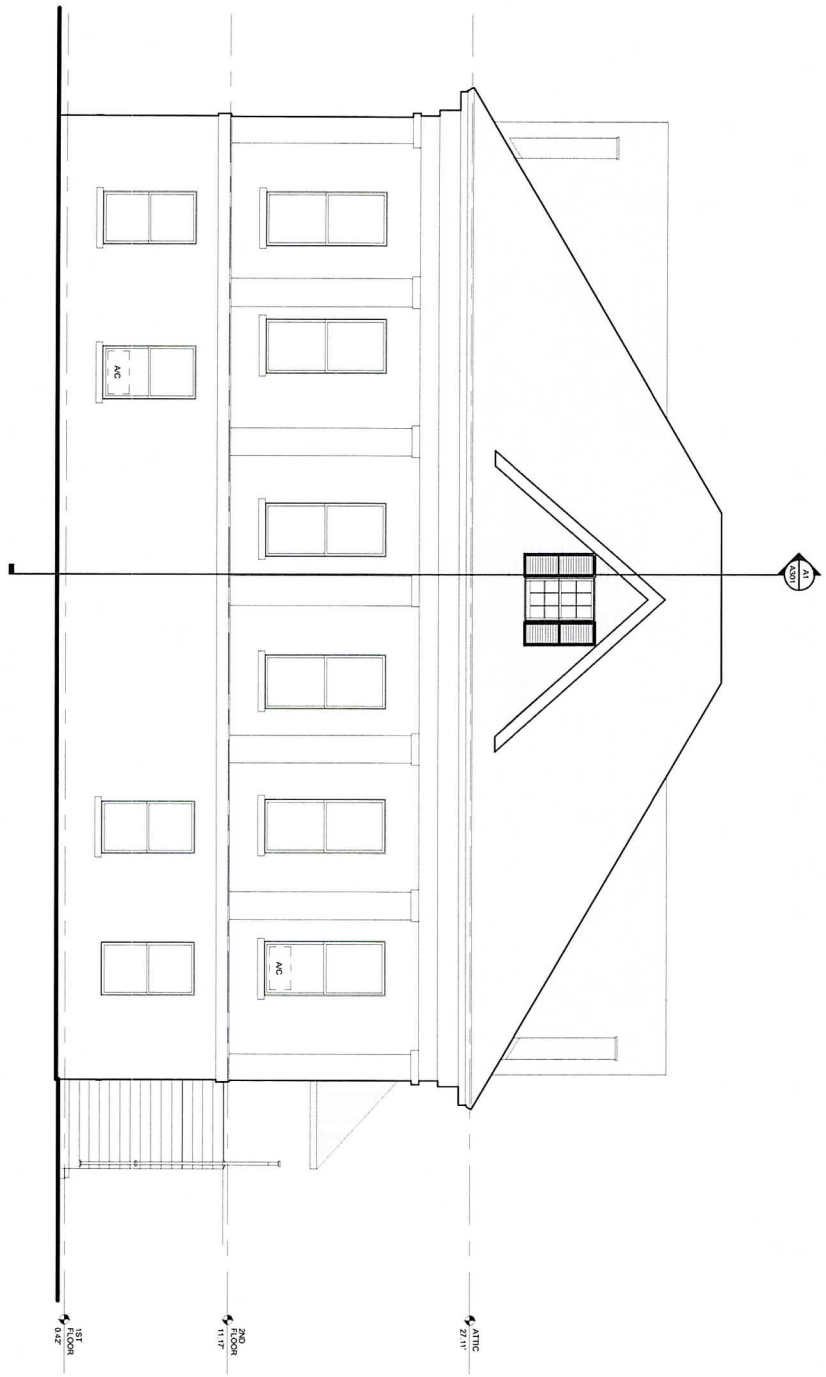
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A1
EAST ELEVATION
SCALE: 1/8" = 1'-0"



NOTES

LEGEND

A203

JOB NAME: Owner

Cawford County Courthouse Preservation Plan

LOCATION: Enter address here

JOB NO. 10002-00

ISSUE DATE 09/24/2010

SHEET TITLE: EAST ELEVATION

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

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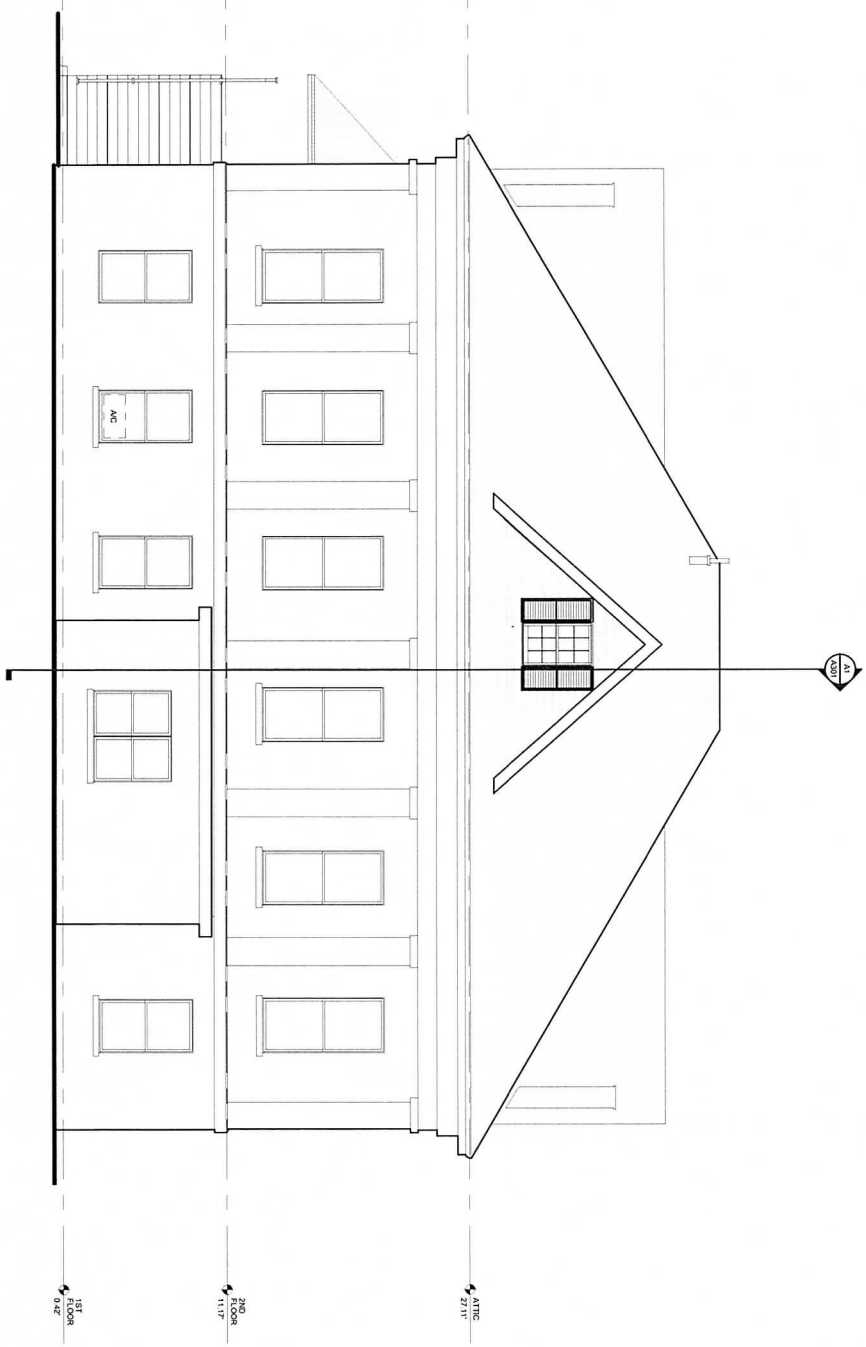
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A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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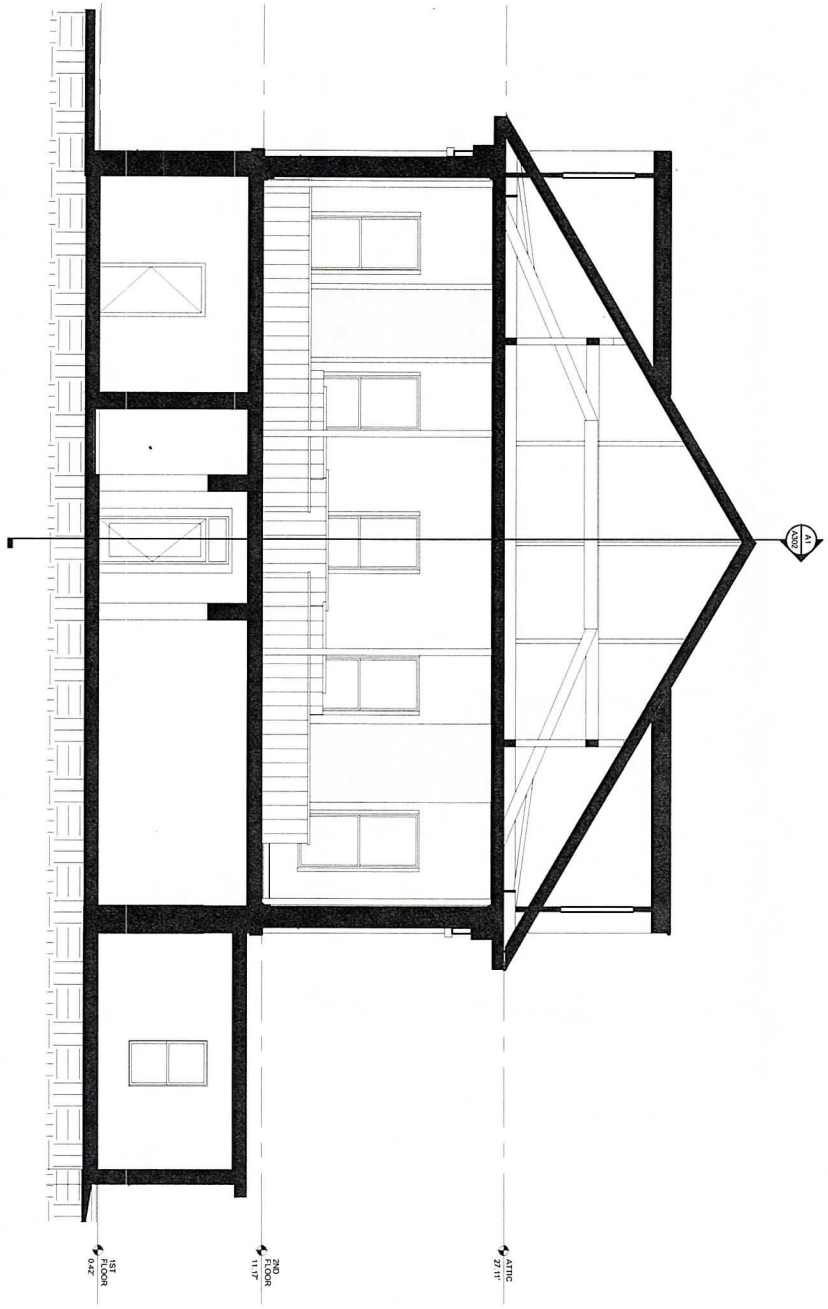
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A1 EAST-WEST SECTION
SCALE: 1/8" = 1'-0"



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LEGEND

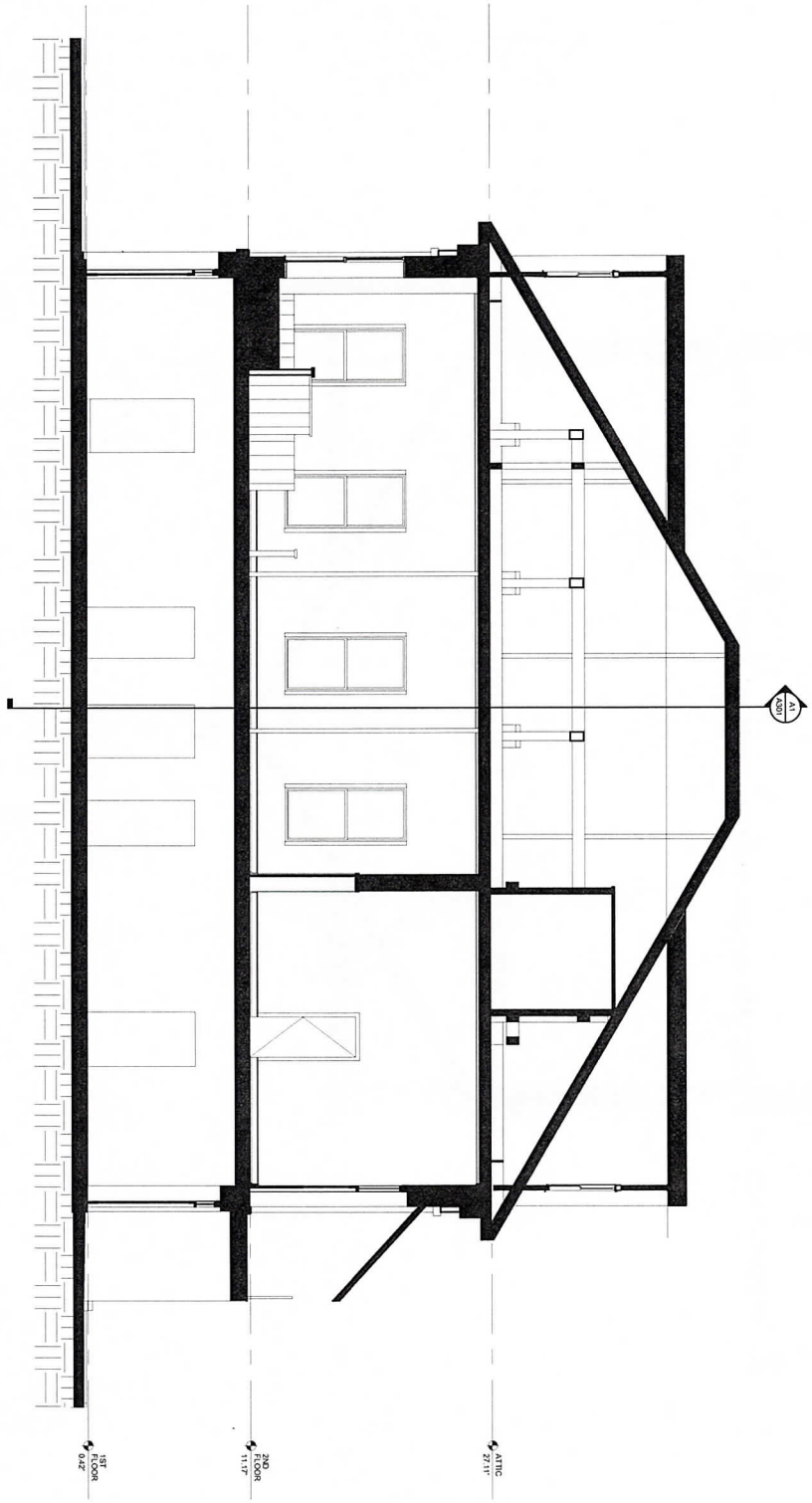
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A1 NORTH-SOUTH SECTION
SCALE: 1/8" = 1'-0"



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LEGEND

A302

ISSUE DATE: 09/24/2010
JOB NO: 10002-00
DWG. NO:

JOB NAME: Owner
Cawford County Courthouse Preservation Plan
LOCATION: Enter address here

SHEET TITLE: SECTIONS
SCALE (U.N.O.): 1/8" = 1'-0"
DRAWN BY: Author

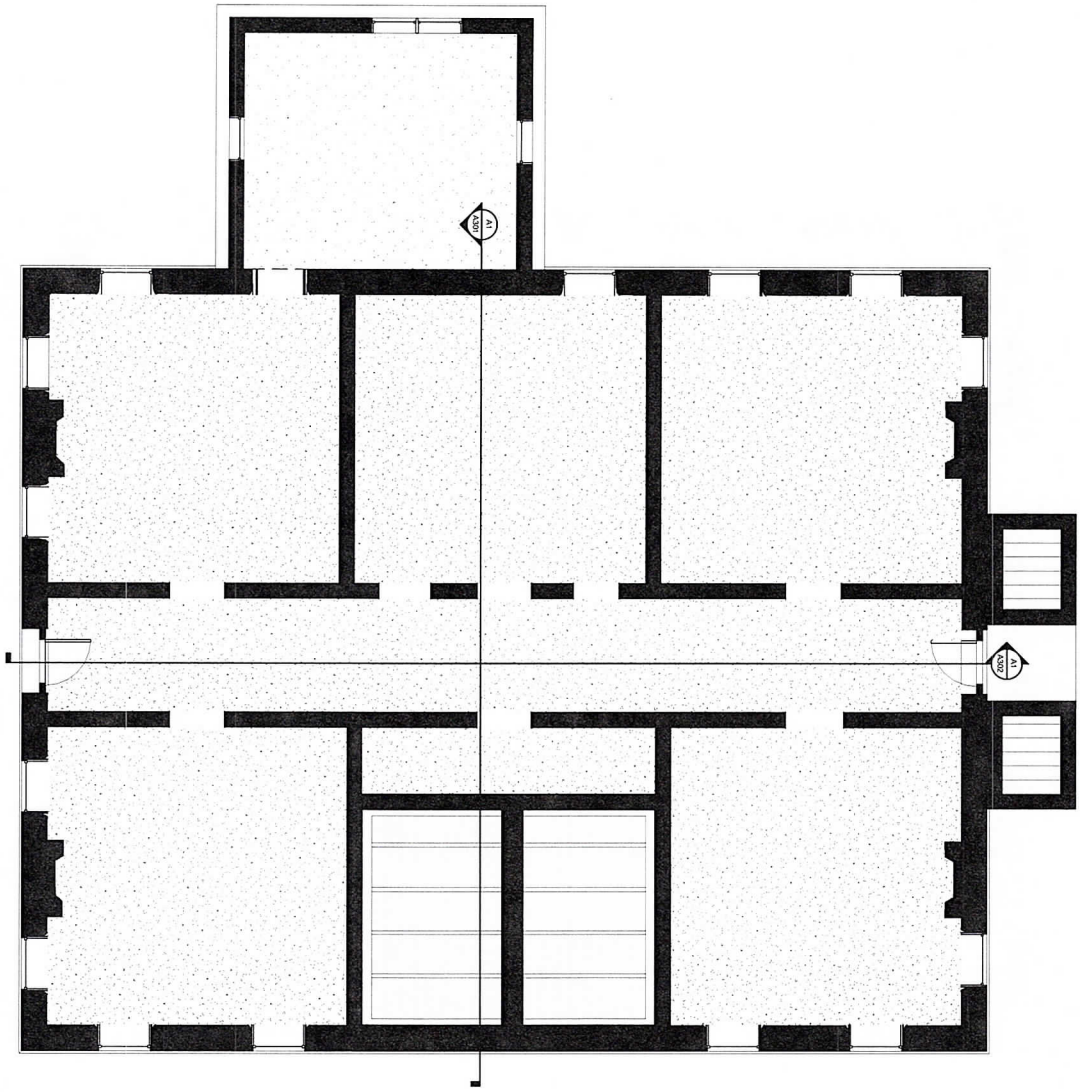
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A1
1ST FLOOR
SCALE: 1/8" = 1'-0"



NOTES

LEGEND

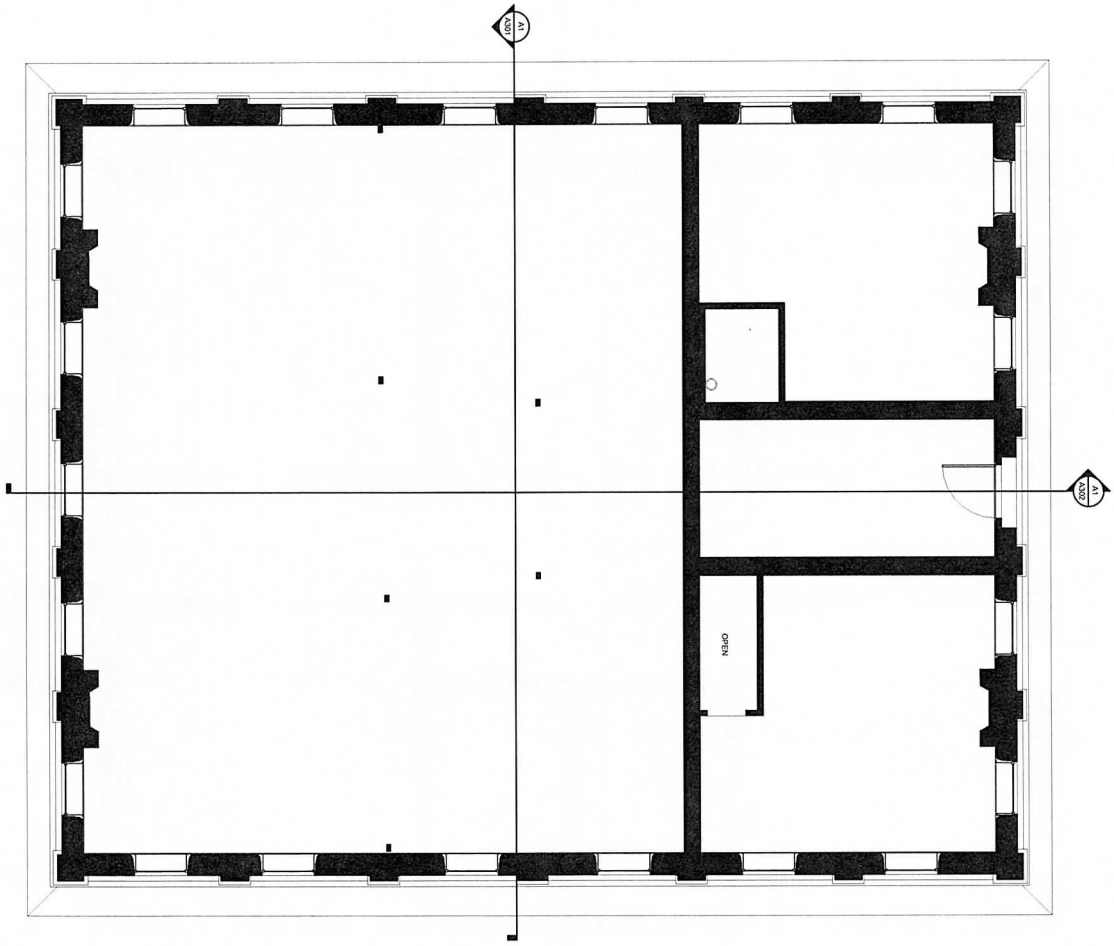
PLASTER
GYPSUM BOARD
METAL VAULTED CEILING

A401	JOB NAME: Owner Cawford County Courthouse Preservation Plan LOCATION: Enter address here	SHEET TITLE: FIRST FLOOR REFLECTED CEILING PLAN SCALE (U.N.O.): 1/8" = 1'-0" DRAWN BY: Author	LORD · AECK · SARGENT ARCHITECTURE © 2008 Lord, Aeck & Sargent, Inc. www.LordAeckSargent.com (877) 929-1400 Fax (877) 929-1401 This document is the sole property of Lord, Aeck & Sargent, Inc. and is to be returned upon demand. The information herein is confidential and may not be used nor divulged without the written permission of Lord, Aeck & Sargent, Inc.
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A1 | 2ND FLOOR
SCALE: 1/8" = 1'-0"



NOTES

LEGEND

WOOD BOARD CEILING

A402	JOB NAME: Owner Cawford County Courthouse Preservation Plan LOCATION: Enter address here	SHEET TITLE: SECOND FLOOR REFLECTED CEILING PLAN SCALE (U.N.O.): 1/8" = 1'-0" DRAWN BY: Author	LORD · AECK · SARGENT ARCHITECTURE © 2008 Lord, Aeck & Sargent, Inc. www.LordAeckSargent.com (877)929-1400 Fax (877)929-1401 This document is the sole property of Lord, Aeck & Sargent, Inc. and is to be returned upon demand. The information herein is confidential and may not be used nor divulged without the written permission of Lord, Aeck & Sargent, Inc.

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JOB NO.: 10002-00
ISSUE DATE: 09/24/2010

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Appendix Two

Finish Analysis

Crawford County Courthouse
Knoxville, Georgia

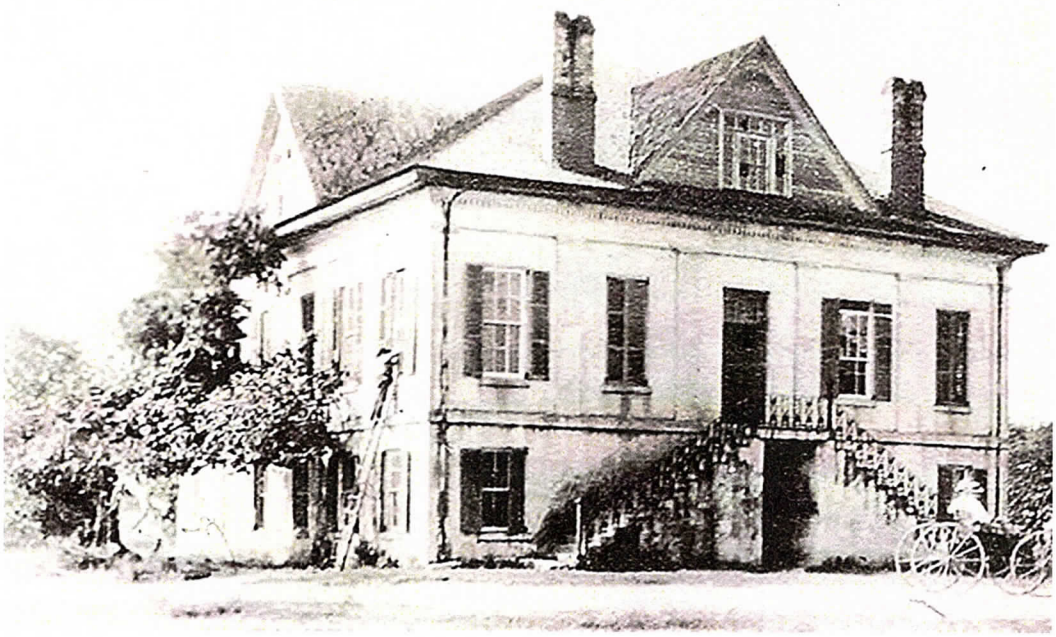
December 2010

By
Building Conservation Associates
Philadelphia, Pennsylvania

Crawford County Courthouse

Finishes Analysis

Knoxville, Georgia



December 2010

BCA

BUILDING CONSERVATION ASSOCIATES INC

Crawford County Courthouse

Finishes Analysis

Knoxville, Georgia

Prepared For

Lord Aeck & Sargent Inc. Architecture
Atlanta, Georgia

Prepared By

Building Conservation Associates, Inc.
329 Race Street
Philadelphia, Pennsylvania 19106

CONTENTS

INTRODUCTION 1
METHODOLOGY 2
SUMMARY OF FINDINGS 3
  EXTERIOR 3
  INTERIOR 9
CONCLUSIONS AND RECOMMENDATIONS 32

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KEY TO SAMPLE LOCATIONS

APPENDIX B.
PAINT SAMPLE STRATIGRAPHIES

APPENDIX C.
FLOOR PLANS FOR CRAWFORD COUNTY COURTHOUSE

INTRODUCTION

At the request of Jack Pyburn of Lord Aeck & Sargent, Inc. Architecture (LAS), Building Conservation Associates, Inc. (BCA) has prepared a finishes analysis of the Crawford County Courthouse in Knoxville, Georgia, built in 1851. The primary goal of the analysis is to identify the chronology of the interior and exterior paint campaigns so that historically appropriate paint colors can be identified for the upcoming restoration. (*Figures 1-4*)

The following report summarizes the findings of the finishes study, including the paint color associated with significant historical periods and the chronology of paint layers. Following the introductory information regarding the site and the study methodology, the report discusses the findings of the research and then makes recommendations for appropriate restoration paint colors. All mounted cross-sections have been labeled and permanently housed and will be archived at BCA's New York office unless otherwise requested by the client. All work required for the execution of this study was performed by Dorothy S. Krotzer, BCA Regional Director. The site visit was performed and samples were taken in October 2010, laboratory examination was performed in November 2010.

It should be noted that during the course of the site investigation, it was discovered that there have been some significant changes to the building and much of the original fabric has either been removed or covered by later building materials. The most significant of these alterations is the replacement of almost all of the original interior plaster. As will be discussed in the following report, the original plaster is a salmon-colored material applied directly on wood lath, whereas the later plaster is gray-colored and applied over a combination of wire lath and the original wood lath. Although the date of this alteration is unknown, the use of wire lath and the gray color of the plaster suggest a gray Portland cement-based plaster and a date of the early 20th century. The building's original exterior stucco was also heavily modified through the addition of several layers of later, cement-laden stuccos. So, the original exterior finishes were also difficult to determine.

Because of these significant alterations to the Crawford County Courthouse, the findings presented in this report are somewhat limited. In addition, recommendations for restoration are not necessarily straightforward, since the original finishes could not be determined for all areas of the building. These issues are discussed more fully in the following sections.

METHODOLOGY

A site visit was made in October 2010, at which time both the interior and exterior of the building were physically examined for areas of intact and representative finishes. Once these areas were identified, small samples of finishes were removed using an Exacto knife and taken back to the conservation laboratory for analysis. A total of 52 finish samples were removed from the courthouse and, of these, 25 were selected for laboratory analysis. A complete list of sample locations is included in *Appendix A* at the end of this report.

All finish samples were initially examined in reflected light using a Nikon high-resolution stereomicroscope SMZ-1500 with variable magnification (16x-160x) to identify which samples would be embedded and sectioned for analysis. The selected samples were then mounted in a commercial polyester/methacrylate resin polymerized with a methyl ethyl ketone peroxide catalyst (Bioplast®). Embedded samples were sectioned on a Leco® VC-50 micro-saw for microscopic examination. The sectioned samples were dry-polished using a series of fine Micromesh® polishing clothes ranging from 6,000 to 12,000 grit. Sectioned samples were observed under a Nikon 50i compound microscope in both visible light filtered through a daylight correction filter and ultraviolet light. The ultraviolet light was generated by a mercury illumination system filtered through a violet filter cube (EF4 V-2A Ex400/40 Dm430 Bar 450). Photomicrographs of representative samples were taken using a 5 mega pixel Nikon DigiSight color digital camera system and are included in this report to illustrate specific observations.

Once the stratigraphies of every sample were deciphered, significant paint layers were identified and raw samples were manipulated in order to expose these layers for color matching purposes. Once the target layers were exposed, they were visually matched to the commercial Benjamin Moore paint palette. All color matches are included in the *Conclusions and Recommendations* section and all paint stratigraphies are included in *Appendix B* of this report.

SUMMARY OF FINDINGS

The exterior of the Crawford County Courthouse has been heavily modified. Much of the wood trim, including original window sash, have been replaced or previously stripped and therefore retain very little historic paint evidence. The stucco has also been significantly changed. The original stucco exists, but is covered by later stucco campaigns that obscure the building's original finishes and also the stucco's original moldings (noticeable when comparing the existing stucco to that documented in historic photographs). However, as discussed below, some observations and conclusions can be made based on the surviving physical evidence.

Exterior

Stucco
The exterior of the Crawford County Courthouse is entirely stuccoed and historic photographs indicate that it has always been stuccoed. Simplistic ornamentation is achieved on the exterior through the placement of stucco pilasters between the second floor windows and a stucco belt course between the first and second floor levels. (*Image 1*)

Physical investigation on site revealed that the current stucco campaign is the building's third and that there is approximately one inch of later stucco material applied over the original stucco surface. The original wall stucco is a warm buff color and was applied directly over the brick. The second stucco campaign was applied over wire lath, which was fastened to the original stucco, and is whitish-gray in color. The third stucco campaign is also light gray in color and is presumably Portland cement-based. The original window sill stucco is grayish-brown in color, perhaps installed in imitation of stone. Subsequent re-stucco campaigns are the same as those found on the wall: light gray stucco applied over wire lath, followed by a light gray colored stuccos. All stucco surfaces are currently covered with a relatively thin sanded, cementitious coating. (*Images 5 and 7*)

The finishes on the stucco were also examined, although exposing the original stucco surfaces was very difficult due to challenge of removing the later dense, cement-based stuccos and wire lath. In addition, the original stucco was very damp and friable, making sample removal difficult. However, small openings were made through both the wall and sill stucco, and earlier finishes were observed and sampled. The in situ observations, combined with laboratory analysis of the removed samples, revealed that the original wall stucco has two layers of a dark yellow ochre finish (most likely lime washes) applied directly to its surface. Following this are two to three layers of off-whites and then the subsequent two stucco campaigns. The original window sill stucco appears to have two to three layers of white-colored finishes (most likely lime washes), followed by the subsequent stucco campaigns. (*Image 6)*

Whether or not the stucco was originally painted is unclear, although historic photographs seem to suggest that it was originally unpainted. While there is no distinct dirt layer between the stucco surface and the first finish in the sample removed from the building, which would indicate that it had been exposed for a length of time and therefore not initially finished, it is possible that the surface was cleaned or well-worn prior to the first finish layer being applied. In addition, archival information provided by LAS suggests that the courthouse may not have been originally

painted. Minutes from the inferior court state that a contractor was paid to stucco the courthouse in 1856, however there is no specific mention of painting the courthouse.[1]

Historic photographs unfortunately do not help to definitively solve the question of whether or not the building was originally finished, although they seem to suggest an unpainted building. The earliest historic photograph, dating to ca. 1890-1900, shows a monochromatic stucco (i.e. the sills, pilasters and belt course are not picked out in a separate color). This evidence suggests that the building was not painted in the late 19th century, but was instead simply exposed stucco (with the sills being a slightly darker color than the walls). However, it is also possible that this historic photograph shows a building with ochre-colored walls and unpainted sills. The later historic photographs, dating to the early to mid-twentieth century, are a bit clearer in terms of the finish scheme that they depict. The 1920s photographs show a darker, presumably ochre-colored, building with white trim (sills, pilasters, belt course and cornice). The 1936 HABS photograph and the 1946 color photograph show the same exterior paint scheme: ochre-colored walls with white score lines in imitation of ashlar masonry in combination with white trim (sills, pilasters, belt course and cornice). These photographs corroborate the physical evidence found on site: two layers of ochre-colored wall finishes and two-three layers of white-colored sill finishes. (*Images 2-4)*

The historic photographs also suggest that the building was not re-stuccoed until after 1946, since the 1946 color photograph clearly shows an ochre-colored building and the ochre finishes were found underneath the two layers of later stucco on the building. In addition, there were two to three layers of off-white colored finishes between the ochre-colored lime wash and the first re-stucco campaign. This further suggests that that first re-stucco campaign was applied some time after 1946, perhaps as long as 10-20 years after this date. If this is the case, then this indicates that the exterior of the Crawford County courthouse remained relatively intact until approximately the 1960s or 1970s.

Wood Trim

The exterior wood trim of the Crawford County courthouse unfortunately lacks any historic paint evidence. The window sash are replacements, as are many of the window frames. Other wood trim components are either very weathered or were stripped at some point, as there is very little remaining paint evidence. Two samples were removed from the building, one from the surround of the front door and the other from a ground floor window surround on the west elevation. Both samples contained only two layers of white-colored paint.

[1] Information relayed via email from Jack Pyburn, November 24 2010.



Image 1. Crawford County Courthouse at the time of the study, October 2010.

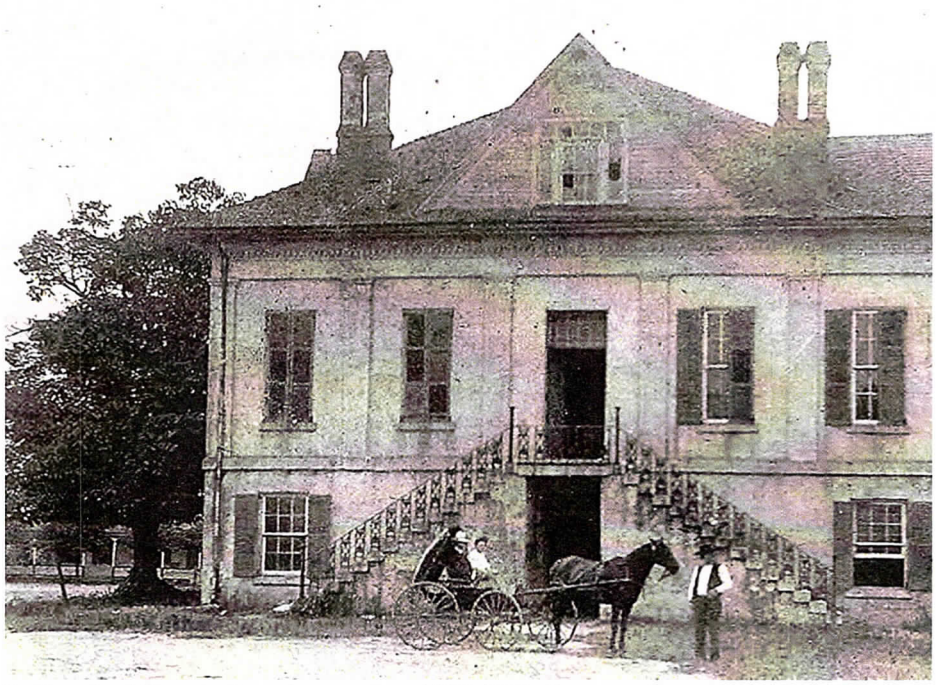


Image 2. Crawford County Courthouse, circa 1890-1900. Photograph courtesy of Lord Aeck & Sargent, Inc.



Image 3. Crawford County Courthouse, circa 1920. Photograph courtesy of Lord Aeck & Sargent, Inc.

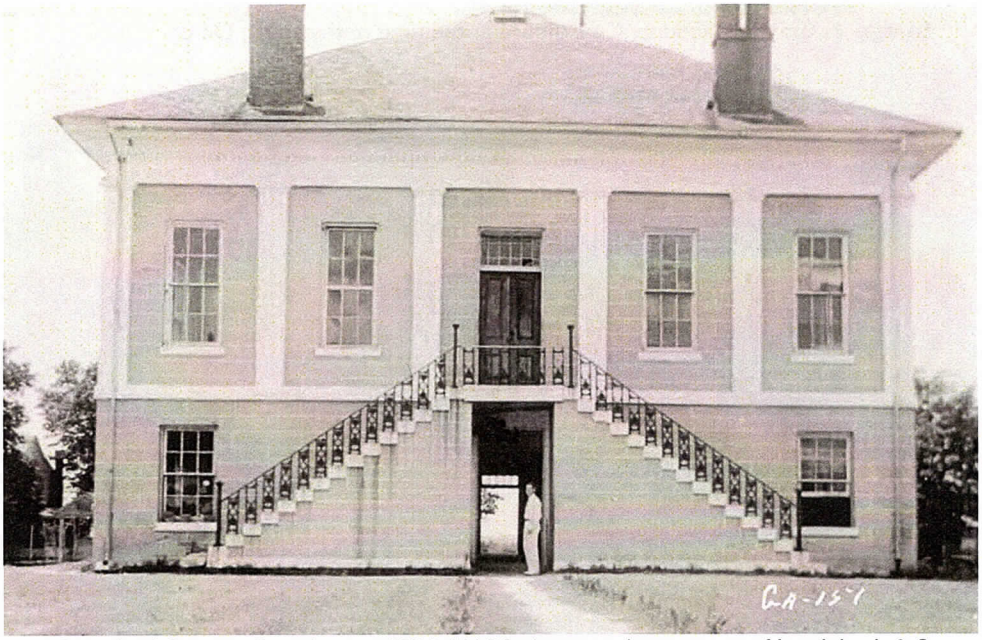
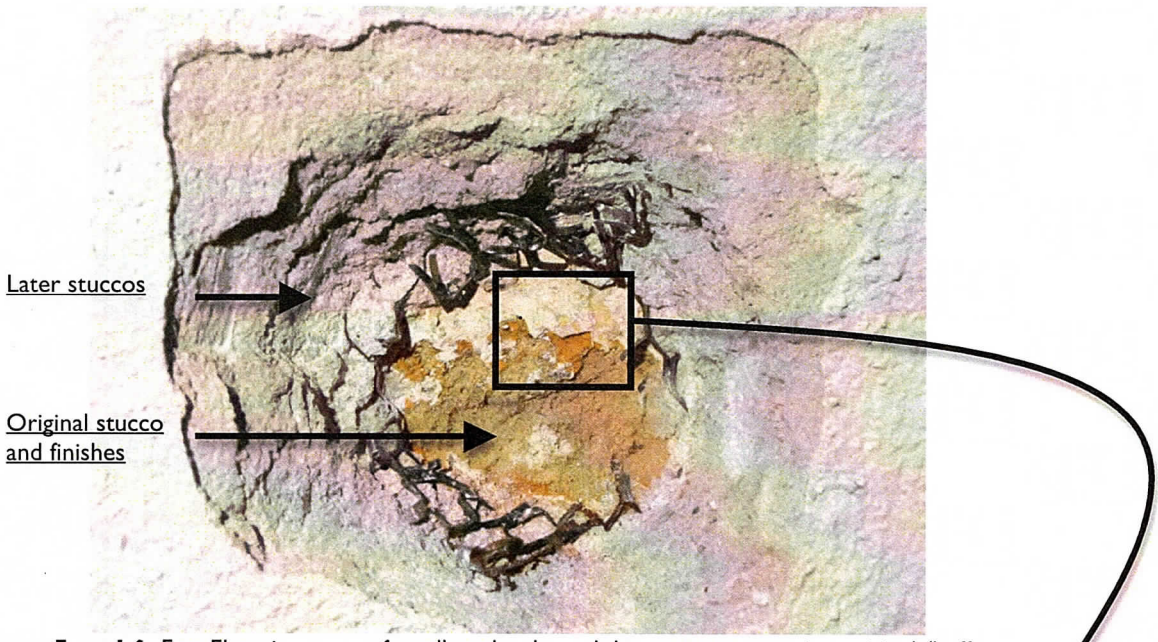


Image 4. Crawford County Courthouse, 1936. HABS photograph, courtesy of Lord Aeck & Sargent, Inc.



Images 5 and 6. East Elevation, area of small probe through later stucco exposing original (buff-colored) stucco and early finishes. The photomicrograph (75x, visible light) below shows the original stucco plus early ochre-colored and white finishes underneath the first re-stucco campaign.

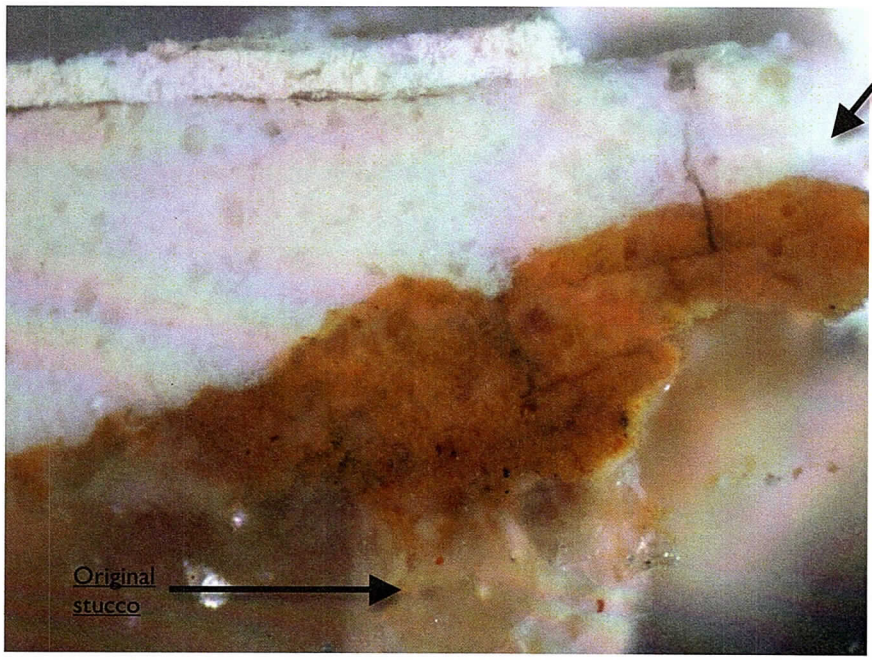




Image 7. East Elevation, area of small probe through later stucco exposing original window sill and early finishes.

Interior

Much of the interior of the courthouse has been modified since its original construction. Most notably, the original plaster wall and ceiling surfaces were replaced at some point in the twentieth century, although the exact date when this occurred is unknown. As discussed below, original plaster and finishes were found in only three locations. Much of the woodwork has also been removed. However, select wooden elements with original finishes were documented in this study.

First Floor (Rooms 11, 12, 13, 14, 16 and 17)

Plaster
Although the majority of the original buff-colored plaster on the first floor was replaced at some point with gray-colored plaster applied over a combination of the original wood lath and more modern wire lath, two areas of original plaster were identified during the field investigation. In Room 14, portions of the original plaster remain on both the walls and the ceiling. In addition, a door opening (currently filled in with cement block) between Room 14 and Room 11 also retains the original plaster on its jamb. The original plaster is buff in color (very similar to the color of the original exterior stucco and the brick bedding mortar of the walls), contains animal hair reinforcement and is applied over wood lath. Samples of the original plaster were removed from both locations on the first floor and the finishes examined in the laboratory. *(Image 8)*

Analysis of the samples of original plaster show that it was originally painted white, most likely with a white wash. All three samples examined have between one and three layers of a white finish on top of the plaster. The white-colored finishes are still visible on the plaster preserved on the door jamb between Rooms 11 and 14. Two samples from Room 14, one removed from the underside of the arch of a former exterior window and the other from the north wall behind later-installed tile, contain a light blue finish on top of the earlier white finishes. (*Images 9-12*)

The finishes applied on the gray-colored plaster were not sampled as part of this study. These finishes were not examined because, not only are they not original, but their date of installation is unknown. If the date of installation of the gray plaster meshes with the period of interpretation for the courthouse, then these later plaster surfaces will also have to be examined.

Woodwork
The wood trim of the first floor was also examined. The majority of the first floor woodwork has been removed, with the exception of the window frames, which may or may not be original. As part of this study, samples were removed from the window frames of four rooms on the first floor to determine their paint histories and possibly whether or not they are original. One representative sample, from Room 17, was analyzed in the laboratory.

The sample removed from the window in Room 17 revealed five finish campaigns, the first of which is white. Later campaigns include: cream; medium brown; white; and the current blue-green. The scarce number of paint layers suggests either that the window frame is a replacement or that it has been previously stripped. *(Image 13)*

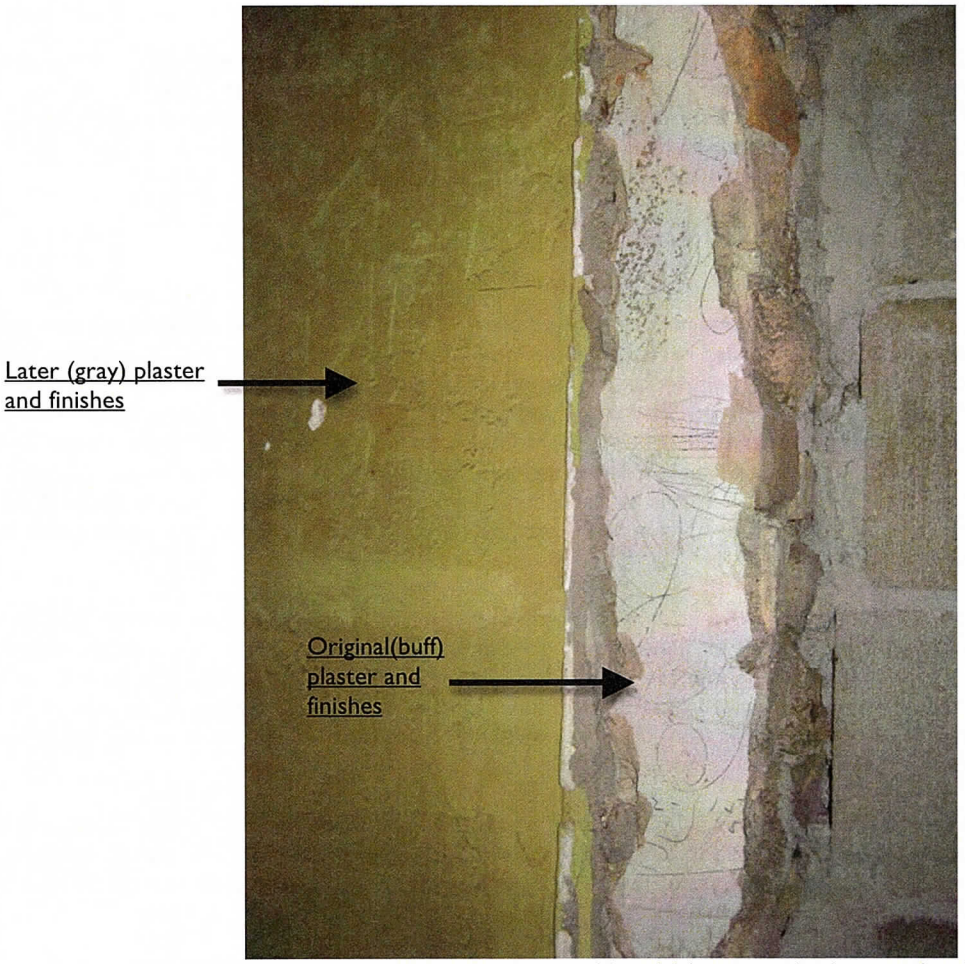
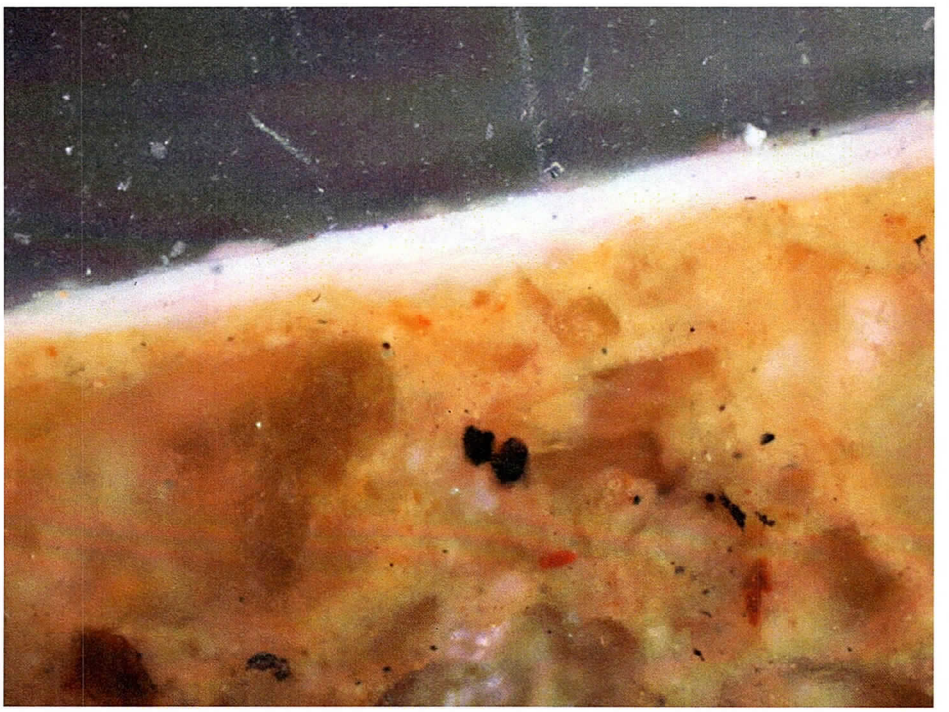


Image 8. A former door opening between Rooms 11 and 14 contains both original and subsequent plaster campaigns.

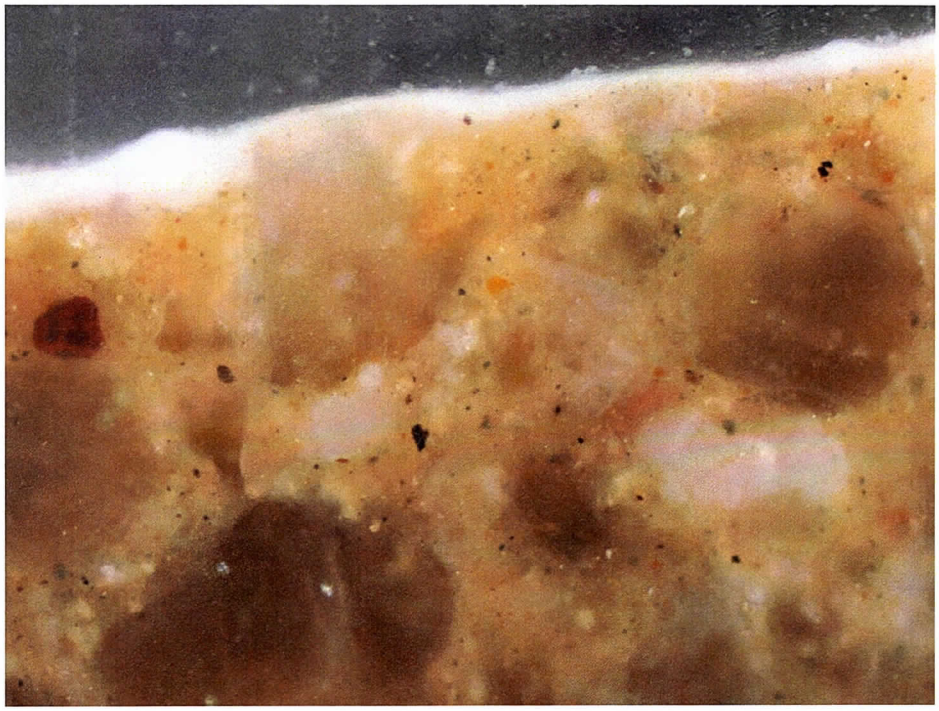


Images 9 and 10. The north wall of Room 14 contains original plaster behind the tile. A sample removed from the wall is included below (75x, visible light). It contains three layers of white, most likely white wash, and alight blue colored finish not visible in this particular photograph.





Images 11 and 12. The ceiling of Room 14 retains original plaster. A sample was removed from the portion at the top of the photograph that was not painted green. A photomicrograph of the sample (75x, visible light) showing the buff-colored plaster and a single white finish layer, is included below.



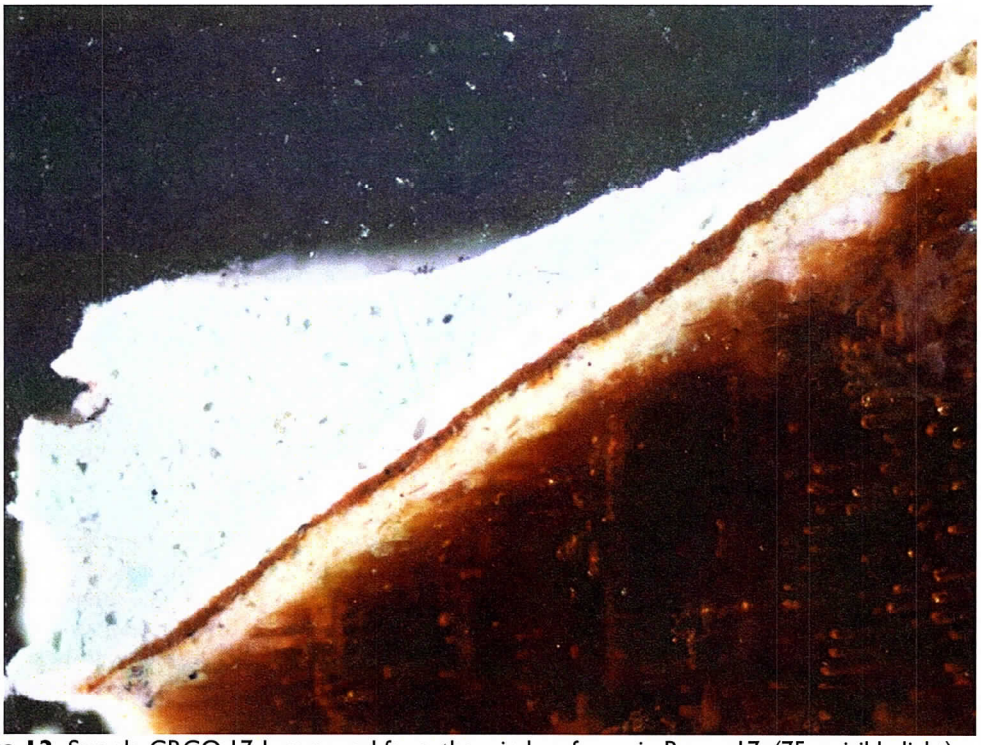


Image 13. Sample CRCO.17.1, removed from the window frame in Room 17. (75x, visible light)

Second Floor (Room 21, Hall)

Plaster
Like the first floor, the plaster in this room has been replaced. Two finishes are visible on the plaster walls, an off-white paint on the majority of the wall and a "ragged-on" pink finish at the top of the wall (an area presumably covered by a drop ceiling that has since been removed). Although the plaster wall was sampled, the samples were not analyzed in the laboratory because, as previously stated, the date of installation of the current plaster is unknown and it is therefore seen as non-contributing.

However, as discussed below, a possible wall finish was documented in the sample removed from the baseboard. A layer of blue-gray lime wash was found in the middle of the paint stratigraphy that likely relates to a wall finish and not a woodwork finish. If this light blue-gray is indeed a wall finish, it would not have been an original finish, as it was found in the middle of the paint layering sequence and not adjacent to the first woodwork paint layer. (*Image 14*)

Woodwork
The woodwork of this room was also examined. Samples were removed from the ceiling, baseboard and door into Room 23.

The sample removed from the baseboard shows approximately eight paint campaigns. The first paint layer is a blue-gray. After this, the baseboard was painted the following colors: a lighter, warmer gray; light blue-gray (possibly a lime wash); greenish-tan; ochre; white; cream; white and then the current brown. This number of paint layers suggests that this baseboard is likely original. In addition, the light blue-gray paint layer in the middle of the stratigraphy, identified as possibly a lime wash, may be a wall finish and not a woodwork finish. It is translucent in appearance and resembles a lime wash. Its presence on the baseboard may simply be accidental. (*Image 14*)

A sample removed from the paneled door leading into Room 23 revealed a somewhat decorative history and six finish campaigns. Its first finish consists of wood graining, possibly in imitation of oak. This campaign consists of a cream base coat plus a brown figuring layer topped by a varnish layer. This three-layer campaign is indicative of graining. Subsequent finishes include: yellow-brown applied on a cream primer; greenish-tan; red-brown; ochre; and the current brown applied over a white primer. (*Images 16-17*)

By contrast, the sample removed from the ceiling contains only one layer of paint: a translucent white (the current paint). It is unclear whether the tongue-and-groove ceiling is original to the building, but the presence of only one paint layer suggests that it is an addition. Although, the lack of paint layers may also relate to the ceiling having been covered by a drop ceiling. It may be worthwhile to remove an area of the tongue-and-groove ceiling in one of the second floor rooms and look behind it for evidence of an earlier ceiling and earlier finishes. (*Image 15*)

Second Floor (Room 22, Jury Room)

Plaster
The plaster walls in this room consist of the gray replacement plaster with a current off-white paint finish. Evidence of an earlier pinkish-mauve ragged finish, like in Room 21, is visible at the top of the wall. The walls were sampled, but the samples were not analyzed as part of this study.

Woodwork
A window surround and door of this room were sampled and analyzed. The window surround has approximately seven finish campaigns, the first of which is cream. Subsequent finish campaigns include: two whites; a yellowish-brown; a dark red-brown; white and the current cream. (*Image 18*)

The door leading to the courtroom contains six paint campaigns on the interior face, the first of which is cream. Subsequent paint campaigns include: greenish tan; medium yellowish-brown; dark red-brown; white and cream. Note that the last four campaigns correlate with the last four campaigns on the window surround but that the earlier paint finishes for these two elements differ. Also, it should be noted that the paint campaigns on this door differ slightly from those found on the door between the hallway and Room 23. The other door, which is stylistically different with more elaborate moldings within the panels, has a campaign of graining as its first layer whereas this door has cream as its first layer. Subsequent campaigns vary as well, as illustrated in Images 16 and 19. It is not clear if both of these doors are original or if one is an addition. *(Images 19-21)*

The tongue-and-groove ceiling contains only one paint layer, the current translucent cream.



Image 14. Sample CRCO.21.2, removed from the baseboard in Room 21. Note the original blue-gray paint layer at the bottom of the sample and the translucent blue-gray layer at the center (arrow) that represents a lime wash and possibly a wall finish. (75x, visible light)

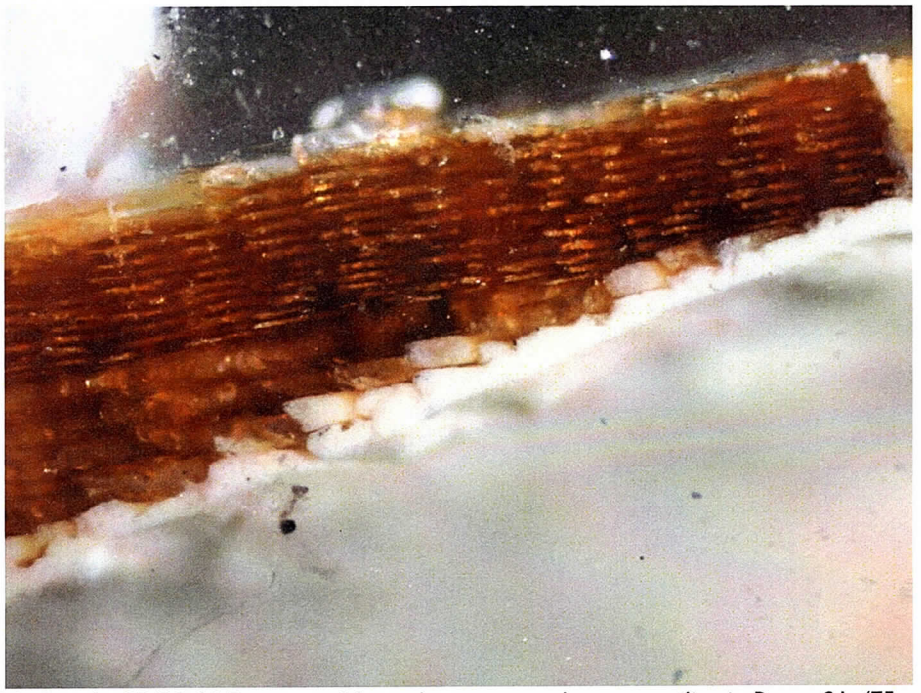
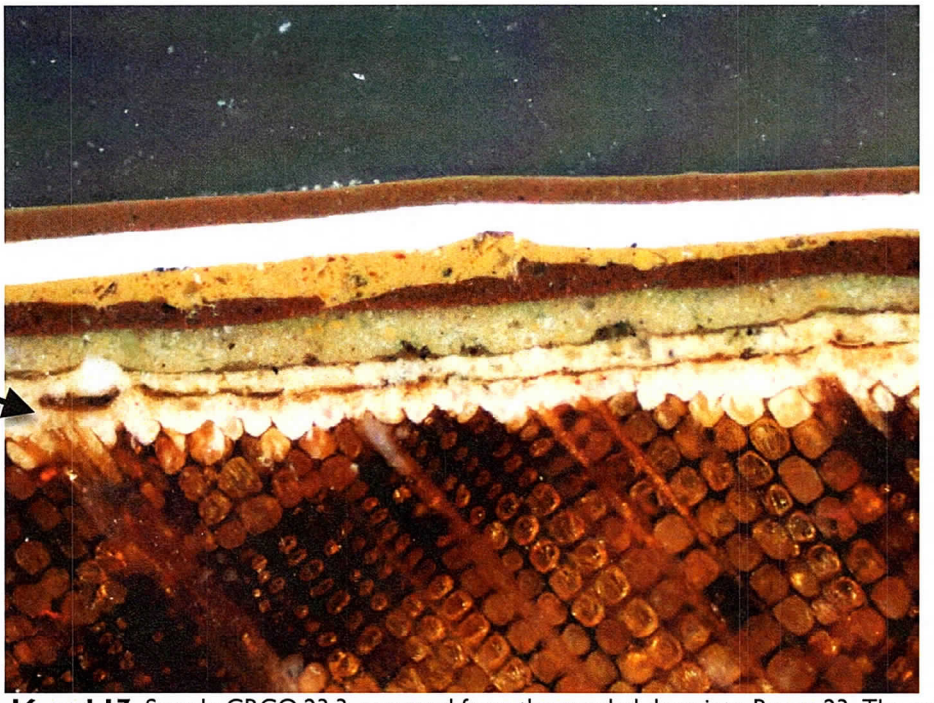
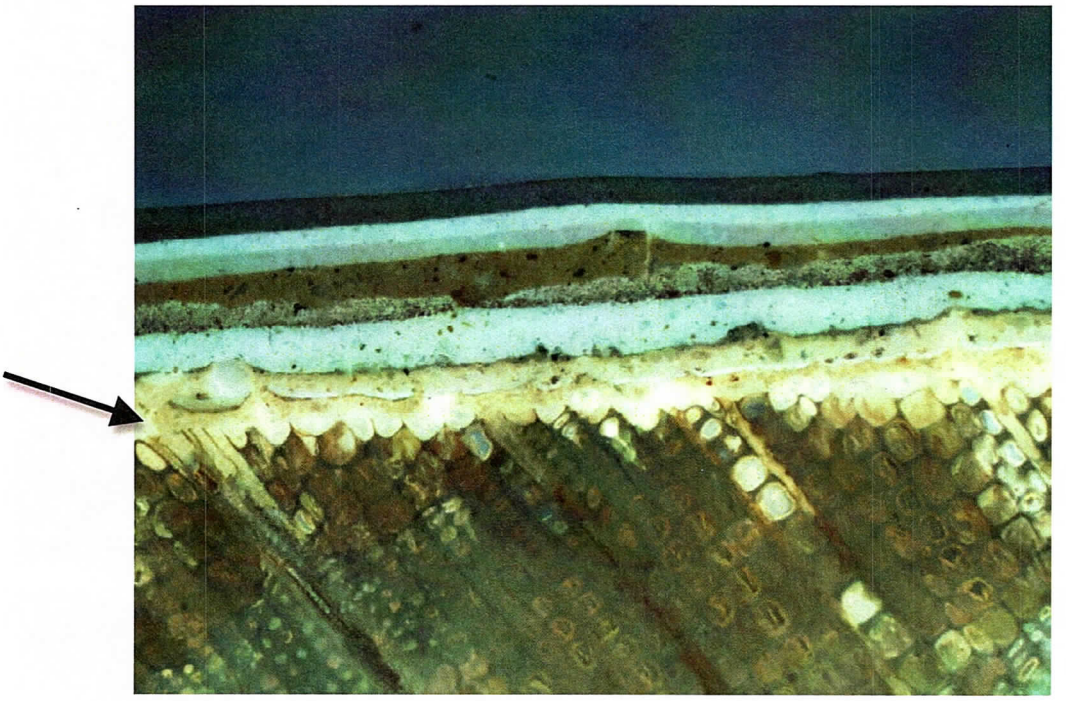


Image 15. Sample CRCO.21.5, removed from the tongue-and-groove ceiling in Room 21. (75x, visible light)



Images 16 and 17. Sample CRCO.23.3, removed from the paneled door into Room 23. The original finish is graining, more clearly illustrated in Image 17 below. (75x, visible light above and UV light below)



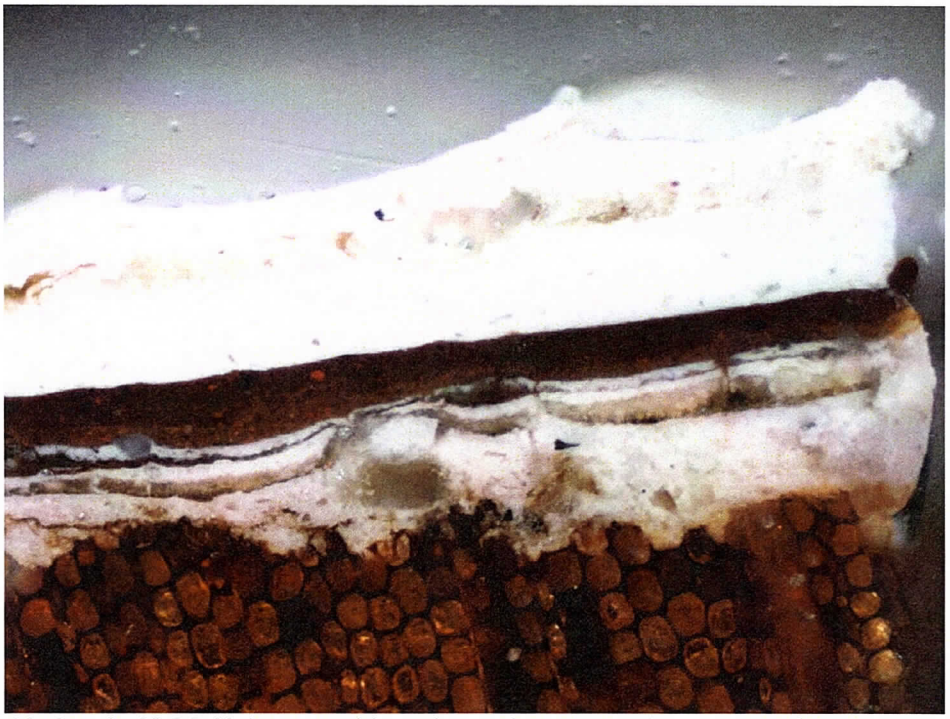


Image 18. Sample CRCO.22.6, removed from the window surround in Room 22. (75x, visible light)

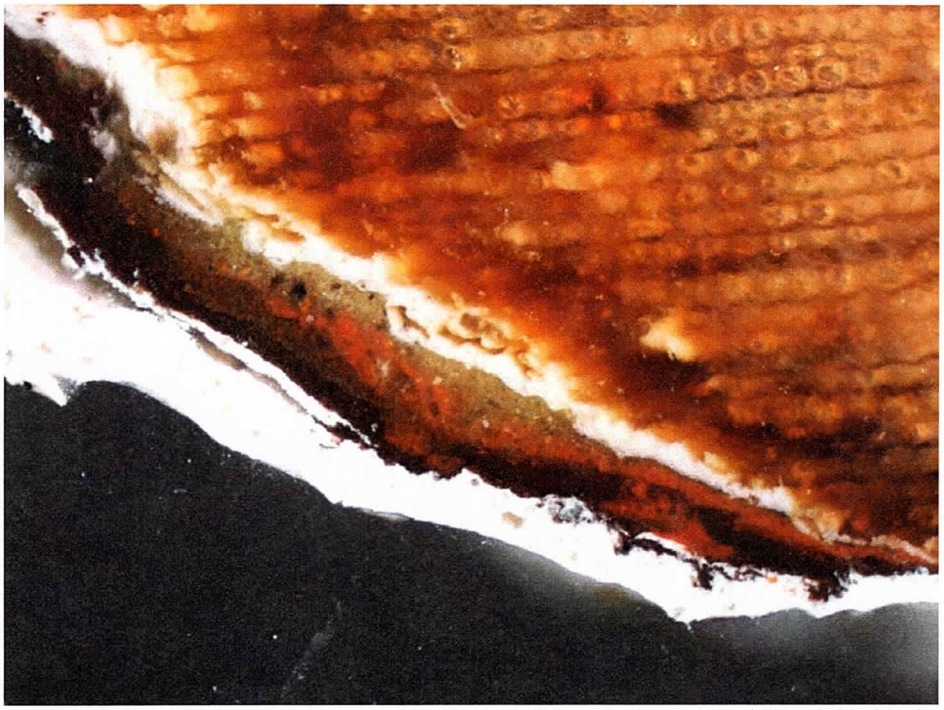
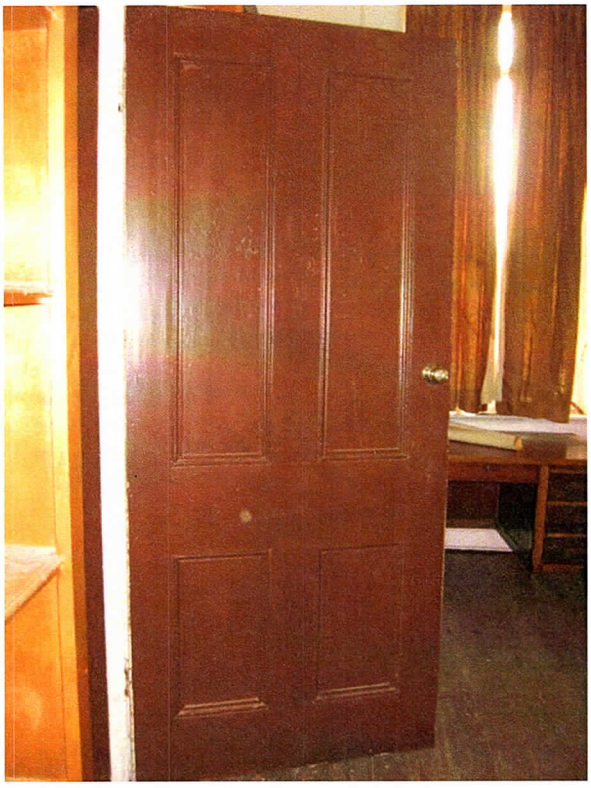
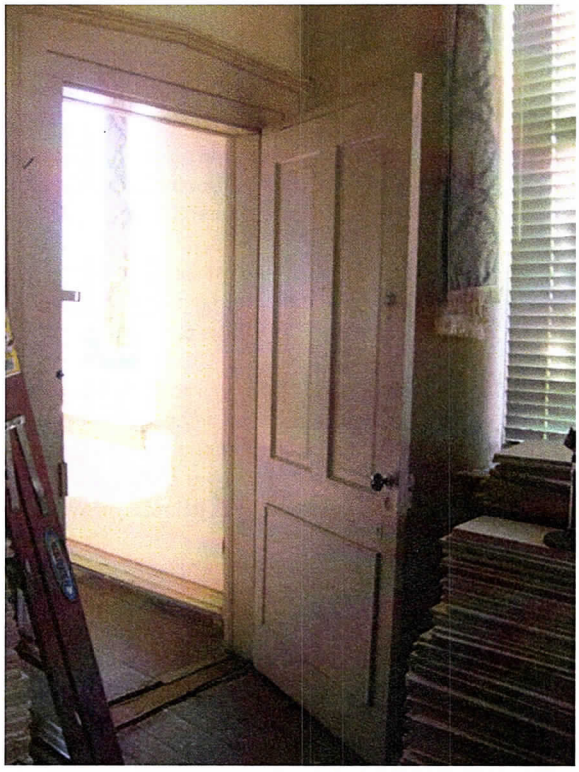


Image 19. Sample CRCO.22.4, removed from the paneled door of Room 22. (75x, visible light)





Images 20 and 21. The doors between the hallway and Room 23 (left) and the courtroom and Room 22 (below). These doors are different and have different finishes histories. It is not clear which is original.

Second Floor (Room 23, Judge's Chambers)

Plaster
The walls in this room are also composed of the later, gray-colored plaster. However, earlier buff-colored plaster was found on the wall leading to the attic. Samples were removed from both plaster surfaces and are discussed below.

The sample removed from the south wall of Room 23 consists of the later gray plaster plus three paint layers: pink, warm gray and the current white. The sample removed from the same south wall, but the portion past the door to the attic, contains completely different plaster and finishes that may relate to the room's original appearance. These earlier finishes consist of three layers of white and the existing light blue. All of these finishes appear to be lime washes and are very similar to the finishes found on the remnants of original plaster on the first floor of the courthouse. The finishes on this portion of the south wall may relate to the room's original finishes if the door to the attic was added or if the door is original and the finishes from the eastern portion of the wall extended past the door. As discussed below, physical evidence suggests that the stair to the attic was added, indicating that these lime wash finishes are likely original to the room. (*Images 22-24*)

Woodwork
The baseboard and door to the hallway have the greatest number of finish campaigns when compared to other wood elements of this room, suggesting they are older and may be original. The baseboard has approximately nine finish campaigns and the door contains approximately six, whereas the other wood elements in the room contain between four and five finish campaigns.

As discussed under the summary of findings for Room 21, the paneled door to the hallway was originally grained, possibly in imitation of oak. Subsequent finish campaigns include: yellow-brown applied on a cream primer; greenish-tan; red-brown; ochre; and the current brown applied over a white primer. (*Images 16-17*)

The finishes on the baseboard of this room also correlate with those found on the baseboard in the hallway. These finishes include: a blue-gray as the earliest finish; warm gray; a pinkish-brown (possibly graining); greenish-tan; red-brown; yellow-brown; red-brown; cream; and the current off-white. Under the stairs, an earlier red-brown finish is exposed on the baseboard. This red-brown most likely relates to one of the later red-browns in the layering sequence. (*Images 25-26*)

Although it is not known exactly when it was installed, the stair to the attic is assumed to be added based on the number of paint layers present on it. A sample removed from the newel post contains only three paint campaigns: greenish-tan, yellow and the current off-white. (*Image 27*)

The window and door surrounds were also examined. They were found to have between five and seven finish campaigns, which differ from one another. The door frame of the door leading to the hallway has the following layering sequence: off-white; greenish-tan; yellowish-brown applied over an orange-red primer; cream; red-brown; cream; and the current off-white. If this door frame is original, then it indicates that the door frame was painted off-white when the door was grained. (*Image 28*)

The window surround has the following layering sequence: cream; white; yellow applied over a cream primer; warm cream; and the current off-white. (*Image 29*) This layering sequence indicates that the window frames in this room have never been painted a dark brown color, as was found in Room 22. In addition, the yellow paint layer is likely what is exposed under the stair to the attic and visible in Image 26.

The tongue-and-groove board ceiling in this room has been painted twice, the first finish is yellow and the second finish is the current off-white. The original yellow color is visible on the ceiling, in an area where a light fixture was removed. (*Images 30-31*)

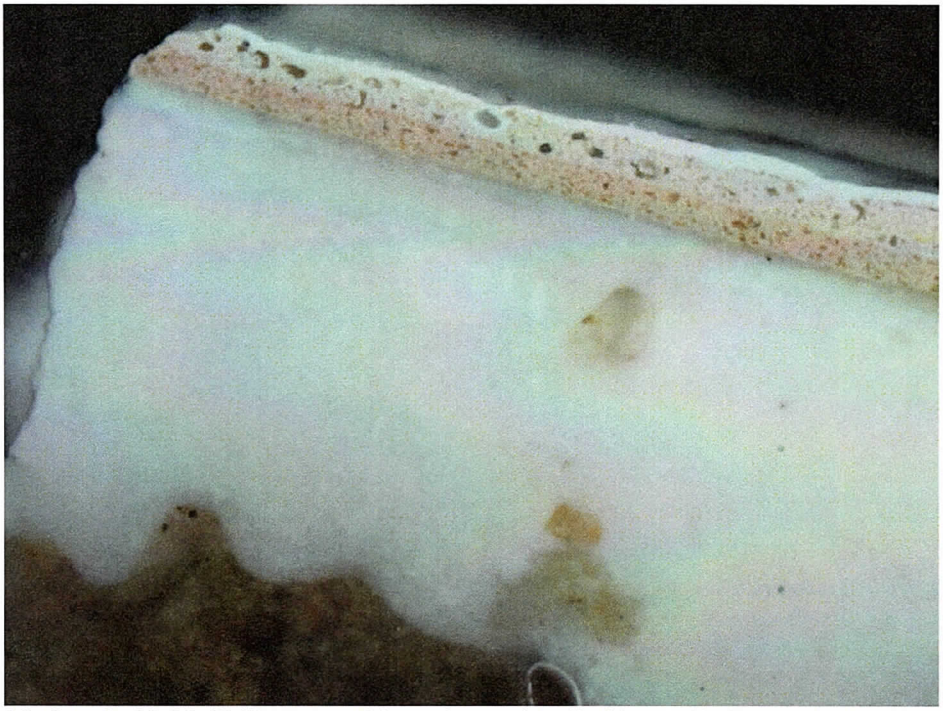


Image 22. Sample CRCO.23.13, removed from the south wall of Room 23, from later gray plaster. Note thick white finish coat on the gray plaster scratch coat. (30x, visible light)

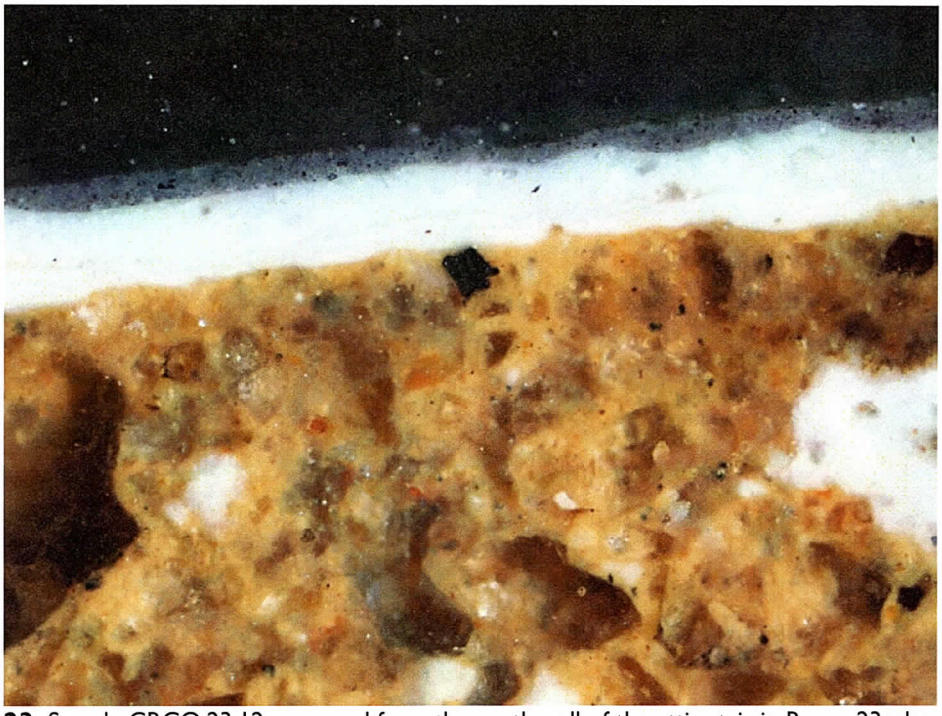


Image 23. Sample CRCO.23.12, removed from the south wall of the attic stair in Room 23, shows the original buff-colored plaster and early lime wash finishes. Note similarity of the current blue layer with the lime wash layer visible in Image 14. (30x, visible light)

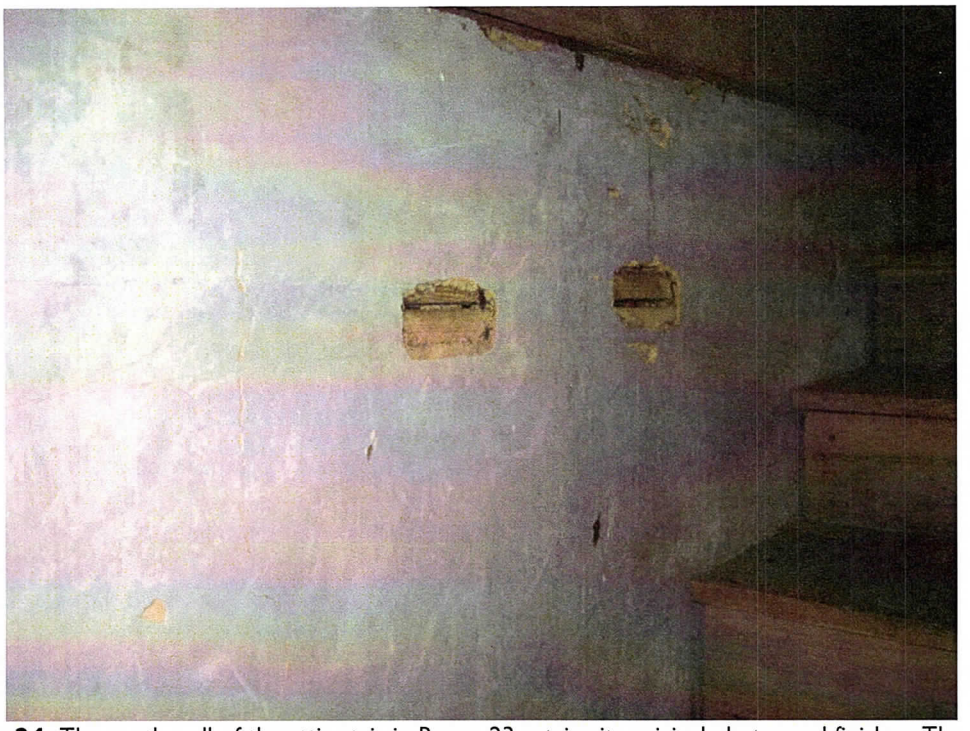


Image 24. The south wall of the attic stair in Room 23 retains its original plaster and finishes. The existing finish is pale blue in color and resembles a lime wash.

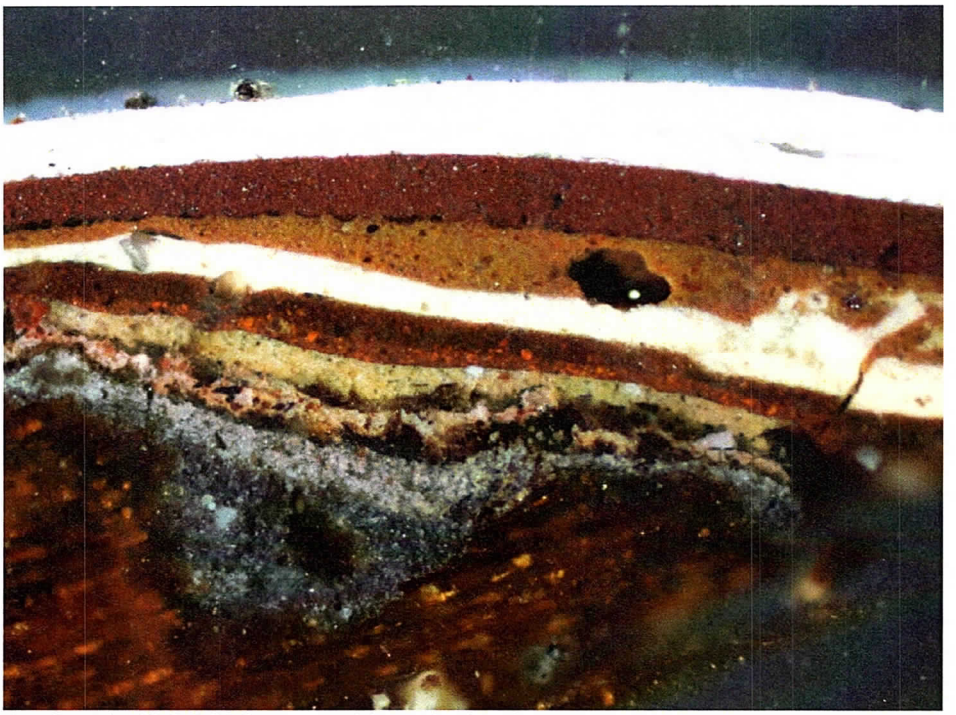


Image 25. Sample CRCO.23.9, removed from the baseboard of Room 23. Note early gray paint layers and similarity to baseboard sample shown in Image 14. (75x, visible light)



Image 26. . In Room 23, the area under the stairs to the attic. Note exposed earlier yellow paint on the window surround and red-brown on the baseboard.

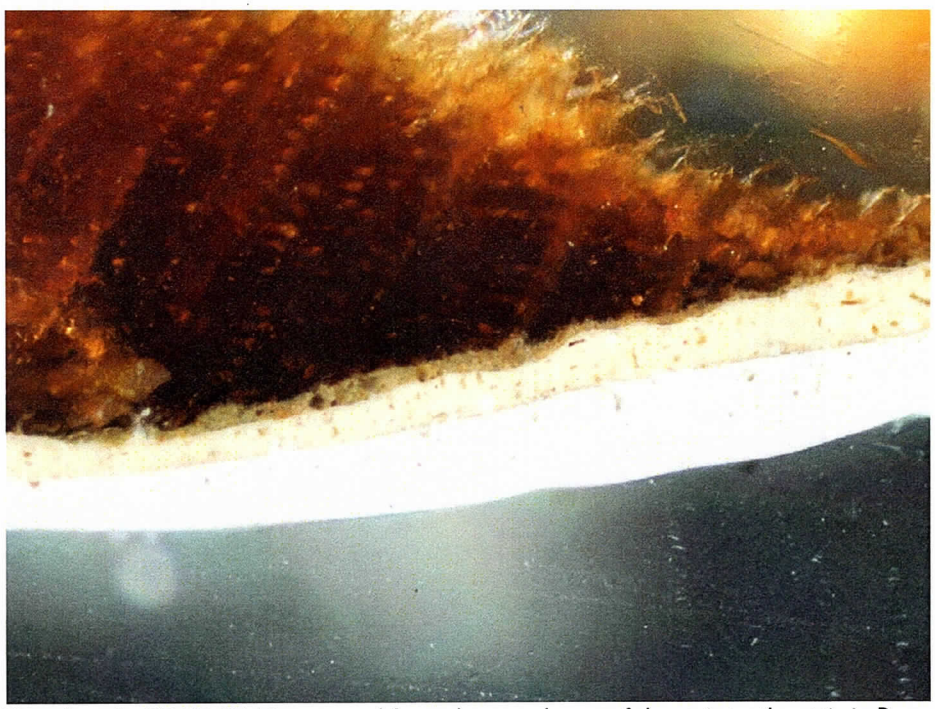


Image 27. . Sample CRCO.23.10, removed from the newel post of the stair to the attic in Room 23. (75x, visible light)

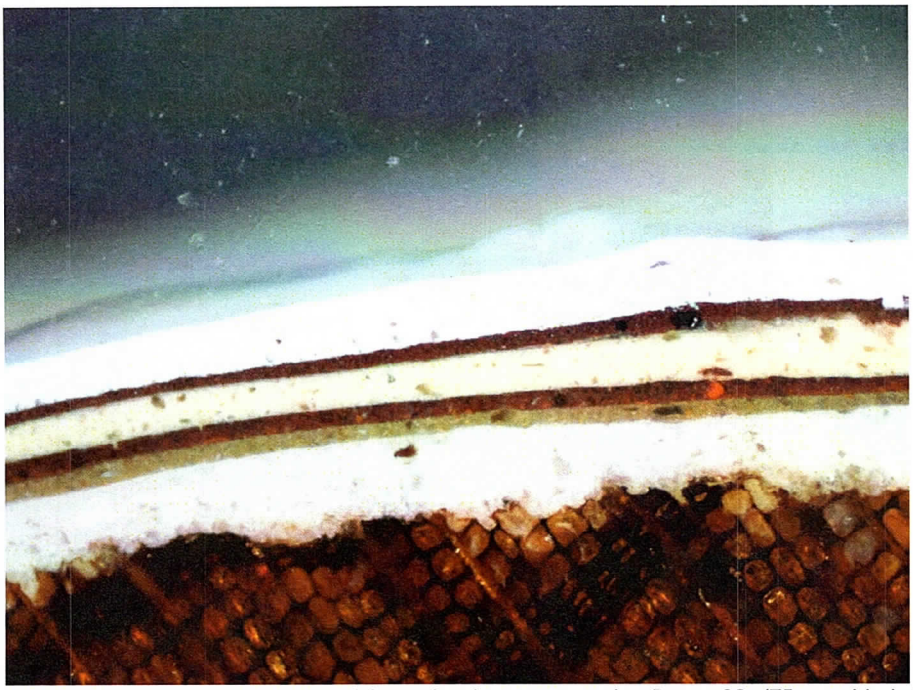
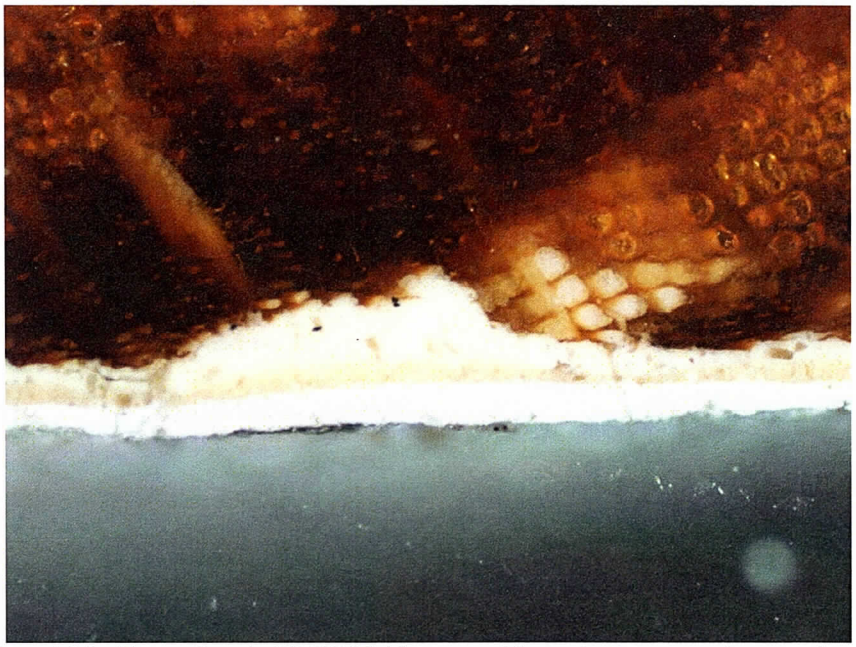


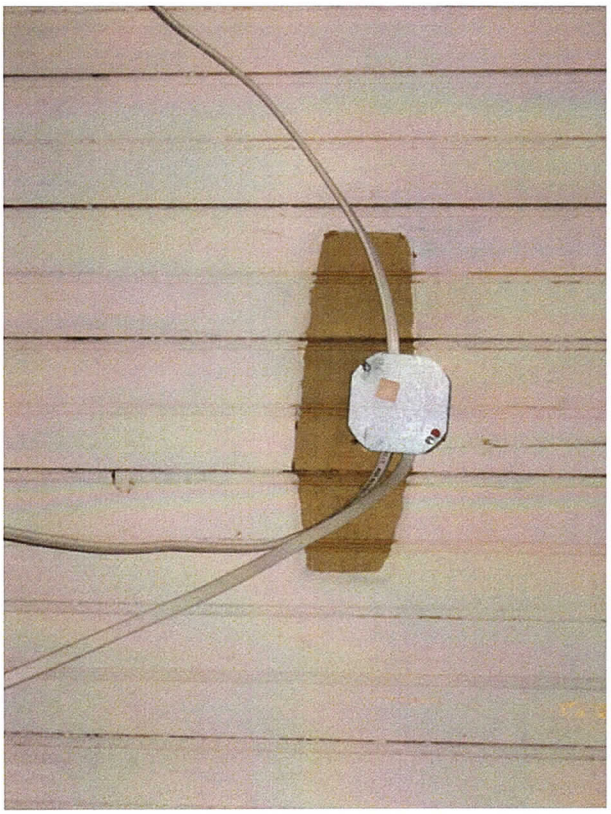
Image 28. . Sample CRCO.23.5, removed from the door surround in Room 23. (75x, visible light)



Image 29. Sample CRCO.23.7, removed from the window surround in Room 23. (75x, visible light)



Images 30 and 31. Above, Sample CRCO.23.15 removed from the tongue-and-groove board ceiling in Room 23. (75x, visible light) Below, the original yellow paint layer is exposed on the ceiling.



Second Floor (Room 24, Courtroom)

Plaster
The walls in this room are also composed of the later, gray-colored plaster. However, earlier buff-colored plaster was found on the south wall behind the current judge's stand. The finishes on both plaster surfaces were examined as part of this study and discussed below.

The majority of this room's walls are covered in the later gray plaster. On top of this plaster is only one paint layer, the current cream. In the small area behind the judge's stand where the original plaster was exposed, earlier wall finishes are visible. The finishes on the original plaster include two layers of white followed by the existing light blue, all of which appear to be lime washes. This finish stratigraphy is essentially the same as documented elsewhere, in locations where the original buff-colored plaster was found. This evidence suggests a common finishes scheme for the original interior plaster surfaces, on both the first and second floors. (*Images 32-34)*

Woodwork
The window surround and baseboard of this room were also examined. The baseboard was examined in two different locations, on the north wall and also on the south wall in the location of the probe.

The baseboard contains approximately nine finish campaigns, the earliest of which is blue-gray. Later finishes include: a paler, warmer gray; brown; warm brown topped by varnish (possibly graining); greenish-tan; red-brown; brown; yellow-brown; and the current off-white. This layering sequence is consistent with other baseboard samples removed from the second floor. Interestingly, a sample removed from the baseboard on the probe area contains only the later paint layers in this sequence. This suggests that this section of baseboard is not original but was installed later. In addition, the exposed yellow-brown on the baseboard represents the second to last paint campaign on the older baseboard section, indicating that the paneling of the judge's stand was added fairly recently. (*Images 35 and 38*)

The window surround contains approximately six finish campaigns, the earliest of which is white. Later paint campaigns include: white; translucent blue-gray (likely a lime wash from the adjacent wall surface); red-brown; two yellow-browns; and the current off-white. (*Image 36*)

The tongue-and-groove ceiling was also examined. It contains two finish campaigns: white and the current off-white/pale gray. (*Image 37)*



Image 32. Sample CRCO.24.9 shows the single paint layer applied on the later, gray colored plaster. The substrate in this photomicrograph is the white finish coat on the gray plaster. (75x, visible light)

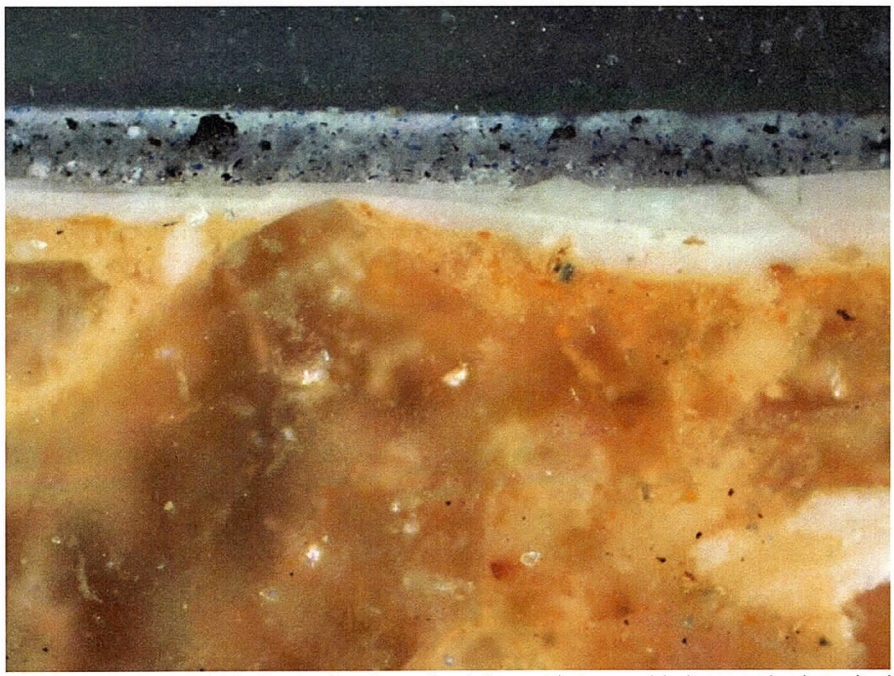
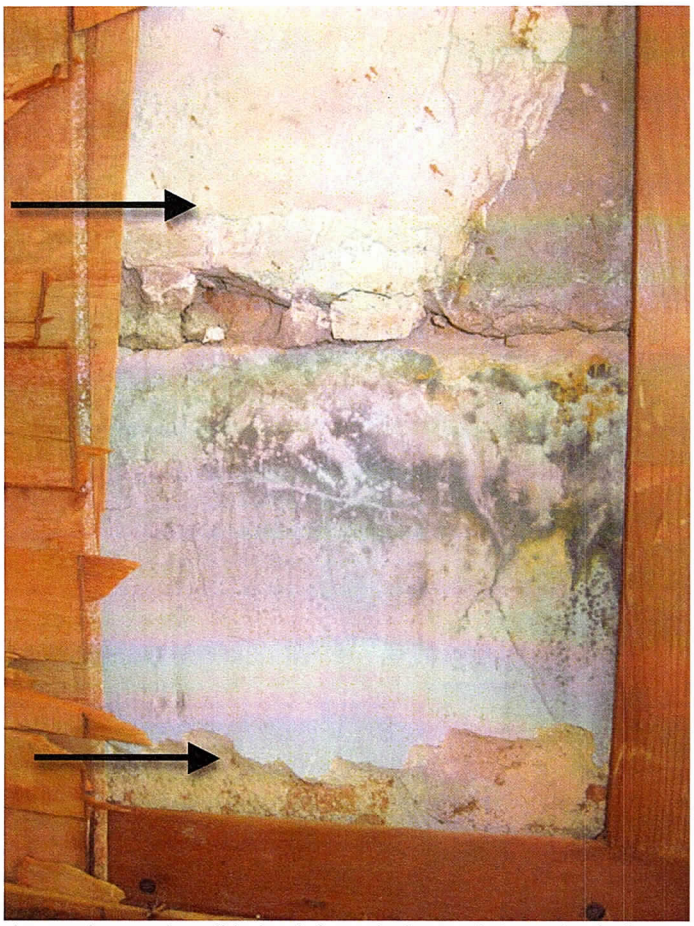


Image 33. Sample CRCO.24.10 shows the three finish layers (presumably limewashes) applied to the original, buff-colored wall plaster. (75x, visible light)

Later (gray) plaster



Original buff-colored plaster and finishes

Image 34. This probe on the south wall behind the judge's stand shows both the original buff-colored plaster (bottom) and the later gray-colored plaster. In addition, the original plaster's existing light blue finish is clearly visible. This was the third finish on the original walls in this room.



Image 35. Sample CRCO.24.8 removed from the baseboard of the north wall in Room 24. (75x, visible light)

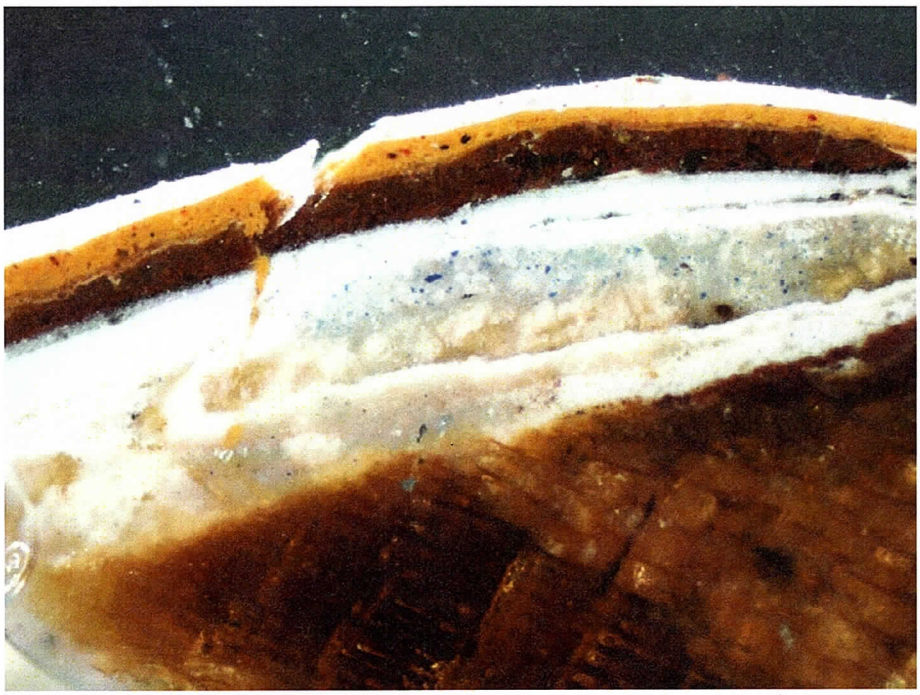


Image 36. Sample CRCO.24.6 removed from the window surround in Room 24. (75x, visible light)



Image 37. Sample CRCO.24.1 removed from the tongue-and-groove board ceiling of Room 24 shows two finish layers. (75x, visible light)

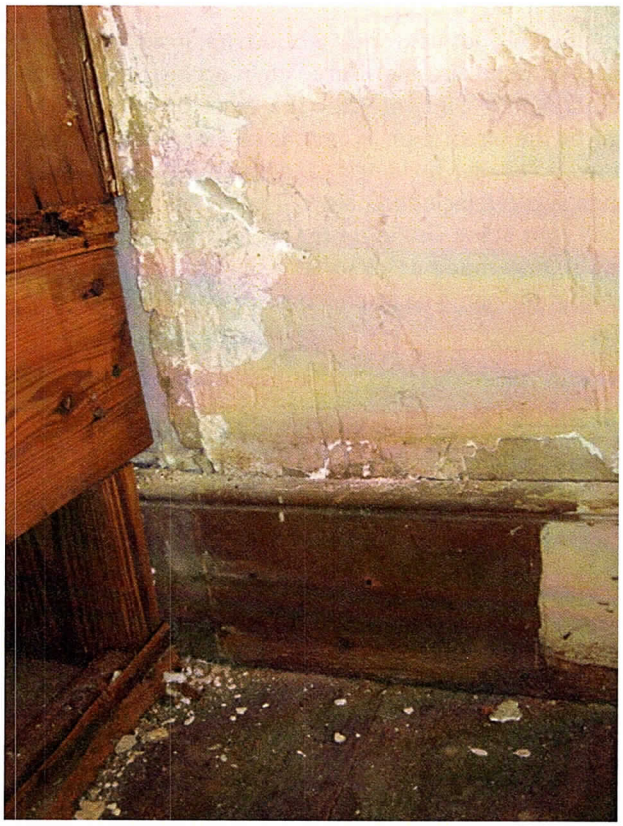


Image 38. Area on south wall where an earlier, yellow-brown baseboard finish is exposed. The light blue finish on the original wall plaster is also visible on the left side of the photograph.

CONCLUSIONS AND RECOMMENDATIONS

Exterior

Both physical and photographic evidence seem to suggest that the exterior stucco of Crawford County Courthouse was not painted originally. In fact, it appears that the original stucco, which is a warm buff color and which is currently encapsulated by later cement-laden stuccos, was not painted until the early 20th century when it was treated with a yellow ochre color. However, BCA recommends additional research to confirm the chronology of exterior stucco finishes. Additional photographs from the twentieth century should be studied to determine when the first re-stucco campaign was applied to the building. This would help to date the finishes underneath the later-applied stucco. In addition, larger probes should be cut into the stucco to expose the earlier finishes, including the ochre and white score line campaign. Additional samples of the original stucco could also be removed and examined in cross-section in order to try to locate a dirt layer, and thus evidence that the stucco was initially left exposed.

Although BCA recommends additional study to confirm the courthouse's original stucco finish, based on the currently available information, an acceptable approach would be to paint the stucco the color of the original, unpainted stucco. A color match for the original stucco is provided below. It should be noted that an appropriate paint should be used for painting the stucco, one that matches the appearance of exposed stucco as closely as possible. An example of an appropriate paint would be a potassium silicate mineral paint, which bonds well to masonry, retains permeability and has a matte appearance.

As discussed in the previous section, much of the exterior wood trim, including original window sash, has been replaced or previously stripped and therefore retain no historic paint evidence. Therefore, it is not possible to recommend a paint color for the exterior woodwork based on physical evidence. However, looking at the historic photographs of the building, as well as findings from paint studied performed on similar buildings, recommendations for period-appropriate paint colors can be made and are included below. The recommended color for the wood trim, off-white, is based on the light color visible on the window sash in the earliest historic photograph (*Image 2*). The recommended color for the shutters, dark green, is based on the dark color visible on the shutters in the same early photograph as well as colors typical for buildings of this period in the South.

Interior

The interior of Crawford County Courthouse also suffers from significant alterations and lack of historic fabric. However, original fabric and paint finishes were located in a few locations, enabling recommendations for appropriate restoration finishes to be made based on the limited surviving evidence.

The original interior wall and ceiling plaster was found in only a few locations (Rooms 11, 14, 23 and 24), but the consistency of finish histories in these various locations indicates that these plaster surfaces were originally painted white (possibly with white wash).

There is also some consistency between the earliest finishes found on the interior woodwork. In Rooms 21, 23 and 24, the first paint color on the baseboard is a dark blue-gray. In addition, in all rooms, the first paint color on the window and door surrounds is cream. The finish histories of the interior doors vary. However, if the door between the second floor hall (Room 21) and

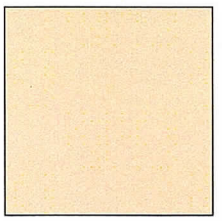
the Judge's Chambers (Room 23) is original, then the evidence suggests that the interior doors were grained originally, most likely in imitation of oak. For the existing tongue-and-groove ceilings on the second floor, which may or may not be original, the recommended restoration paint colors are based on the earliest finishes on the ceiling in each room. However, BCA recommends performing additional probes through the second floor ceiling to see if an earlier ceiling exists.

The recommended paint colors for restoration are provided below. Specific color matches have been made to the commercial Benjamin Moore paint palette. Please note that any attempt to reproduce this page, including printing from the electronic version of the report, will distort the color of the provided chips. Only the actual color chip or notation should be used for paint replication purposes.

Exterior

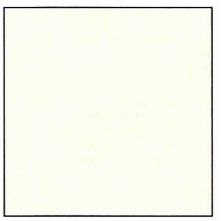
Stucco

Finish: Exposed Warm-Buff (matte)
Benjamin Moore Color Match: Adobe Beige, AC-7
[Note: Match is to color of exposed stucco]



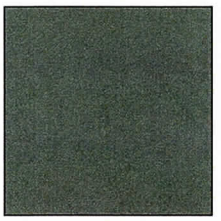
Window Sash and Frames

Finish: Off-white (gloss)
Benjamin Moore Color Match: Soft Chamois, OC-13
[Note: Color is a recommendation and is not based on physical evidence.]

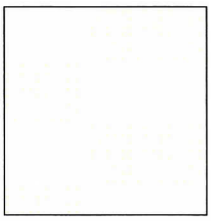


Shutters

Finish: Dark Green (gloss)
Benjamin Moore Color Match: Tarrytown Green, HC-134
[Note: Color is a recommendation and is not based on physical evidence.]

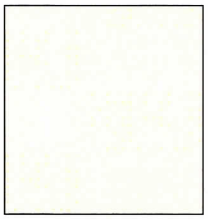


Interior



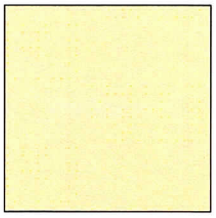
All Plaster Walls and Ceilings

Finish: White (matte, possibly lime wash)
Benjamin Moore Color Match: Swiss Coffee, OC-45

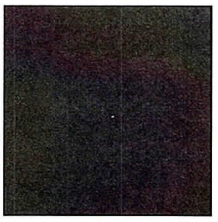


Second Floor Tongue and Groove Ceilings

Hall (Room 21), Jury Room (Room 22) and Courtroom (Room 24)
Finish: Off-white (matte)
Benjamin Moore Color Match: Navajo White, OC-95

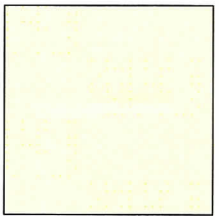


Judge's Chamber (Room 23)
Finish: Yellow (matte)
Benjamin Moore Color Match: Straw, 2154-50



All Baseboards

Finish: Dark blue-gray (semi-gloss)
Benjamin Moore Color Match: Abyss, 2128-20



Window and Door Surrounds

Finish: Cream (semi-gloss)
Benjamin Moore Color Match: Natural Wicker, OC-1

All Doors

Finish: Grained (possibly in imitation of oak)
Benjamin Moore Color Match: N/A



Appendix Three

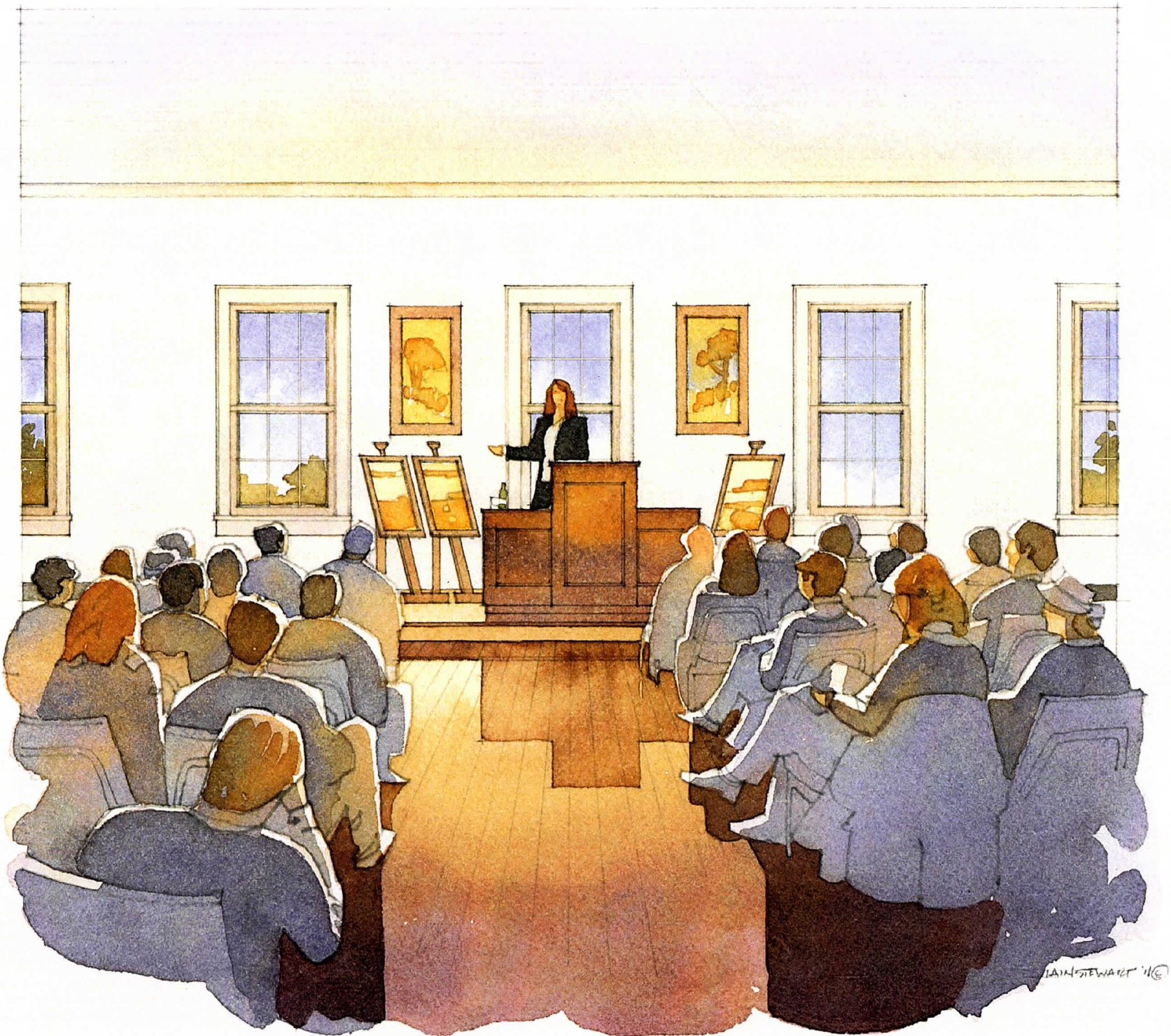
Renderings

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By
Iain Stewart, Architectural Illustration
Opelika, Alabama


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